



FOR LEASE

CAR DEALERSHIP &  
SERVICE GARAGE

411 S Main Street, Swainsboro, GA 30401

**SHERMAN &  
HEMSTREET**  
Real Estate Company

**ALEX HANSBARGER**

Commercial Sales Associate

[ahansbarger@shermanandhemstreet.com](mailto:ahansbarger@shermanandhemstreet.com)

706.722.8334

# Property Summary



## PROPERTY DESCRIPTION

Freshly renovated 2,250 SF office building with a 4,450 SF, 7-bay service garage is your next opportunity. The contemporary-remodeled office building includes 3 private offices, a large glass-front showroom, and a large conference room in the back with plenty of hidden storage areas. Service garage offers a fully insulated workspace that has 7 roll up drive-in bays, 4 APluslift car lifts (included for tenant), compressor system lined throughout, and a reception/waiting area for customers. Location includes driveway access from Main Street frontage and rear access from Moreland Avenue, all on just under an acre. 14,400 daily drive by traffic.

## LOCATION DESCRIPTION

Also known as US Hwy 1, 411 South Main is on the highest traffic location in the city of Swainsboro, heart of Emanuel County. This car dealership and service garage is located directly across the street from Walmart, and near many national service type companies such as Hibbett Sports, McDonalds, Sonic, City Trends, and Advanced Auto.



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## OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Total Square Feet:	7,200 SF
Service Bays:	7-Roll Up Doors
Lot Size:	0.9 Acres

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	828	2,749	3,470
Total Population	2,060	7,250	9,319
Average HH Income	\$61,114	\$60,966	\$62,726

# Retailer Map



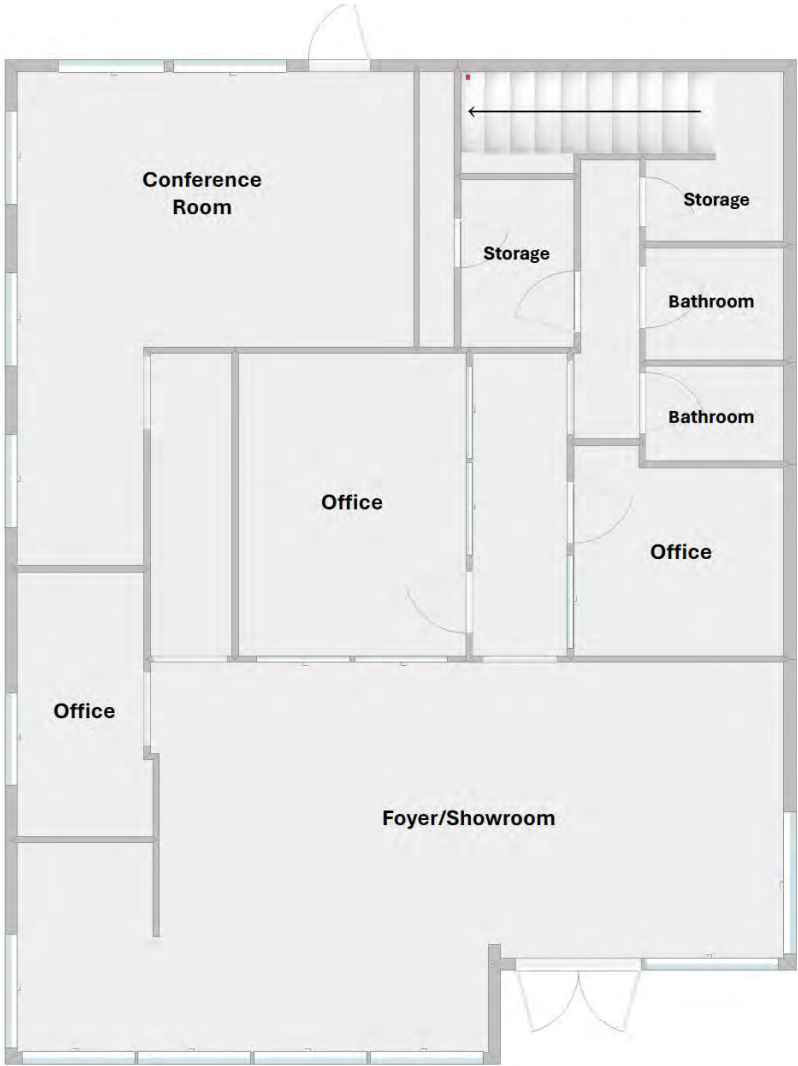
# Office Building



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# Office Building- Floor Plan



