

A FOR LEASE OFFERING OF
447 WEST GENERAL SCREVEN WAY
SUITES A & B
HINESVILLE, LIBERTY COUNTY, GEORGIA 31313



WHITLEY AND ASSOCIATES, INC.
800 COMMERCIAL COURT, SUITE TWO
SAVANNAH, CHATHAM COUNTY, GEORGIA 31406

OFFERING DISCLAIMER

This offering summary has been prepared solely for informational purposes. It has been designed to assist a potential purchaser in determining whether it wishes to proceed with an in-depth investigation of the subject property.

While the information contained herein is from sources deemed reliable, it has not been independently verified by the owner, the owner's agent (Whitley & Associates, Inc.) or any of its affiliates. Therefore, neither the owner (Star 2, LLC), the owner's agent (Whitley & Associates, Inc.) nor its affiliates make any representations with respect to the information.

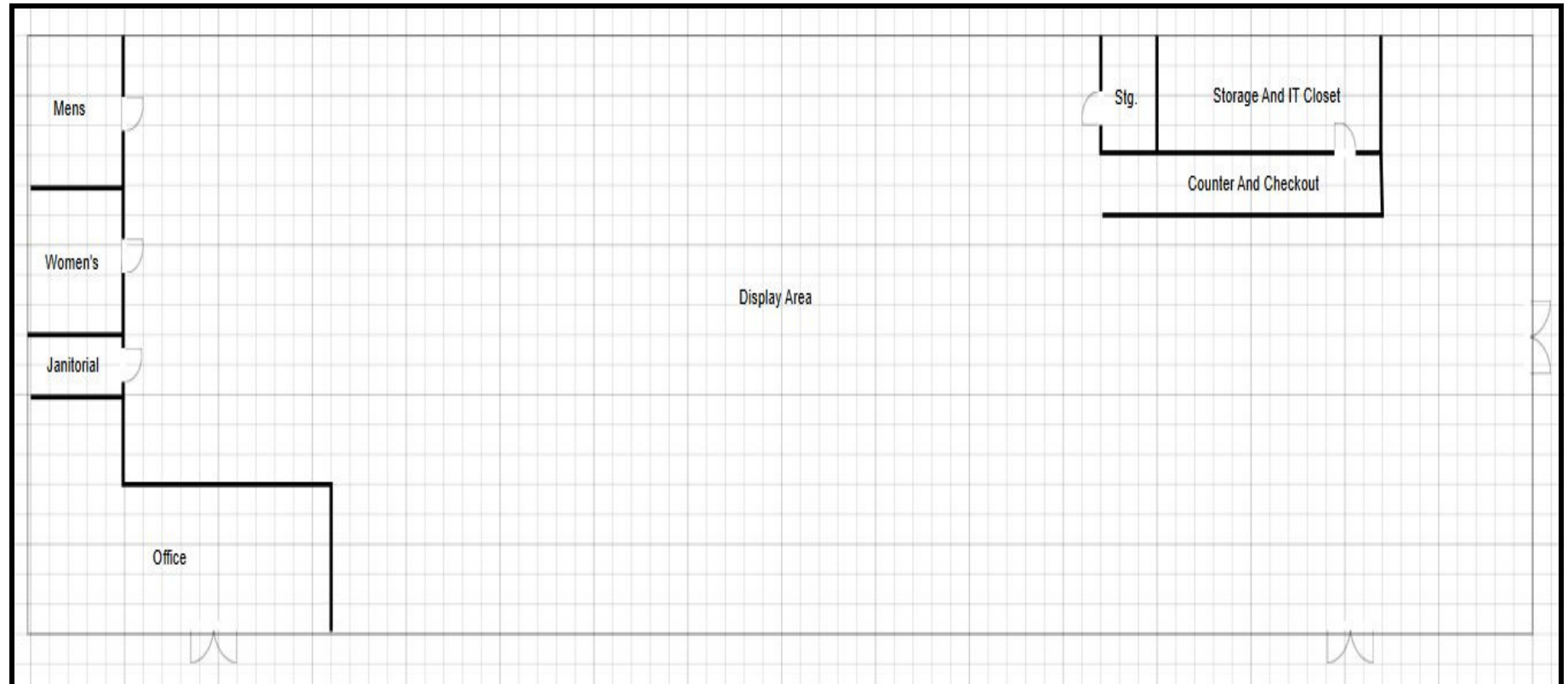
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Furthermore, the property as contemplated herein is being leased on an "as-is" and "where-is" basis with no Seller or Agency warranties or representations.

