



EXECUTIVE SUMMARY

RESTAURANT PROPERTY

543 W OGLETHORPE HWY, HINESVILLE, GA 31313



OFFERING SUMMARY

Sale Price:	\$2,650,000.00
Lot Size:	1.03 Acres
Year Built:	1999
Building Size:	5,191 SF
Zoning:	C-2
APN:	057B 024

PROPERTY OVERVIEW

Please contact Broker regarding showings; please do not disturb staff at Ruby Tuesday.

This outparcel to Kroger is situated along Oglethorpe Hwy., a main artery through Hinesville. Along this busy corridor are many retailers and restaurants including Longhorn Steakhouse, Wendy's, Chick-Fil-A, Walmart, Lowes, Big Lots, Dick Sporting Goods, Hobby Lobby, Kroger, Publix, and more. The property is very accessible from the main road. Major median construction is in progress and this location will have access from one of the few median curb cuts.

PROPERTY HIGHLIGHTS

- Substantial parking with over 70 paved spaces
- Ingress/Egress via Oglethorpe
- Designated turn lane
- Traffic counts are high and exceed 35,900 AADT

Brad Parker
850.566.2629
brad@tlgproperty.com

TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
850.385.6363

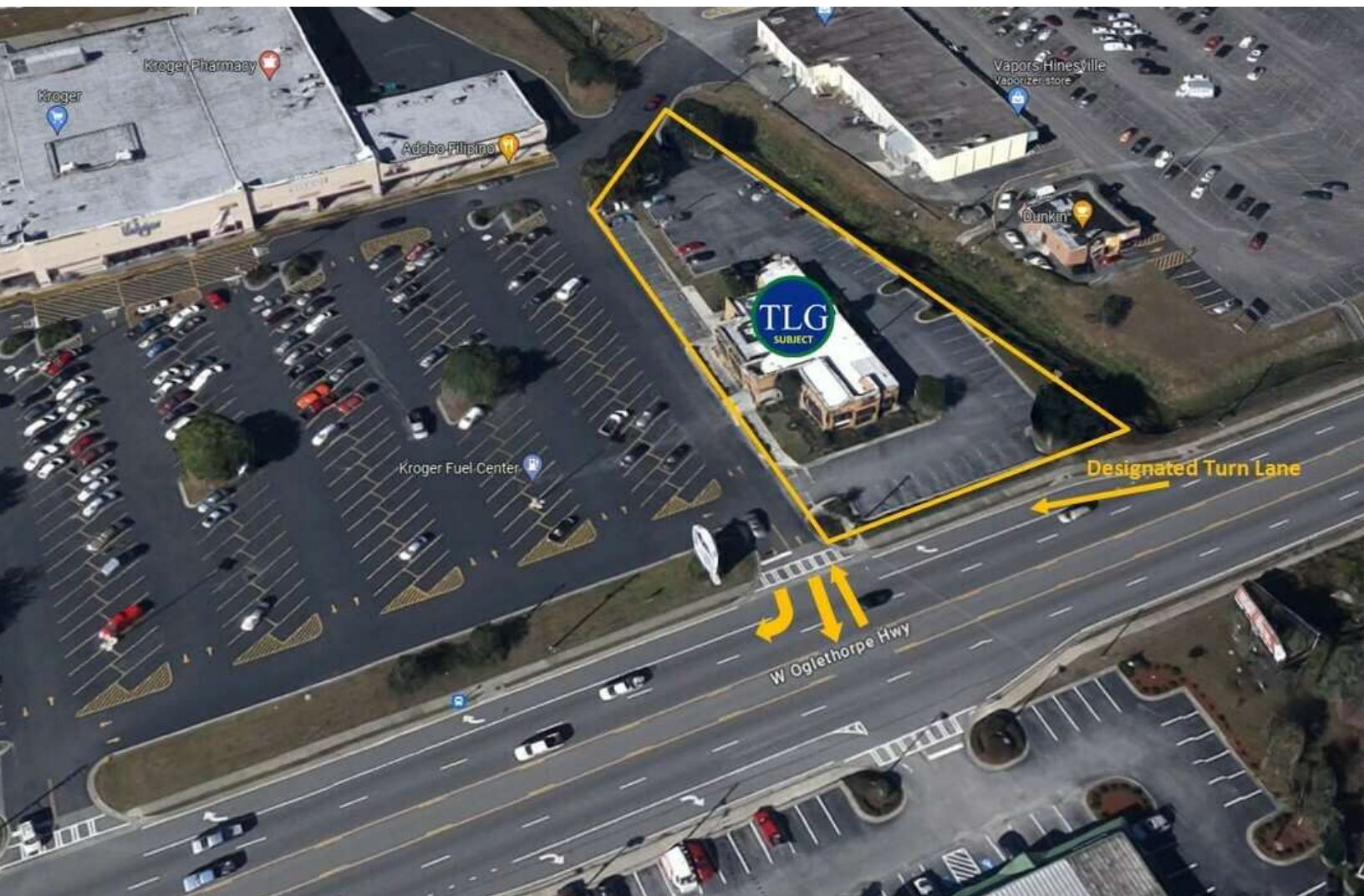




ACCESS & PARCEL

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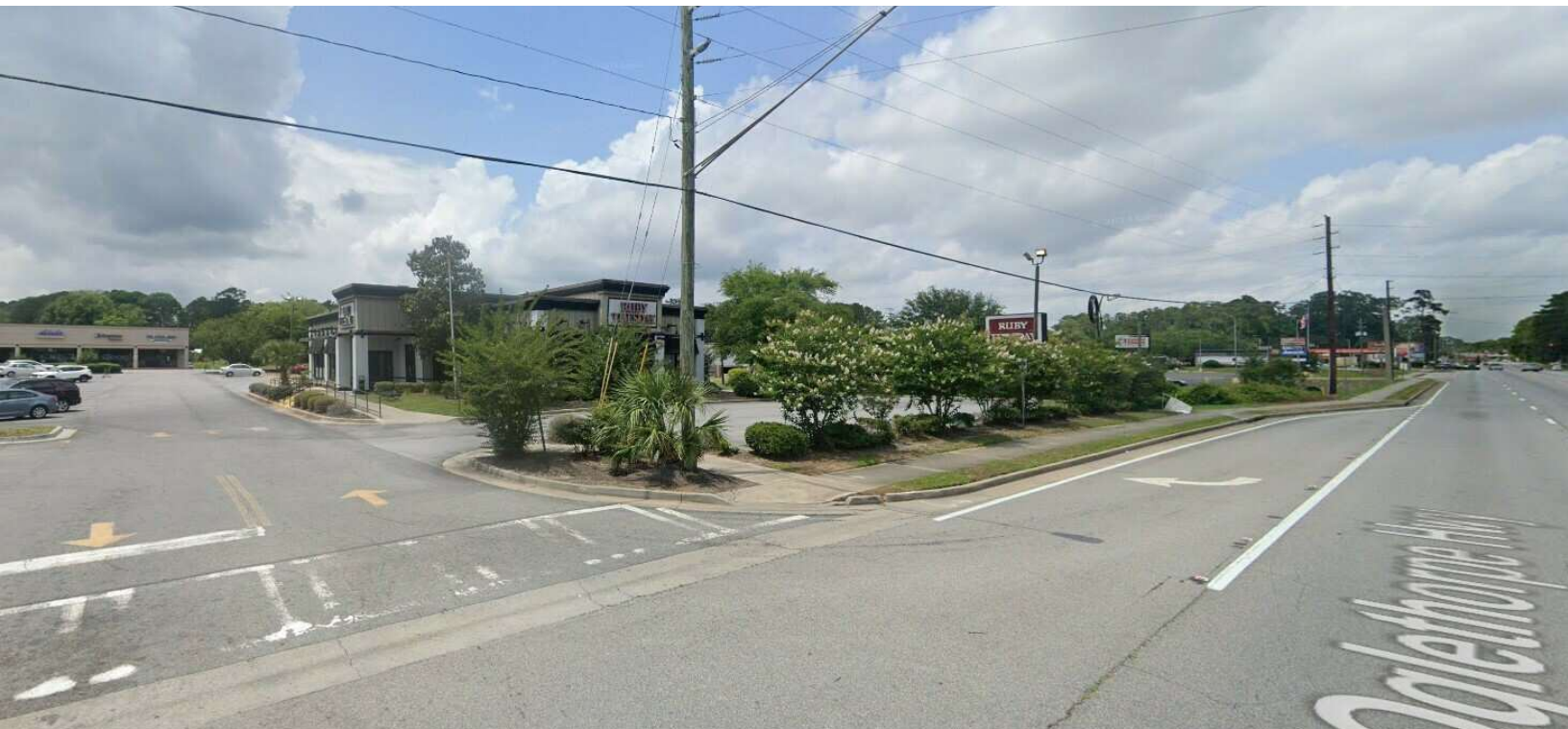