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# 7-Bay Service Garage



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# Service Garage- Floor Plan



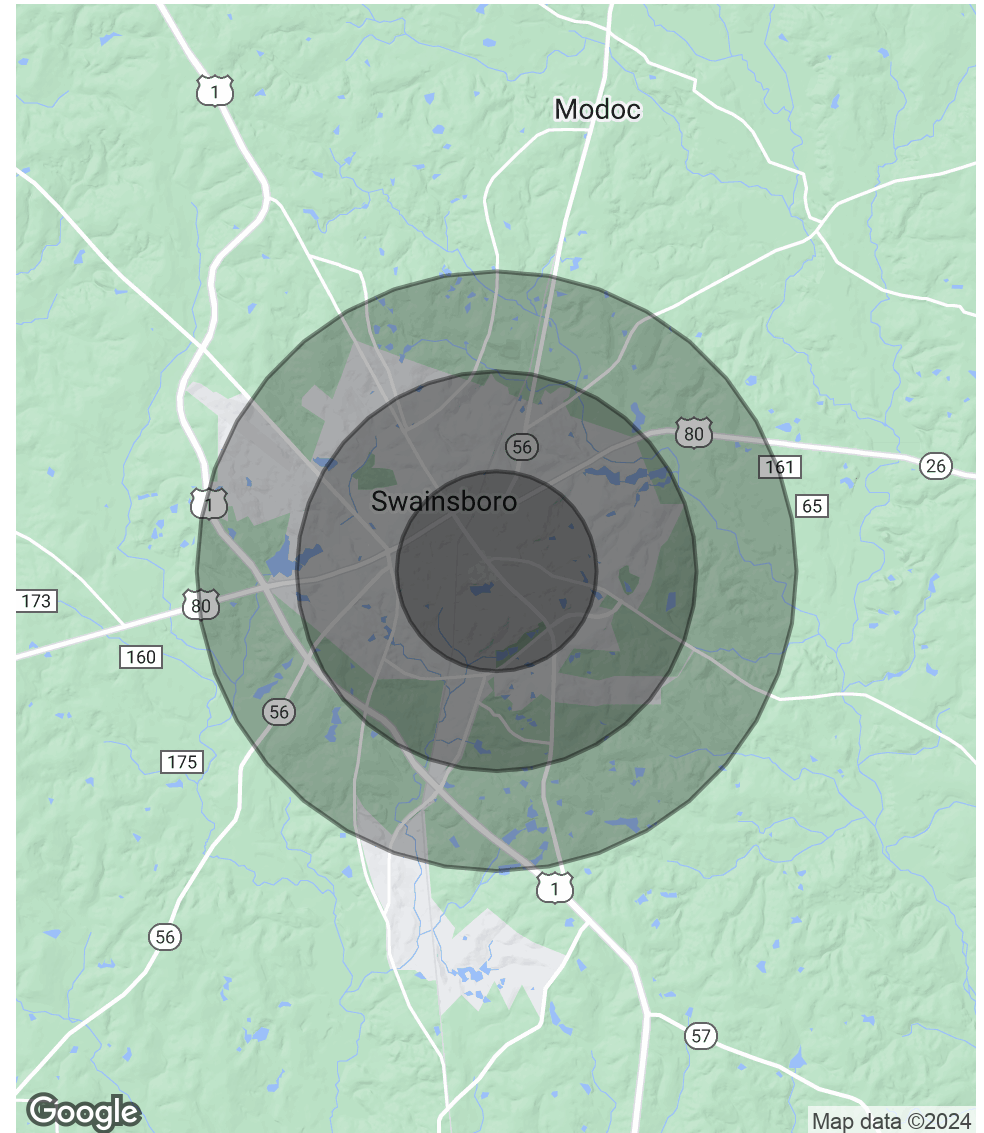
# Demographics Map & Report

<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Population	2,060	7,250	9,319
Average Age	41	39	40
Average Age (Male)	39	38	38
Average Age (Female)	43	41	41

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Households	828	2,749	3,470
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$61,114	\$60,966	\$62,726
Average House Value	\$108,109	\$129,861	\$127,843

