



### OFFERING SUMMARY

|                         |                        |
|-------------------------|------------------------|
| <b>Building SqFt</b>    | 15,000 SqFt            |
| <b>Year Built</b>       | 1993                   |
| <b>Lot Size (acres)</b> | 7.71                   |
| <b>Parcel ID</b>        | 083C 016               |
| <b>Zoning Type</b>      | C2                     |
| <b>County</b>           | Liberty                |
| <b>Frontage</b>         | 720.00 Ft              |
| <b>Coordinates</b>      | 31.8526163, -81.554289 |

### PROPERTY OVERVIEW

This property features 15,000 SF retail space ( 3 units: Unit A: 11,000 SF, Unit B: 2400 SF and Unit C: 2500 SF). It is on a 7.71 acre lot along US Hwy 84, a major freight corridor between Savannah Ports and Valdosta, Georgia. It has a 720 linear foot of frontage on US Hwy 84, with over 26,000 vehicles passing daily, enhancing its visibility and accessibility. While the proximity to Fort Stewart and Savannah Ports assists in providing easy access to a large workforce and all that the area has to offer, the property's location also lends well to convenient distribution options.

### PROPERTY HIGHLIGHTS

- Signage opportunities visible along a high-traffic street.
- Two Ingress/Egress Points.
- Below Market Rents.
- Easy Ingress & Egress.
- Significant residential development.
- The property benefits from being perfectly placed in an area boasting a high household income in the surrounding mile.
- Heavy Traffic with excellent exposure and Visibility.



## RETAIL PROPERTY FOR LEASE

2636 E Oglethorpe Hwy

2636 E Oglethorpe Hwy  
Hinesville, GA 31313

| SPACE   | SPACE USE | LEASE RATE     | LEASE TYPE | SIZE(SF) | TERM |
|---------|-----------|----------------|------------|----------|------|
| #Unit A | --        | \$ 10.00 SF/Yr | NNN        | 9,450 SF | --   |
| #Unit B | --        | \$ 12.00 SF/Yr | NNN        | 2,380 SF | --   |
| #Unit C | --        | \$ 12.00 SF/Yr | NNN        | 3,170 SF | --   |

2636 E Oglethorpe  
7.71 Acres | Hinesville



eXp Realty

Promenade II 1230 Peachtree St NE, 19th Floor

Atlanta, GA 30309

Office: 888-959-9461

[www.MilapPatelRealEstate.com](http://www.MilapPatelRealEstate.com)

Milap Patel

EXP Realty

Mobile: 6072207979

[Milap.Patel@exprealty.com](mailto:Milap.Patel@exprealty.com)

