

SALE

420 W GENERAL SCREVEN WAY
420 W General Screven Way Hinesville, GA 31313



PROPERTY DESCRIPTION

Prime Commercial Investment Opportunity - NET LEASE SALE
Steps from Fort Stewart Main Gate Unlock the potential of this high-visibility commercial property located directly outside the main gate of Fort Stewart in Hinesville, GA. With an impressive daily traffic count of 21,300 vehicles, this .41-acre site offers unmatched exposure and accessibility for businesses seeking a strategic location. Currently home to a service station and beauty salon, the property is fully operational and primed for expansion or redevelopment. Zoned for commercial use and surrounded by a thriving military and civilian community, the possibilities are endless, think retail, food service, professional offices, or mixed-use development

OFFERING SUMMARY

Sale Price:	\$499,900
Lot Size:	0.41 Acres
Building Size:	3,650 SF
NOI:	\$40,720.00

PROPERTY HIGHLIGHTS

- 121 Ft of Road Frontage
- Half a mile from Fort Stewart's main gate
- 21,300 vehicles per day -exceptional traffic flow
- Existing service station and beauty salon
- 0.41 acres of versatile commercial land Ideal for investors, developers, or owner-operators

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,756	17,488	23,077
Total Population	6,888	50,109	66,469
Average HH Income	\$66,346	\$68,136	\$69,786

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



**COLDWELL BANKER
COMMERCIAL**
SOUTHERN COAST

SALE

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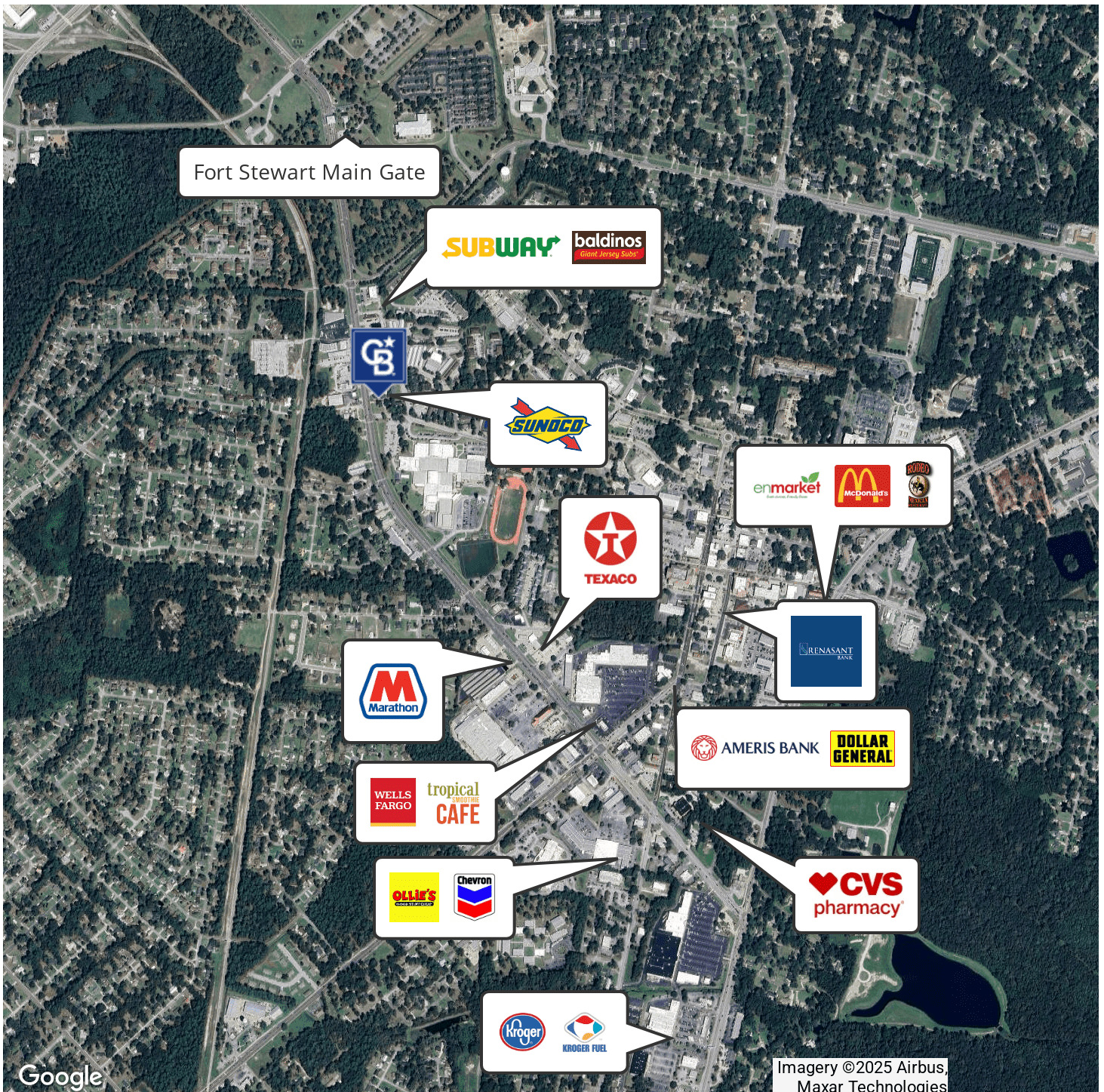
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SUITE	TENANT NAME	SIZE SF	MONTHLY RENT	% OF BUILDING	PRICE / SF / MONTH	MARKET RENT / SF	LEASE START	LEASE END
-	Barber Shop	984 SF	\$1,400	26.96%	\$1.42	-	-	05/30/2028
-	Car Wash	1,329 SF	\$550	36.41%	\$0.41	-	-	Month to Month
-	Tire Shop	1,036 SF	\$1,040	28.38%	\$1.00	-	-	Month to Month
-	Billboard	1 SF	\$950	0.03%	\$950.00	-	-	9/30/2030
-	ATM	1 SF	\$170	0.03%	\$170.00	-	-	3/31/2029
TOTALS		3,351 SF	\$4,110	91.81%	\$1,122.84	\$0.00		
AVERAGES		670 SF	\$822	18.36%	\$224.57			

