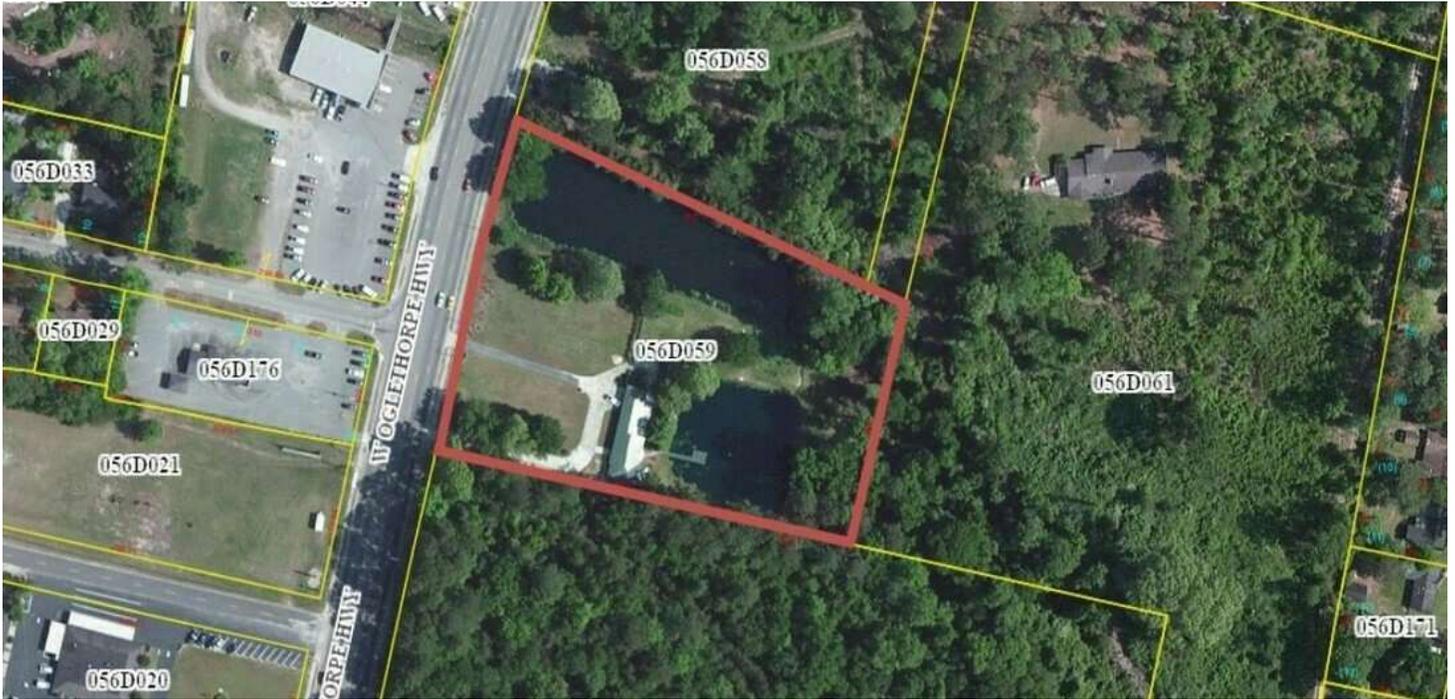


# SALE

**402 W OGLETHORPE HWY**  
402 W Oglethorpe Hwy Hinesville, GA 31313



## PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity in the heart of Hinesville, Georgia. This prime property, spanning approximately 4.45 acres and zoned as C2, presents a compelling prospect for land and other investors. Boasting a strategic location with a high volume of approximately 33,000 vehicles passing by daily, the site offers unparalleled visibility and accessibility. With its generous lot size and capacity for expansion, this property is perfectly poised to accommodate a wide range of development projects, making it an ideal choice for investors seeking a valuable asset in a thriving commercial hub. Don't miss the chance to capitalize on this distinguished property and establish a lucrative presence in this dynamic market.

## PROPERTY HIGHLIGHTS

- Zoned as C2 for versatile commercial use
- Generous lot size of approximately 4.45 acres
- Strategic location with high daily traffic volume
- Ample room for potential expansion
- Ideal for various development projects
- Prime investment opportunity in Hinesville, GA

## OFFERING SUMMARY

|             |            |
|-------------|------------|
| Sale Price: | \$749,900  |
| Lot Size:   | 4.45 Acres |