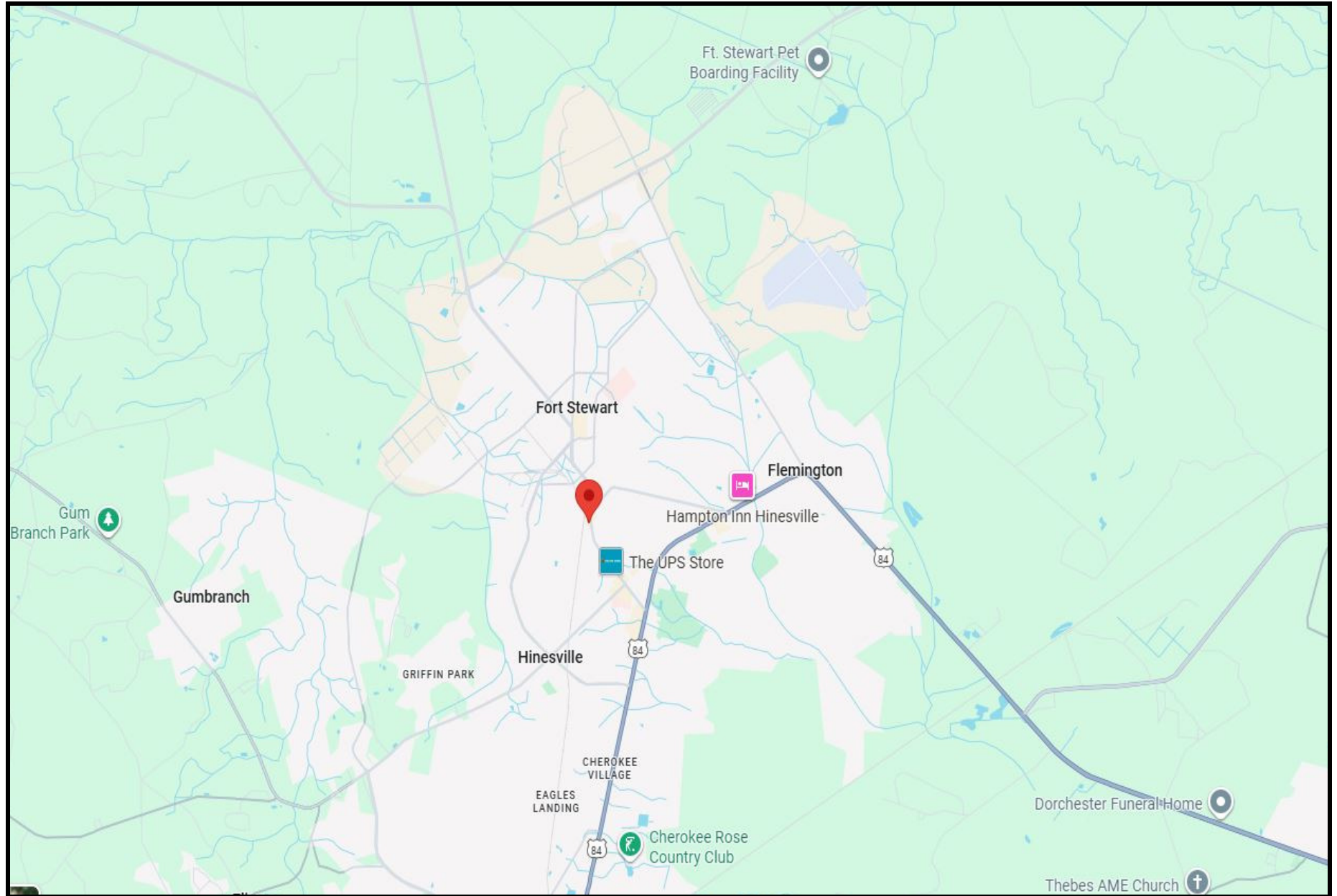
SUMMARY OF LEASE OFFERING

<u>Address:</u>	447 West General Screven Way Suites A & B Hinesville, Liberty County, Georgia 31313
<u>Location:</u>	The shopping center is located along the eastside of the southbound lane of West General Screven Way just north of Frazier Circle to the south and just south of the main gate associated with the Fort Stewart Army Installation Base.
<u>Property Type:</u>	Retail or Office
<u>Access:</u>	The shopping center is accessible to vehicular traffic via a curb cut located along the westside of the southbound lane of West General Screven Way.
<u>Suite Size:</u>	5,200 Useable Square Feet.
<u>Parking:</u>	41 defined parking spaces including those assigned for disabled.
<u>Offering Terms And Conditions:</u>	Five (5) year lease with a first year rate to commence at \$18.50 per square foot subject to four (4%) percent annual adjustments on Triple Net Terms. Space to be delivered in “as is” condition subject to all systems being in good working order
<u>Utilities:</u>	Tenant shall pay all utility charges associated with the demised.
<u>Availability:</u>	December 1, 2025
<u>Common Area Maintenance Charges:</u>	First year CAM charges are estimated to approximate \$3.36 per square foot.
<u>Contact</u> :	Ben G. Whitley Whitley & Associates, Inc. 800 Commercial Court, Suite Two Savannah, Chatham County, Georgia 31406 Office: 912-355-9991 Mobile: 912-661-3482

