

For Sale

FOR SALE

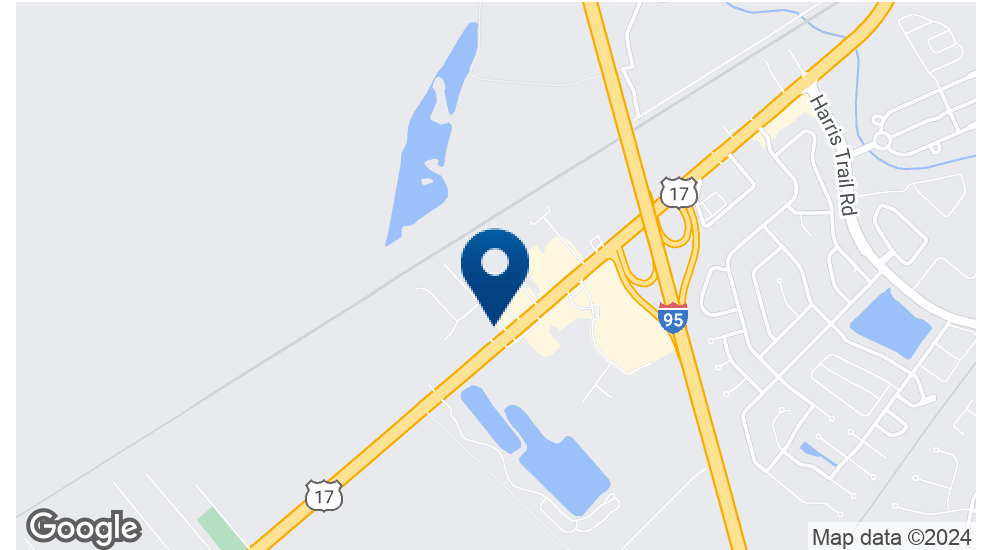
PAD READY SITE

4720 US-17 S, Richmond Hill, GA 31324

**SHERMAN & HEMSTREET**  
Real Estate Company

**ALEX HANSBARGER**  
Commercial Sales Associate  
ahansbarger@shermanandhemstreet.com  
706.722.8334

# Executive Summary



## OFFERING SUMMARY

Sale Price:	\$850,000
Lot Size:	1.01 Acres
Price / Acre:	\$841,584
Zoning:	C-3

## PROPERTY OVERVIEW

This pad-ready site is prime for retail development. Over 27k traffic count per day at the site with over 75k on I:95 which is very close. The area has a large number of nice hotels and fast-food restaurants. Infrastructure for stormwater detention and utilities is in place and site is graded. Surrounded by multiple new hotels and retail developments. Site is next door to a Class "A" Homes2 Suites by Hilton hotel. The location is ideally suited for retail use due to high traffic counts and strong co-users in the area. Very close proximity to I:95 with easy access to both Savannah and Effingham County. The Bryan County area has experienced substantial residential growth due to great schools and the expansion of the Port of Savannah which is now one of the busiest ports in the world.

## PROPERTY HIGHLIGHTS

- Pad Ready Site
- Traffic count over 27,000 per day
- Storm water/detention on adjacent parcel completed
- Close proximity to multiple hotels