License #: 369691

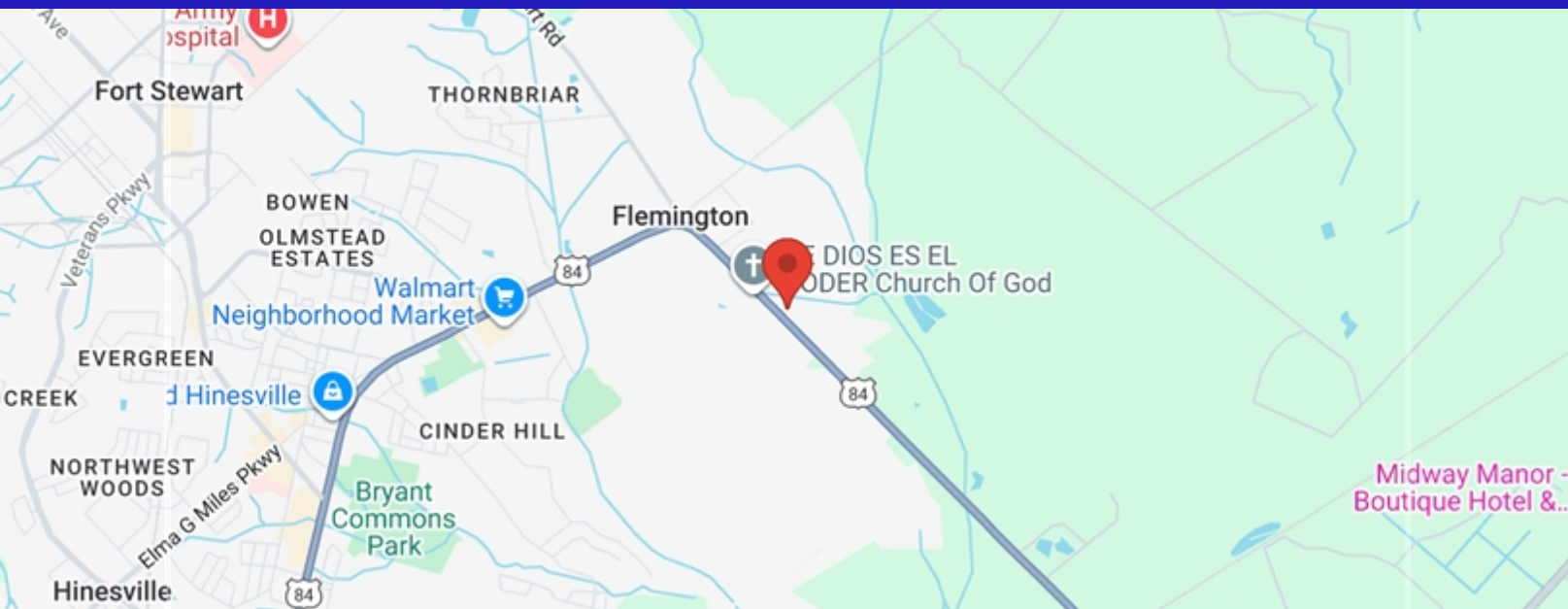




## RETAIL PROPERTY FOR LEASE

2636 E Oglethorpe Hwy

2636 E Oglethorpe Hwy  
Hinesville, GA 31313



| POPULATION              | 1 MILE | 3 MILE | 5 MILE |
|-------------------------|--------|--------|--------|
| 2000 Population         | 125    | 10,061 | 38,462 |
| 2010 Population         | 228    | 9,219  | 35,578 |
| 2025 Population         | 483    | 12,453 | 38,778 |
| 2030 Population         | 498    | 13,009 | 39,844 |
| 2025-2030 Growth Rate   | 0.61 % | 0.88 % | 0.54 % |
| 2025 Daytime Population | 417    | 13,967 | 58,257 |

| 2025 HOUSEHOLD INCOME | 1 MILE    | 3 MILE    | 5 MILE    |
|-----------------------|-----------|-----------|-----------|
| less than \$15000     | 18        | 608       | 1,667     |
| \$15000-24999         | 14        | 355       | 740       |
| \$25000-34999         | 17        | 245       | 636       |
| \$35000-49999         | 24        | 726       | 2,505     |
| \$50000-74999         | 20        | 927       | 3,417     |
| \$75000-99999         | 21        | 672       | 1,807     |
| \$100000-149999       | 36        | 606       | 2,023     |
| \$150000-199999       | 16        | 132       | 328       |
| \$200000 or greater   | 15        | 222       | 365       |
| Median HH Income      | \$ 70,832 | \$ 56,641 | \$ 57,815 |
| Average HH Income     | \$ 90,816 | \$ 70,842 | \$ 68,223 |