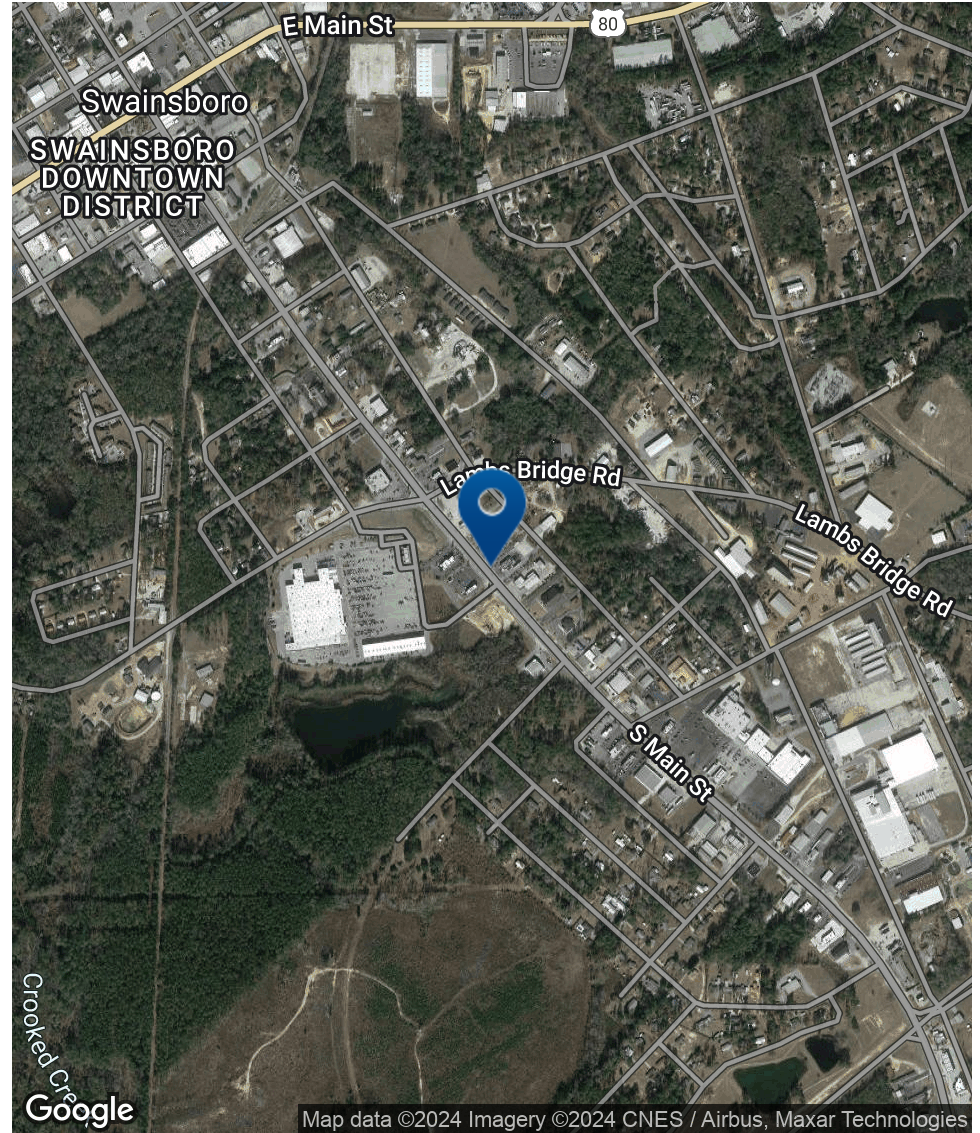
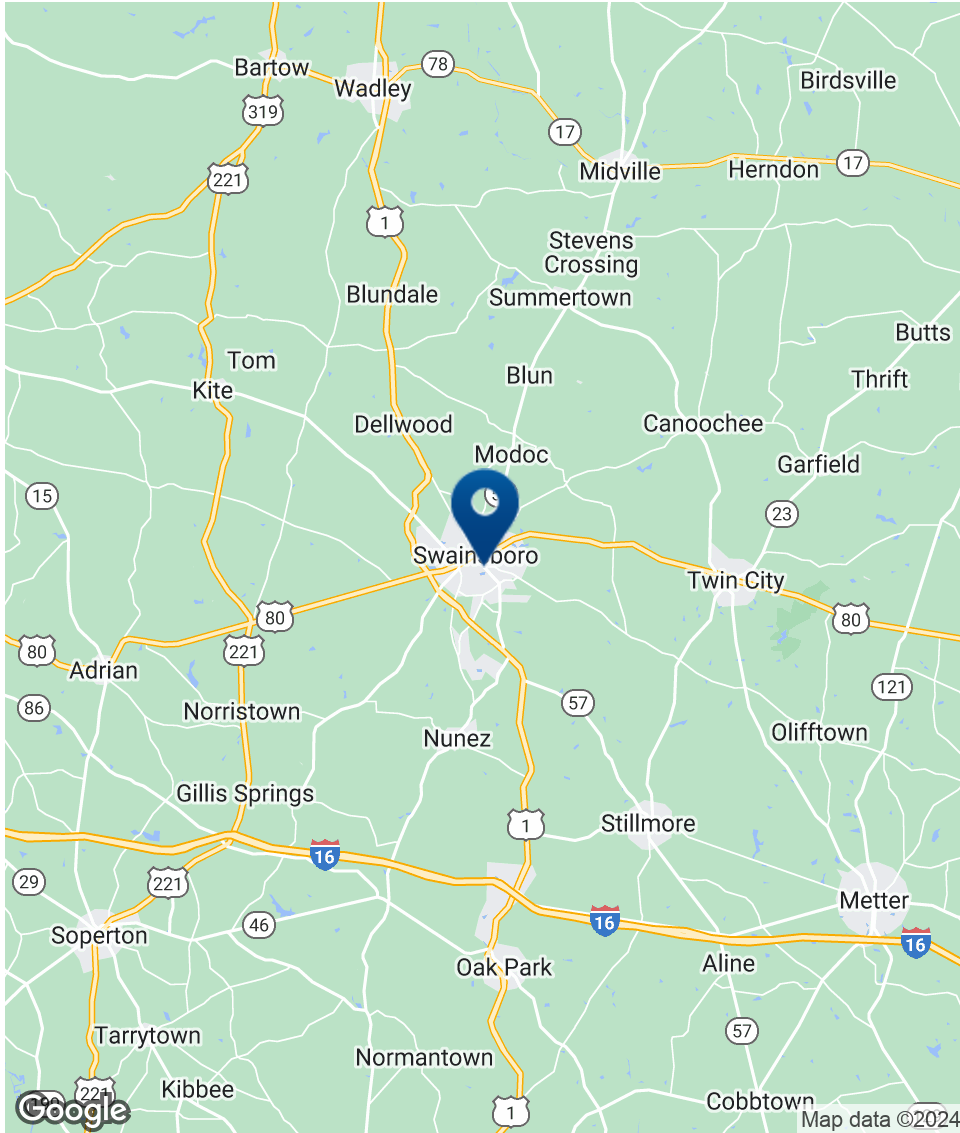
Demographics data derived from AlphaMap