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# Aerial Photo

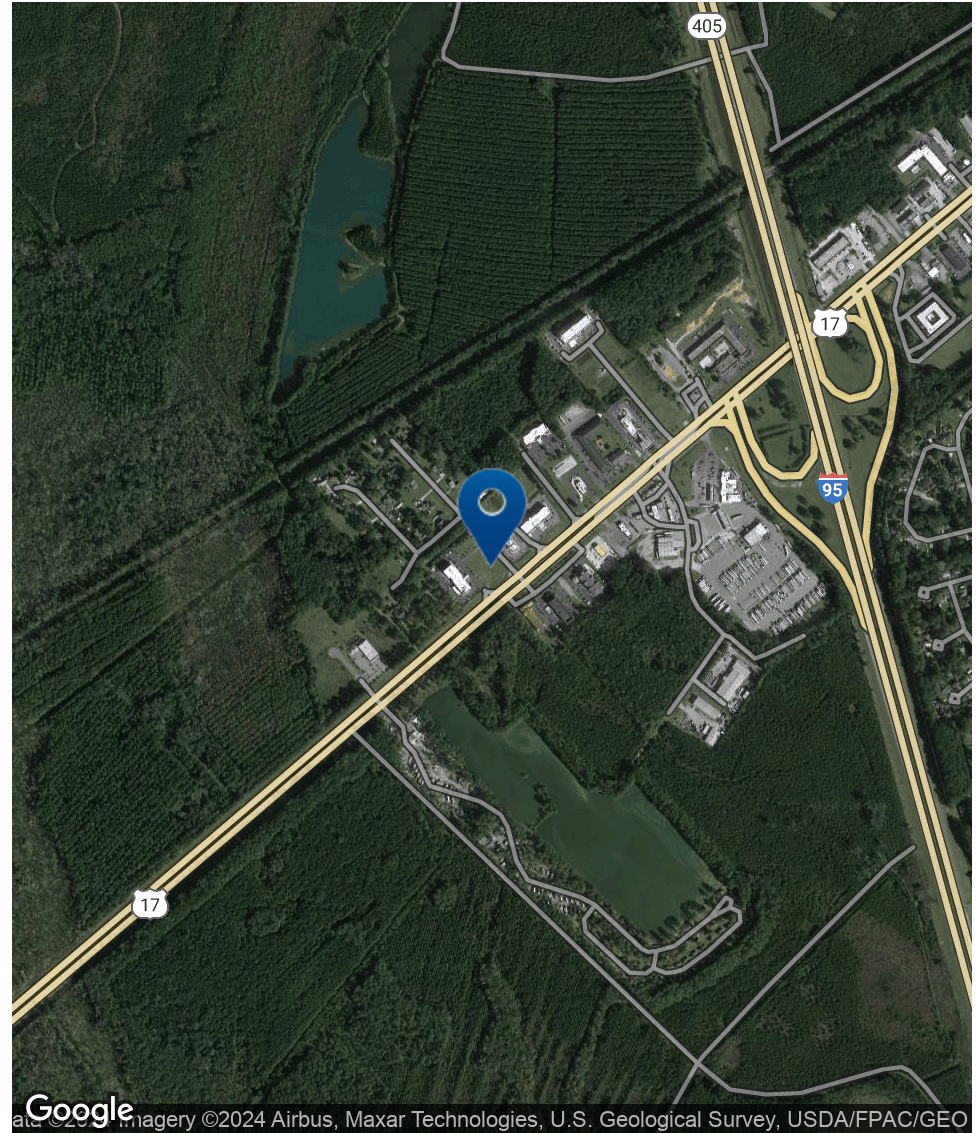
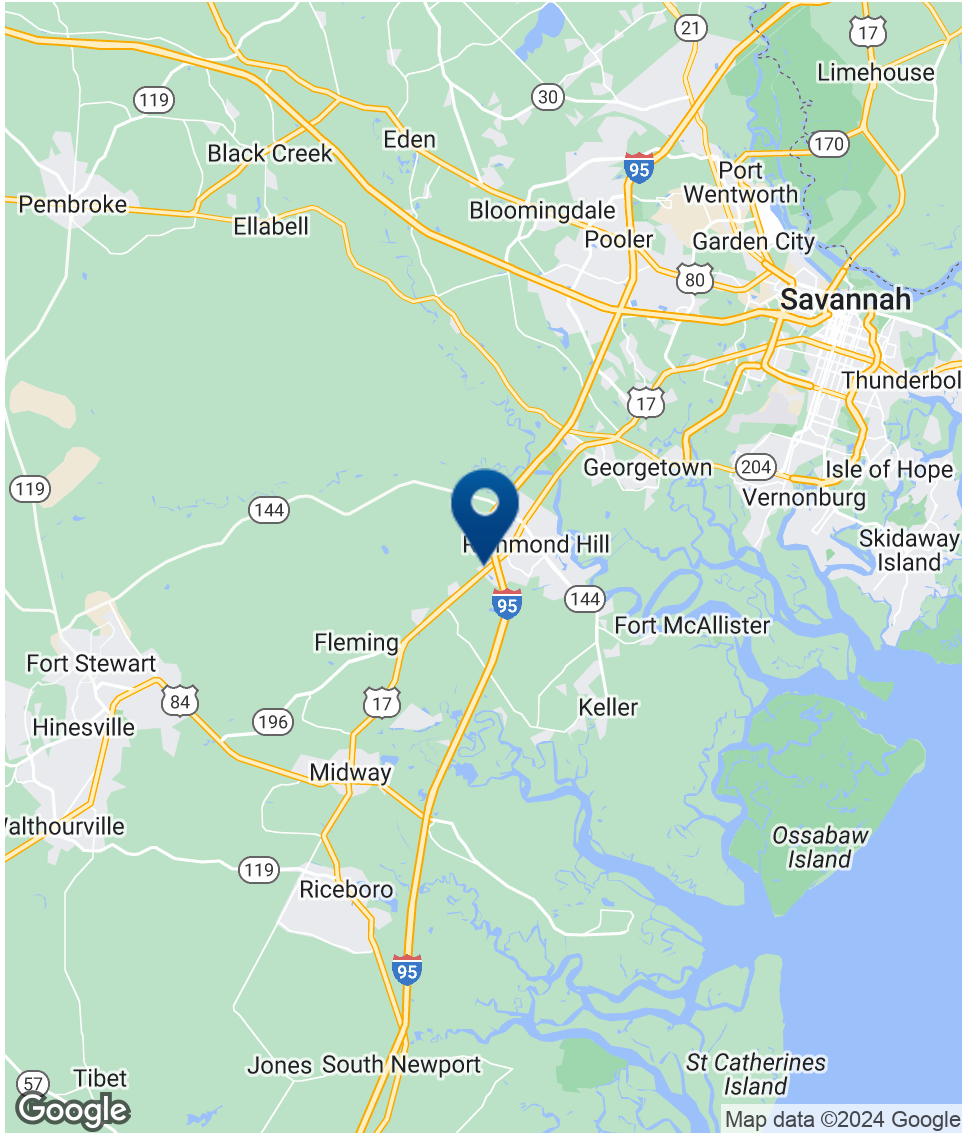