INGRESS/EGRESS & DESIGNATED TURN LANE

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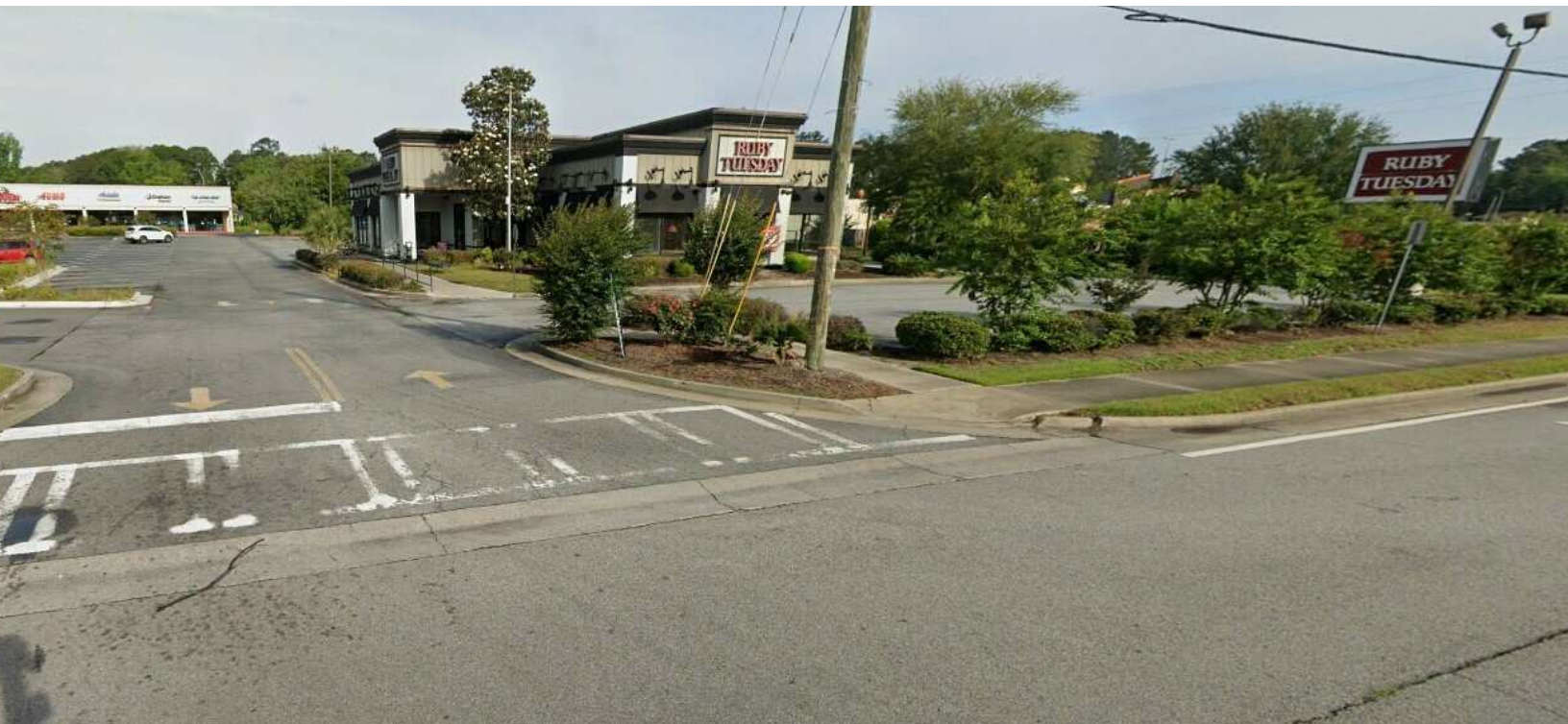