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# Location Map



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# Advisor Bio



## ALEX HANSBARGER

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GA #420237

## PROFESSIONAL BACKGROUND

Alex Hansbarger specializes in commercial real estate sales and leasing and has over 7 year of experience in the real estate industry. With a focus on southeastern Georgia, Alex has services both local and national clients' brokerage needs from the northern Savannah region to Statesboro and Dublin Georgia. He has extensive experience working with investment properties from his time working in a real estate firm in Athens. While at that firm Alex's team was the ranked number one from 2016 through 2019, closing 100+ transactions per year. Sales and networking have been his passion his entire life through private business, connecting professionals to opportunities, and providing top-notch services to his clients. Personal and professional growth has always been his aim.

Sherman & Hemstreet Real Estate Co. is the region's largest CRE firm, providing commercial real estate services for Eastern and Southern Georgia as well as the western half of South Carolina. In addition to Georgia and South Carolina S&H handles investment property transactions and is licensed in both North Carolina and Alabama. In addition to being one of the region's top commercial real estate brokerage firms S&H is one of the largest property management firms in the southeast. Currently S&H manages industrial, office, and retail assets for a wide range of clients

## EDUCATION

Hondros College of Business

## MEMBERSHIPS

Effingham Chamber of Commerce- Ambassador

### Sherman & Hemstreet Real Estate Company

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