**Jimmy Shanken, CCIM, CIPS, RSPS**  
(912) 408-4040



**COLDWELL BANKER  
COMMERCIAL**  
SOUTHERN COAST

# SALE

**402 W OGLETHORPE HWY**  
402 W Oglethorpe Hwy Hinesville, GA 31313



**Jimmy Shanken, CCIM, CIPS, RSPS**  
(912) 408-4040



**COLDWELL BANKER  
COMMERCIAL**  
SOUTHERN COAST

# SALE

402 W OGLETHORPE HWY  
402 W Oglethorpe Hwy Hinesville, GA 31313



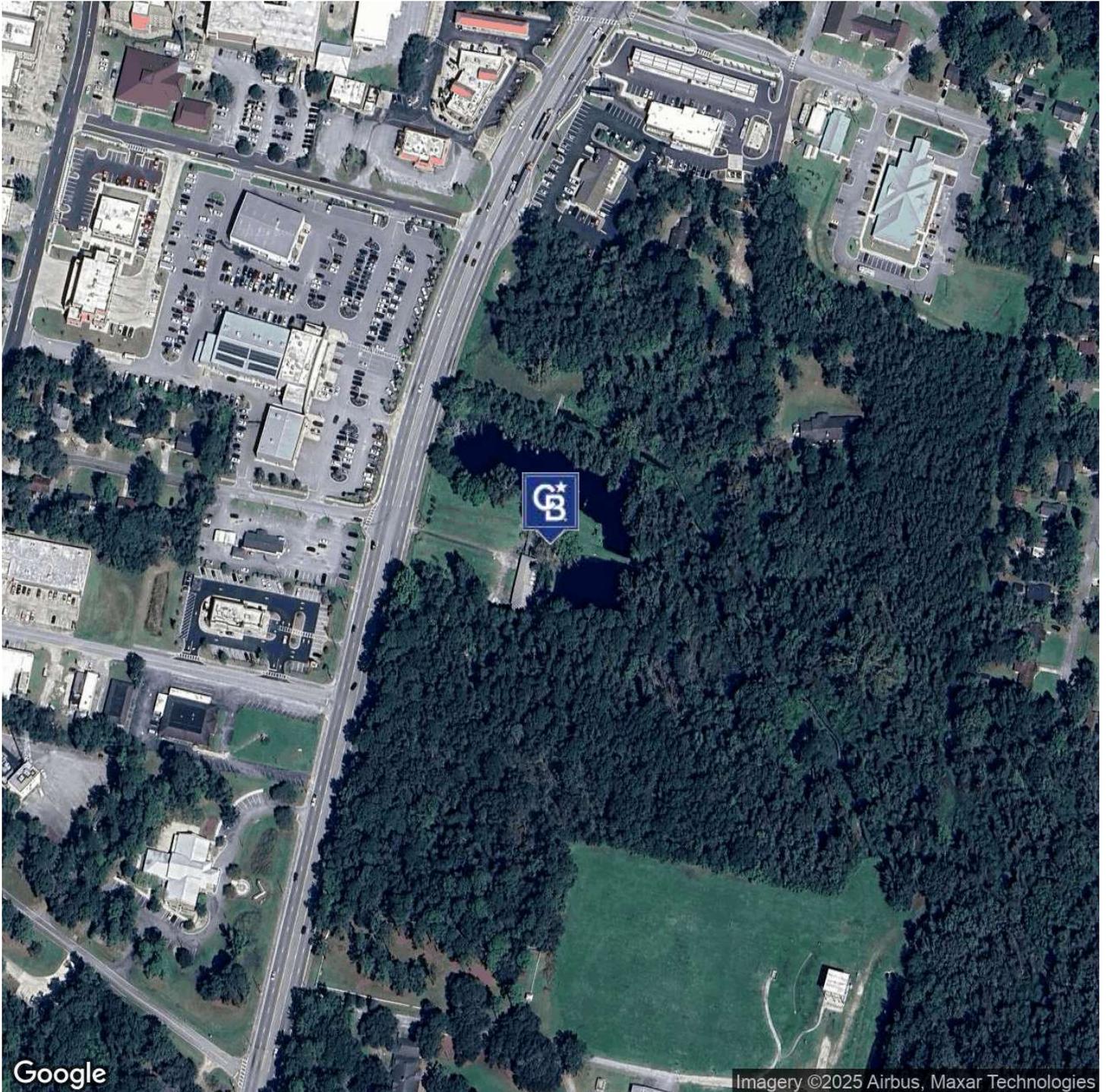
Jimmy Shanken, CCIM, CIPS, RSPS  
(912) 408-4040