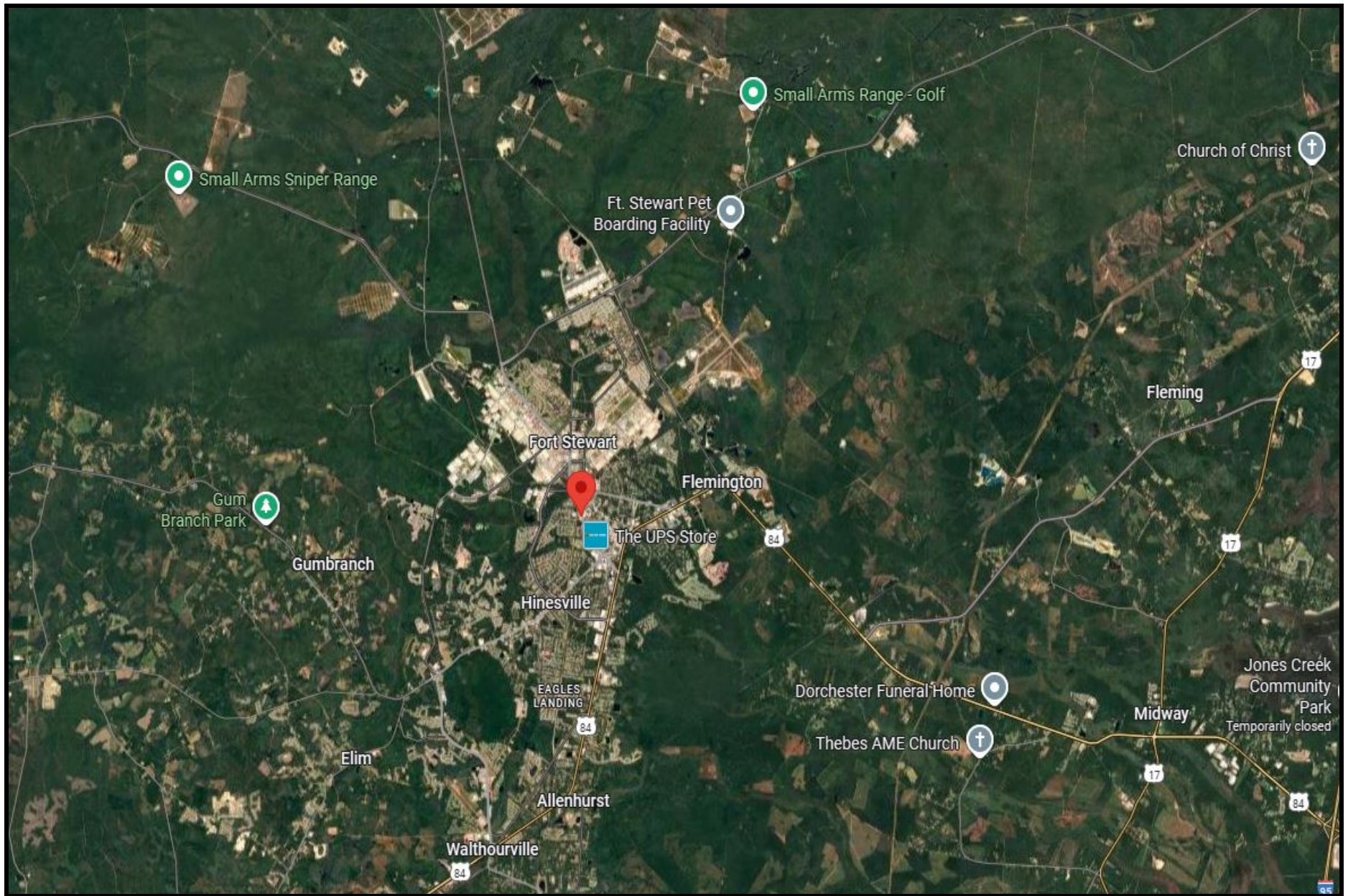
FLOOR PLAN



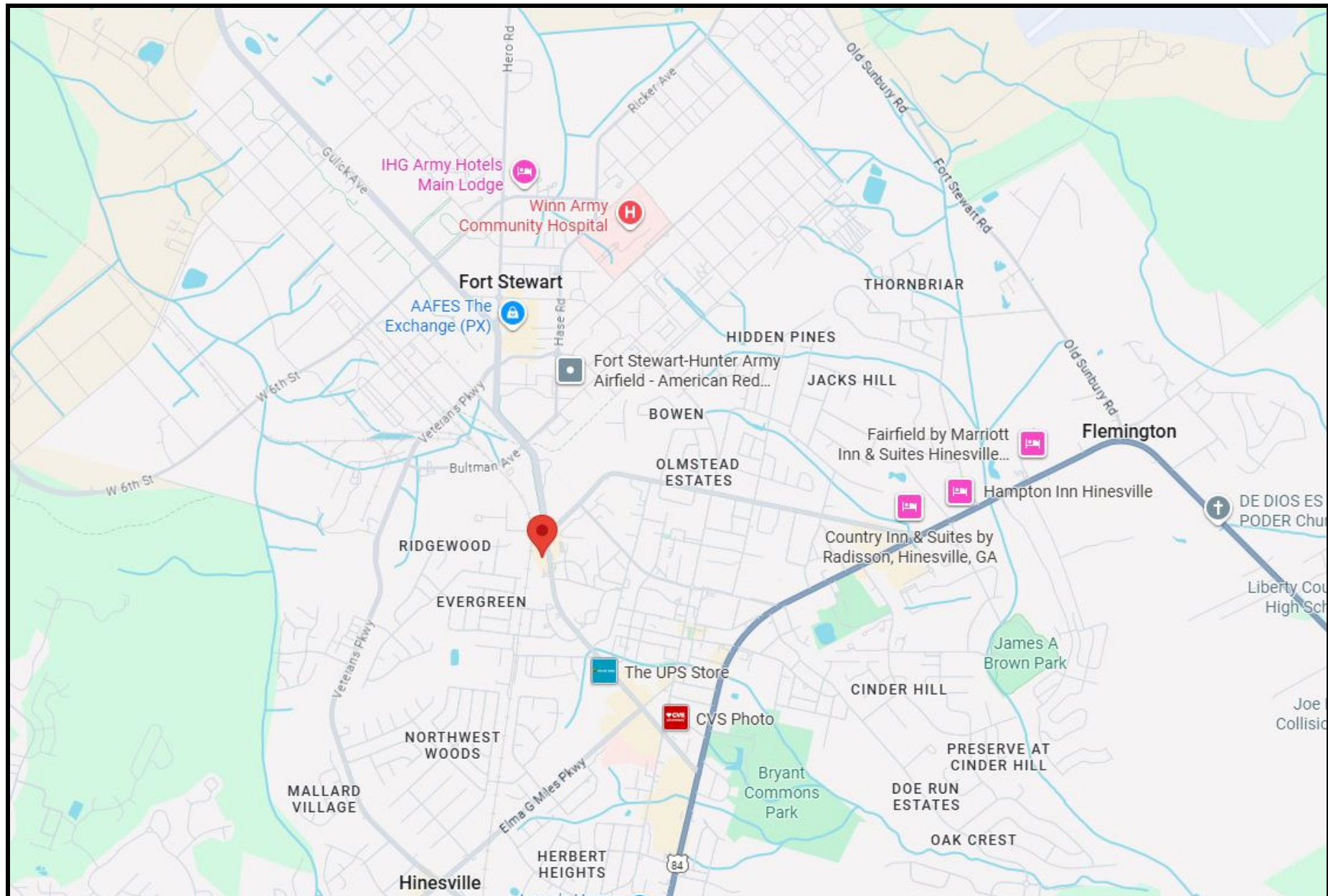
LOCATION MAPS



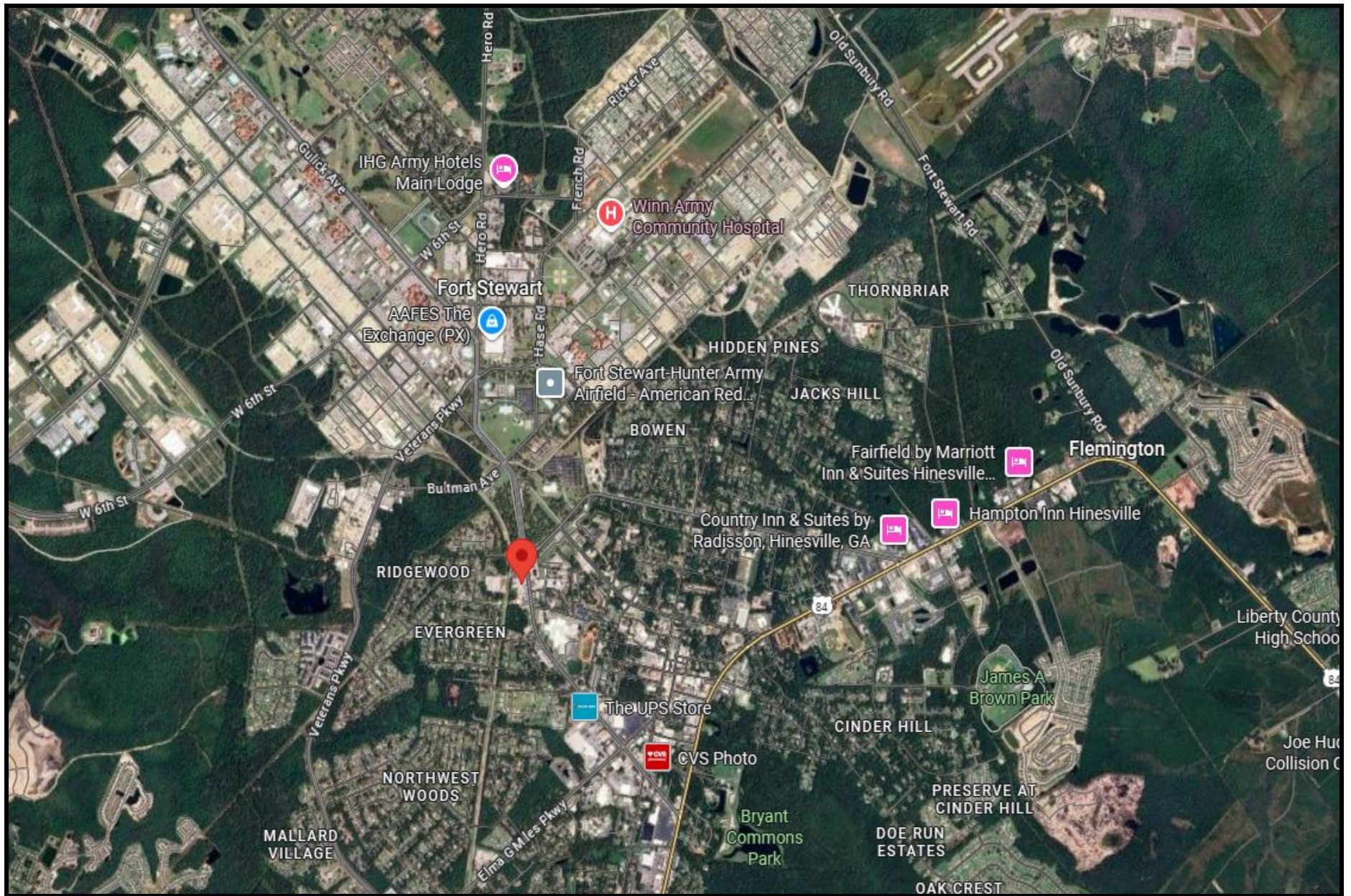
DIGITAL AREA MAP



AERIAL AREA MAP



DIGITAL NEIGHBORHOOD MAP



AERIAL NEIGHBORHOOD MAP

055C250

056A073