ADDITIONAL PHOTOS

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RETAILER MAP

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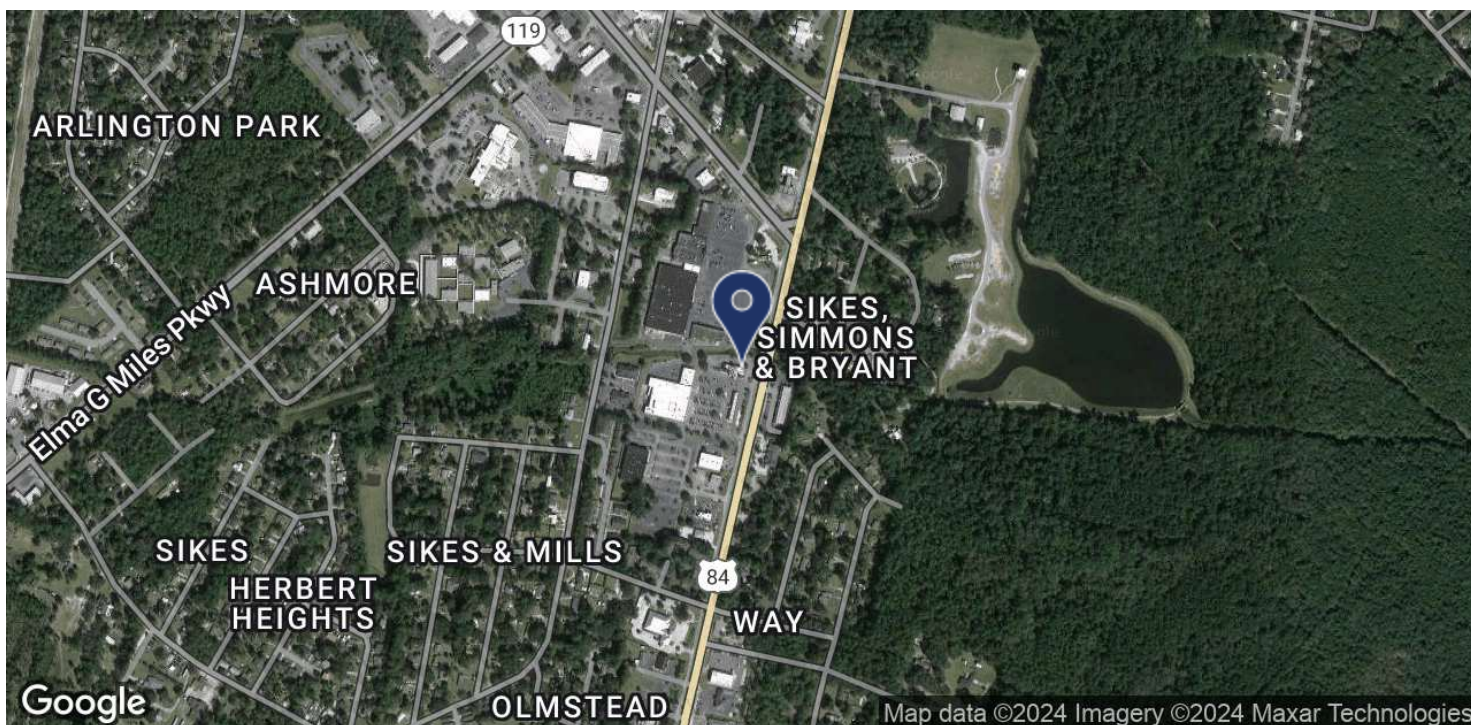
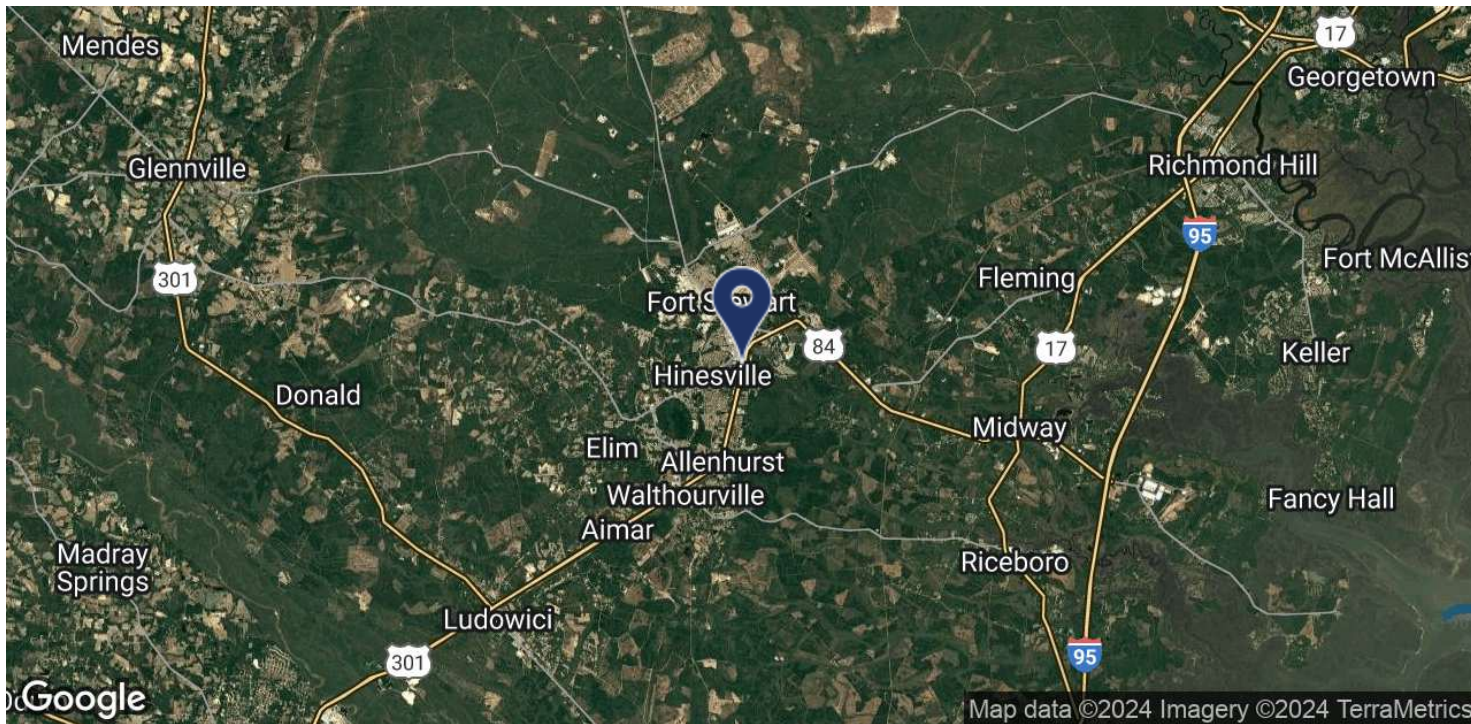