COLDWELL BANKER  
**COMMERCIAL**  
SOUTHERN COAST

# SALE

**402 W OGLETHORPE HWY**  
402 W Oglethorpe Hwy Hinesville, GA 31313



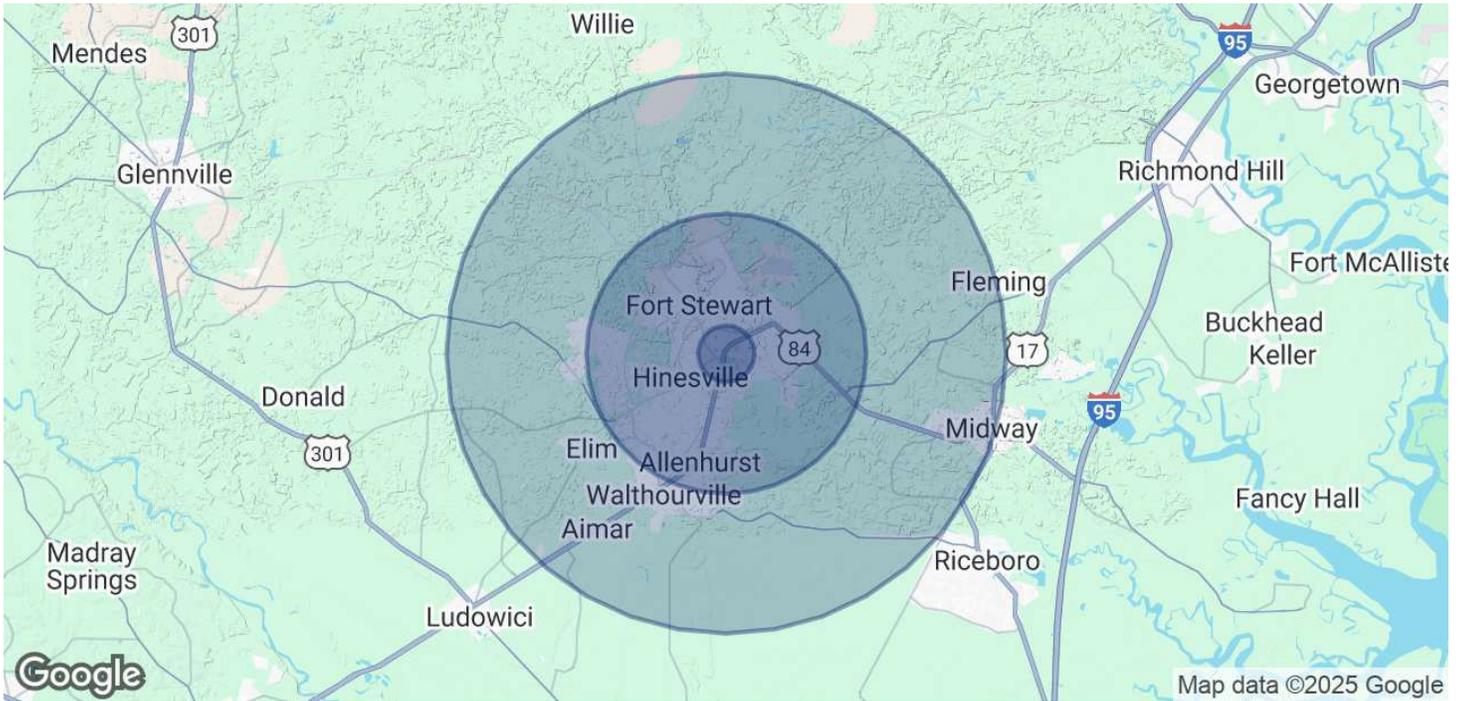
**Jimmy Shanken, CCIM, CIPS, RSPS**  
(912) 408-4040



**COLDWELL BANKER**  
**COMMERCIAL**  
SOUTHERN COAST

# SALE

**402 W OGLETHORPE HWY**  
402 W Oglethorpe Hwy Hinesville, GA 31313



| <b>POPULATION</b>    | <b>1 MILE</b> | <b>5 MILES</b> | <b>10 MILES</b> |
|----------------------|---------------|----------------|-----------------|
| Total Population     | 6,022         | 51,936         | 69,459          |
| Average Age          | 34            | 32             | 33              |
| Average Age (Male)   | 32            | 31             | 32              |
| Average Age (Female) | 35            | 33             | 34              |

| <b>HOUSEHOLDS &amp; INCOME</b> | <b>1 MILE</b> | <b>5 MILES</b> | <b>10 MILES</b> |
|--------------------------------|---------------|----------------|-----------------|
| Total Households               | 2,513         | 18,092         | 24,090          |
| # of Persons per HH            | 2.4           | 2.9            | 2.9             |
| Average HH Income              | \$61,607      | \$68,312       | \$70,305        |
| Average House Value            | \$190,492     | \$183,513      | \$190,907       |

Demographics data derived from AlphaMap

**Jimmy Shanken, CCIM, CIPS, RSPS**  
(912) 408-4040



**COLDWELL BANKER  
COMMERCIAL**  
SOUTHERN COAST