056A074

056A072

W General Screen Way

W General Screen Way

056A072

SUBJECT PHOTOGRAPHS



Westerly View (Front) Of The Eastern And Southern Elevations



Northerly View Of The Southern and Western Elevations



Westerly View Of The Easterly Elevation



View Of The Pylon Signage



Westerly Internal View Of The Retail Display Area



Easterly Internal View Of The Retail Display Area



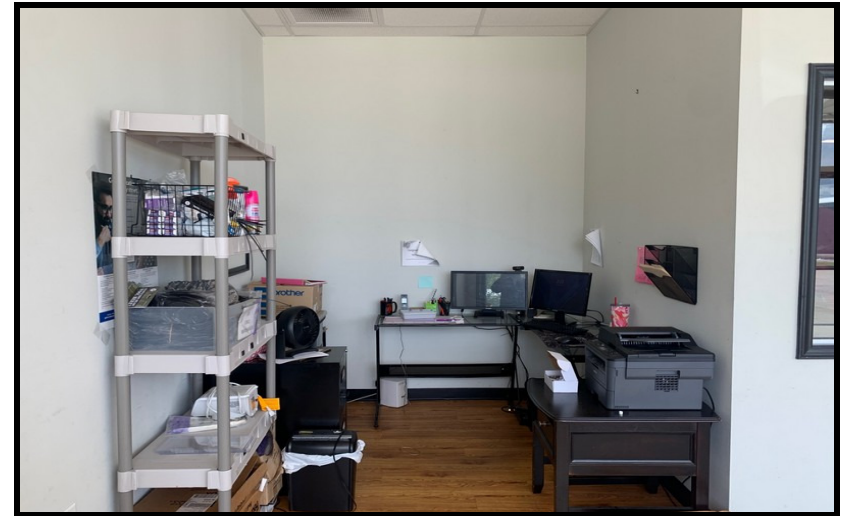
Internal View Along A Portion Of The Northern Retail Display Area Wall



