

SALE

.58 AC ELMA G MILES PKY, HINESVILLE, GA 31313

.58 Elma G Miles Parkway Hinesville, GA 31313



PROPERTY DESCRIPTION

Don't miss this exceptional opportunity to own a .58-acre commercial parcel in the heart of Hinesville's growing business corridor. Located directly on high-traffic EG Miles Parkway and zoned C-2 (General Commercial), this versatile property offers a wide range of permitted and conditional uses, making it ideal for retail, office, medical, restaurant, hospitality, or service-based development. Whether you're an investor, developer, or business owner, this property offers excellent exposure and flexible development options. Utilities available. Minutes from Fort Stewart, downtown Hinesville, and major commuter routes.

Suitable for:

- Retail stores and convenience shops
- Medical or professional offices
- Restaurants, cafés, or fitness centers
- Daycare, salon, or veterinary services
- Auto services or boutique lodging (conditional uses)

Contact Jennifer Driggers
C: 912-213-2935

OFFERING SUMMARY

Sale Price:	\$450,000
Lot Size:	0.58 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	238	678	2,774
Total Population	611	1,739	7,109
Average HH Income	\$70,934	\$70,966	\$69,273

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

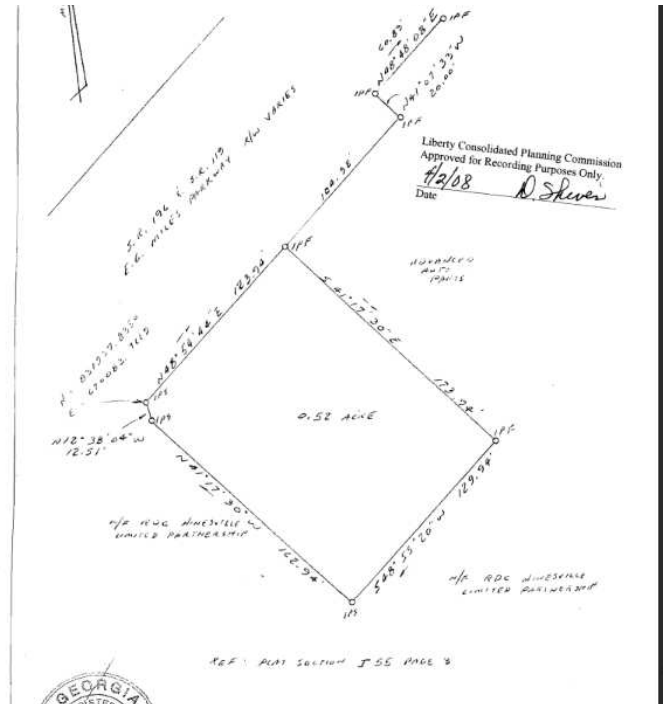
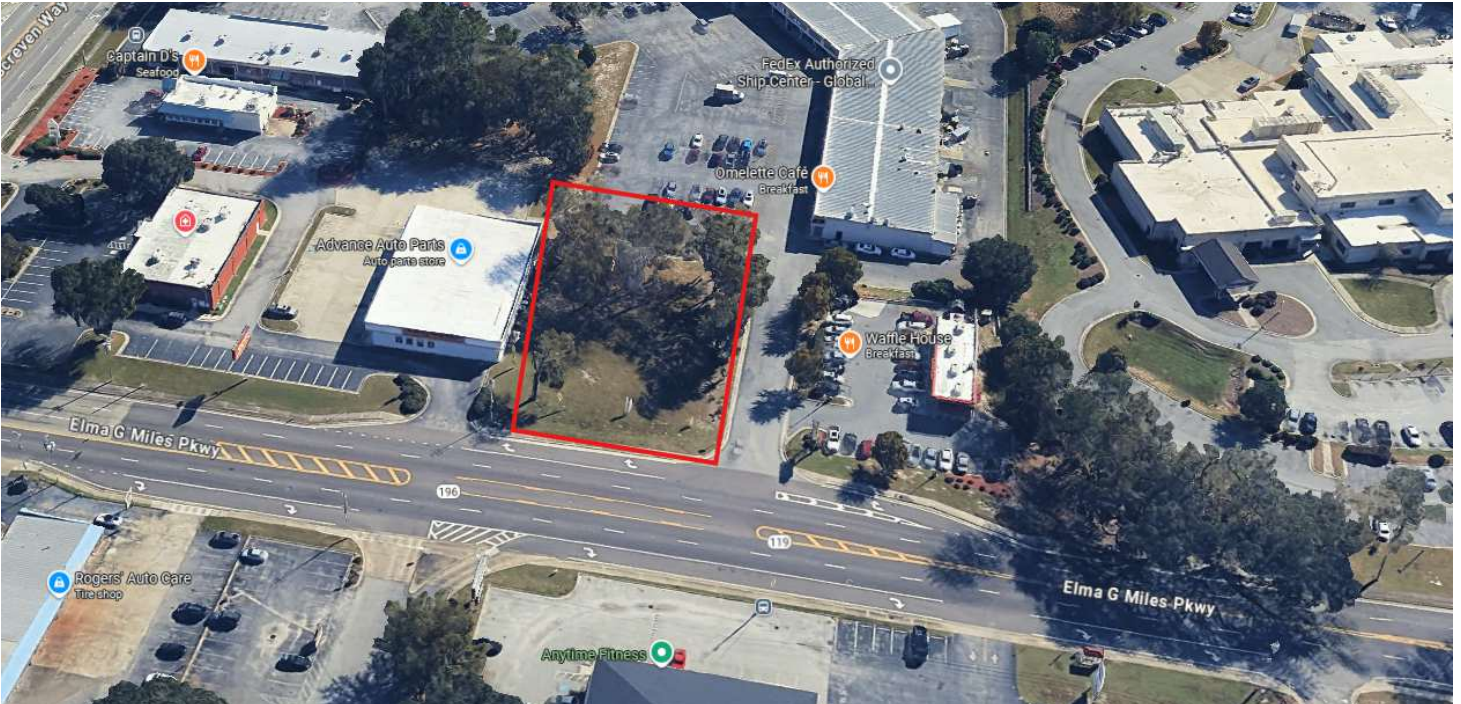