LOCATION MAP

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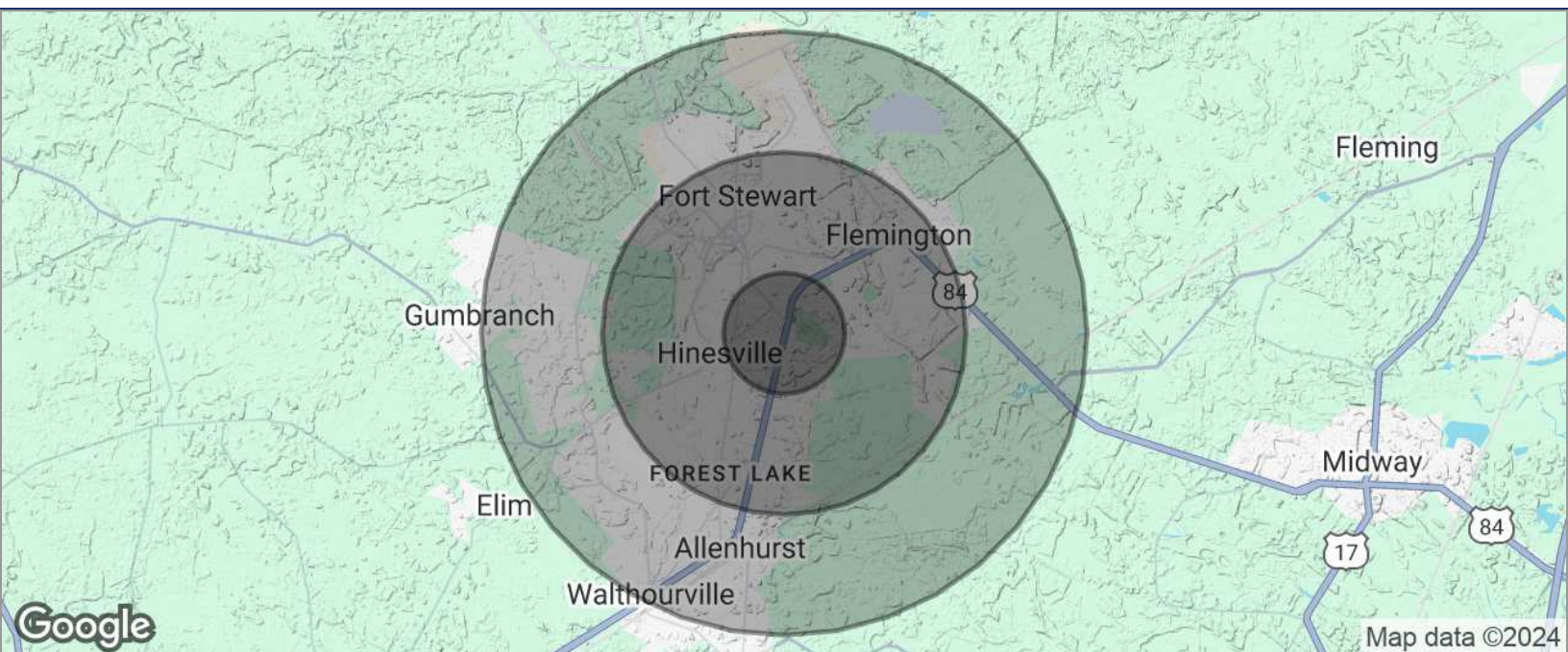




DEMOGRAPHICS MAP

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**POPULATION**

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,110	32,523	51,972
MEDIAN AGE	35	33	32
MEDIAN AGE (MALE)	34	32	31
MEDIAN AGE (FEMALE)	36	34	33

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,039	12,277	18,188
# OF PERSONS PER HH	2.5	2.6	2.9
AVERAGE HH INCOME	\$64,346	\$67,384	\$68,321
AVERAGE HOUSE VALUE	\$184,496	\$179,431	\$183,416

* Demographic data derived from 2020 ACS - US Census

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