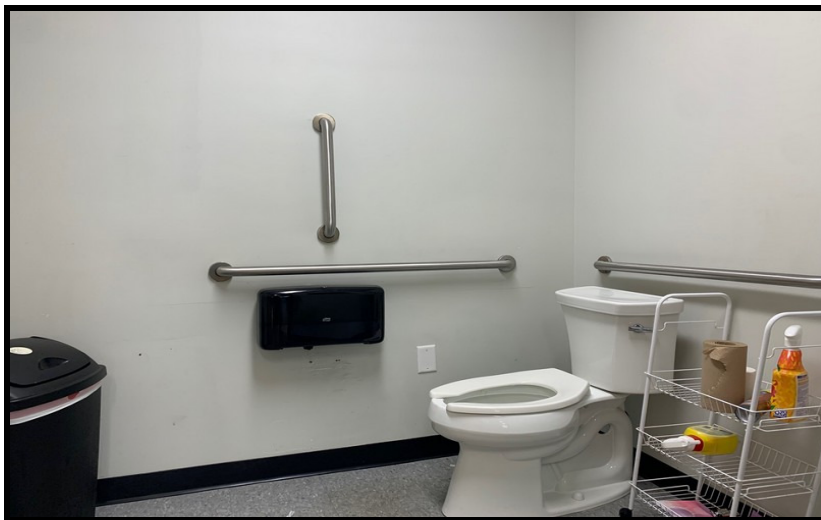
Internal View Along A Portion Of The Southern Retail Display Area Wall



Internal View Of The Office Area



Internal View Of The Storage And IT Area



Internal View Of The Women's Restroom



Internal View Of Men's Restroom