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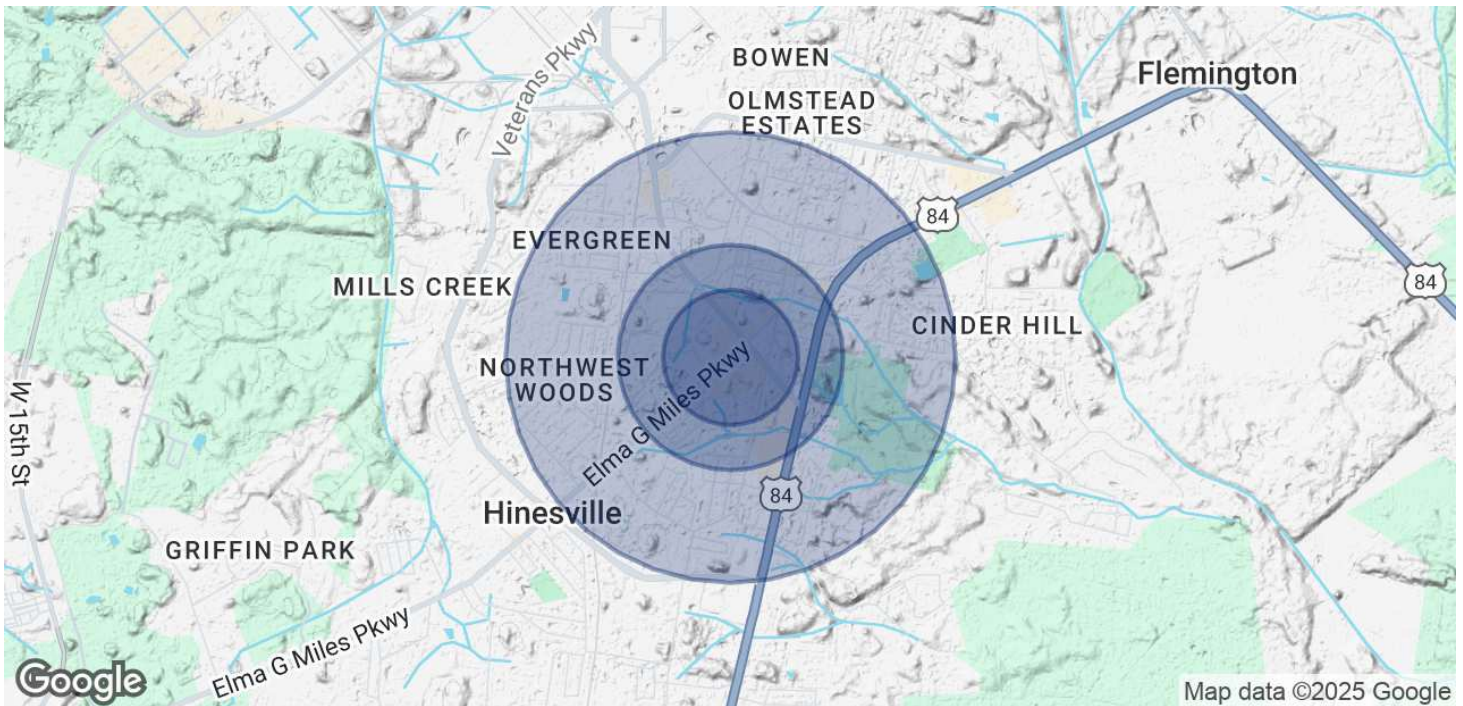


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	611	1,739	7,109
Average Age	34	34	34
Average Age (Male)	32	32	32
Average Age (Female)	35	35	35

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	238	678	2,774
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$70,934	\$70,966	\$69,273
Average House Value	\$159,124	\$161,418	\$162,046

Demographics data derived from AlphaMap

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