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INVESTMENT OVERVIEW

Price	\$499,900
Price per SF	\$137
GRM	10.26
CAP Rate	8.15%
Cash-on-Cash Return (yr 1)	8.15%
Total Return (yr 1)	\$40,720

OPERATING DATA

Gross Scheduled Income	\$48,720
Total Scheduled Income	\$48,720
Gross Income	\$48,720
Operating Expenses	\$8,000
Net Operating Income	\$40,720
Pre-Tax Cash Flow	\$40,720

FINANCING DATA

Down Payment	\$499,900
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INCOME SUMMARY

Vacancy Cost \$0

GROSS INCOME \$48,720

EXPENSES SUMMARY

Insurance \$600

Repair & Maintenance \$1,000

Taxes \$6,400

OPERATING EXPENSES \$8,000

NET OPERATING INCOME \$40,720

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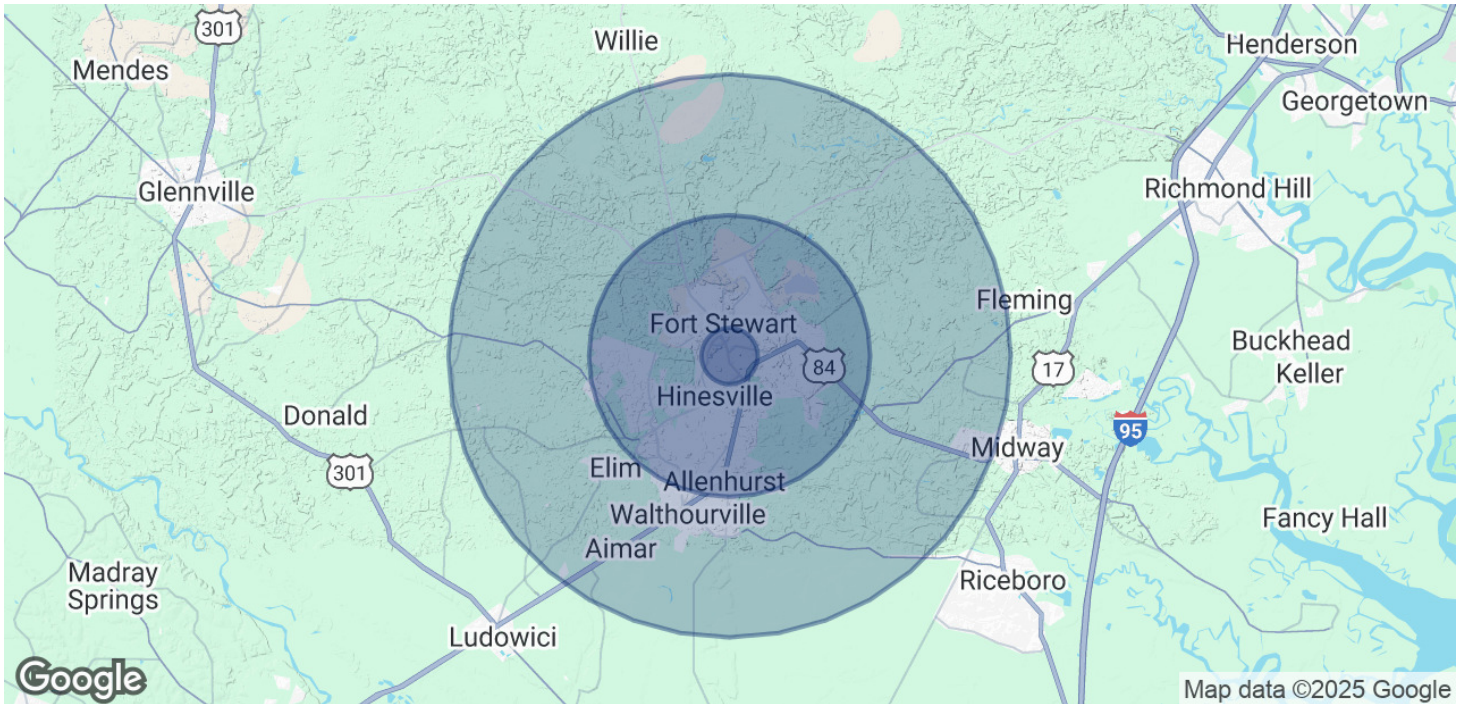


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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	6,888	50,109	66,469
Average Age	33	32	32
Average Age (Male)	32	31	32
Average Age (Female)	34	32	33

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	2,756	17,488	23,077
# of Persons per HH	2.5	2.9	2.9
Average HH Income	\$66,346	\$68,136	\$69,786
Average House Value	\$190,074	\$183,660	\$190,819

Demographics data derived from AlphaMap

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