| HOUSEHOLDS                   | 1 MILE | 3 MILE | 5 MILE |
|------------------------------|--------|--------|--------|
| 2000 Total Households        | 46     | 3,366  | 11,860 |
| 2010 Total Households        | 83     | 3,557  | 12,336 |
| 2025 Total Households        | 180    | 4,494  | 13,487 |
| 2030 Total Households        | 184    | 4,704  | 13,871 |
| 2025 Average Household Size  | 2.68   | 2.62   | 2.64   |
| 2025 Owner Occupied Housing  | 128    | 2,026  | 5,452  |
| 2030 Owner Occupied Housing  | 137    | 2,187  | 5,875  |
| 2025 Renter Occupied Housing | 52     | 2,468  | 8,035  |
| 2030 Renter Occupied Housing | 47     | 2,517  | 7,996  |
| 2025 Vacant Housing          | 15     | 522    | 1,722  |
| 2025 Total Housing           | 195    | 5,016  | 15,209 |



eXp Realty

Promenade II 1230 Peachtree St NE, 19th Floor

Atlanta, GA 30309

Office: 888-959-9461

[www.MilapPatelRealEstate.com](http://www.MilapPatelRealEstate.com)

Milap Patel

EXP Realty

Mobile: 6072207979

[Milap.Patel@exprealty.com](mailto:Milap.Patel@exprealty.com)

License #: 369691



## RETAIL PROPERTY FOR LEASE

2636 E Oglethorpe Hwy

2636 E Oglethorpe Hwy  
Hinesville, GA 31313



eXp Realty

Promenade II 1230 Peachtree St NE, 19th Floor

Atlanta, GA 30309

Office: 888-959-9461

[www.MilapPatelRealEstate.com](http://www.MilapPatelRealEstate.com)

Milap Patel

EXP Realty

Mobile: 6072207979

[Milap.Patel@exprealty.com](mailto:Milap.Patel@exprealty.com)

License #: 369691



### ABOUT HINESVILLE

Located in Georgia's Liberty County, Hinesville is a thriving city known for its strategic location. Hinesville benefits from its proximity to Fort Stewart, the largest military installation east of the Mississippi, which contributes an estimated \$4.5 billion annually to the local economy. The city is a hub for logistics, manufacturing, retail, and healthcare sectors. Hinesville is experiencing significant growth positioning city as a dynamic area for investment and growth.



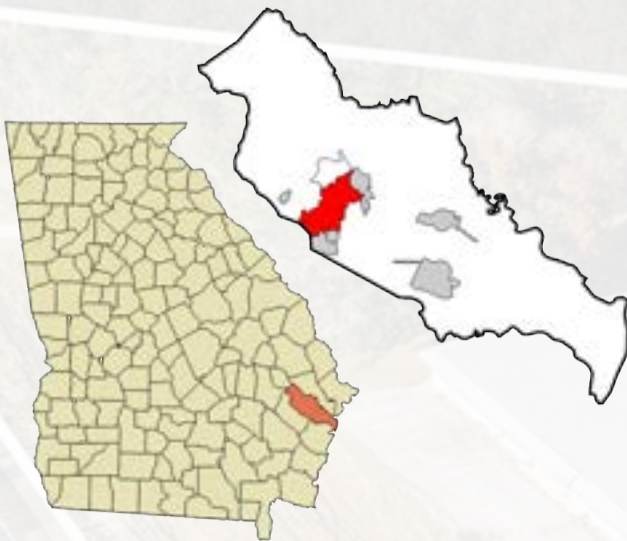
#### CITY OF HINESVILLE

County Liberty

#### AREA

|           |            |
|-----------|------------|
| City      | 18.4 sq mi |
| Land      | 18.3 sq mi |
| Water     | 0.1 sq mi  |
| Elevation | 75 ft      |

#### POPULATION





## RETAIL PROPERTY FOR LEASE

2636 E Oglethorpe Hwy

2636 E Oglethorpe Hwy  
Hinesville, GA 31313



eXp Realty

Promenade II 1230 Peachtree St NE, 19th Floor

Atlanta, GA 30309

Office: 888-959-9461

[www.MilapPatelRealEstate.com](http://www.MilapPatelRealEstate.com)

Milap Patel

EXP Realty

Mobile: 6072207979

[Milap.Patel@exprealty.com](mailto:Milap.Patel@exprealty.com)

License #: 369691