# Retailer Map



Map data ©2022 Imagery ©2022, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

# Location Map



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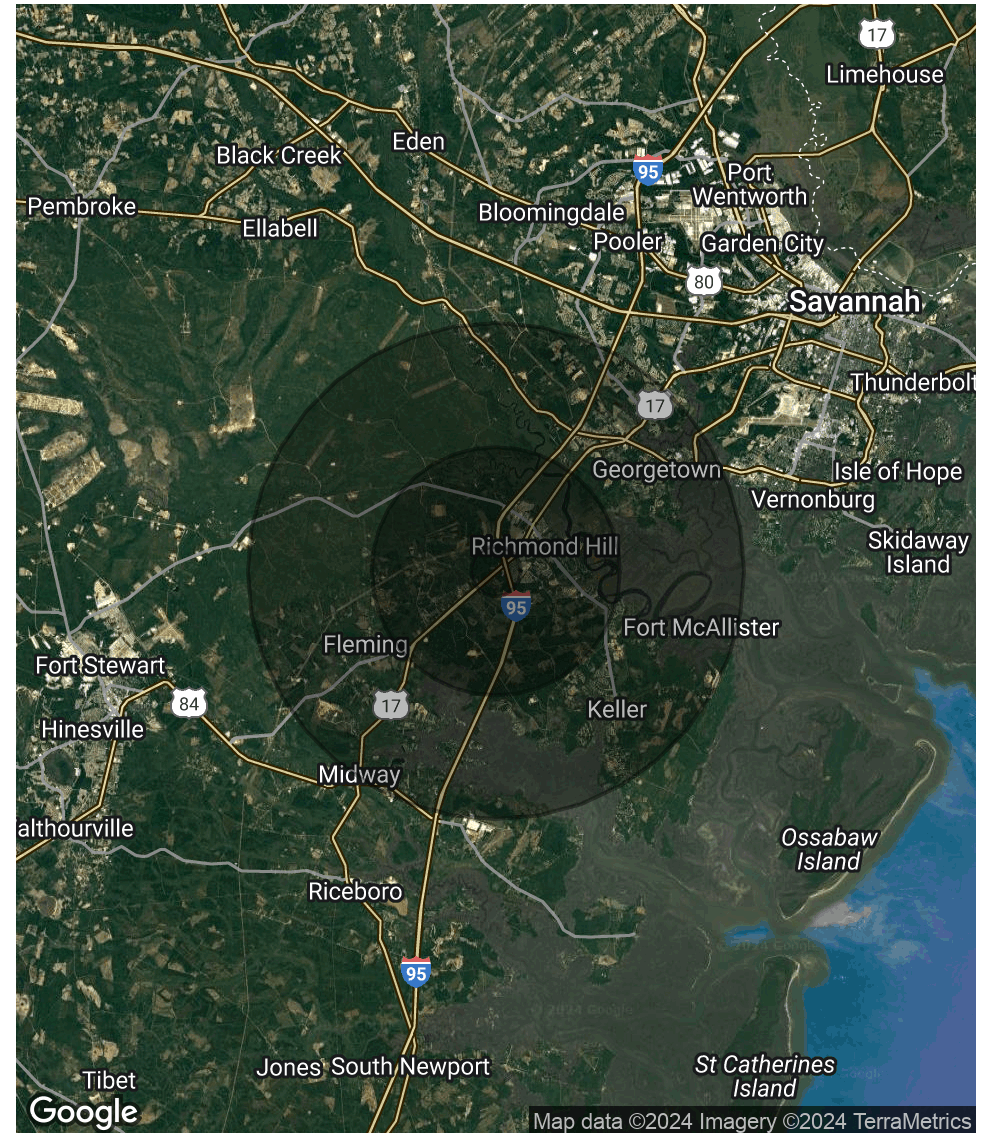
# Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,228	17,945	62,602
Average Age	35.4	33.8	36.3
Average Age (Male)	27.4	32.3	35.6
Average Age (Female)	37.8	34.1	36.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	981	6,939	25,617
# of Persons per HH	2.3	2.6	2.4
Average HH Income	\$61,291	\$78,236	\$78,150
Average House Value	\$150,795	\$210,914	\$200,336

\* Demographic data derived from 2020 ACS - US Census



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# Advisor Bio



## ALEX HANSBARGER

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## 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

## MEMBERSHIPS

Effingham Chamber of Commerce- Ambassador

### Sherman & Hemstreet Real Estate Company

4316 Washington Road  
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