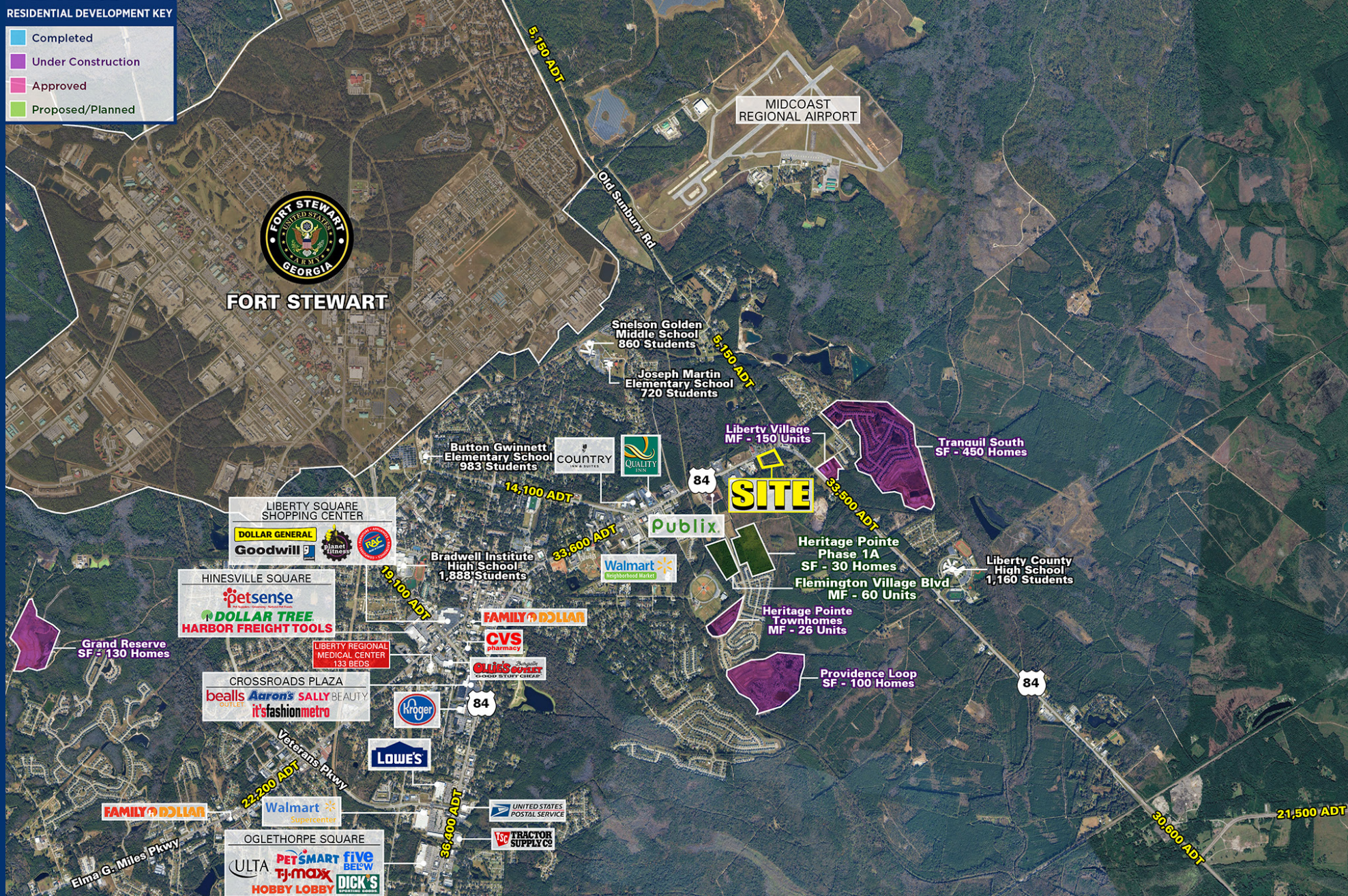


RESIDENTIAL DEVELOPMENT KEY

- Completed
- Under Construction
- Approved
- Proposed/Planned



HINESVILLE, GA

E OGLETHORPE HWY & OLD SUNBURY RD



± 5.90 ACRES AVAILABLE FOR LEASE

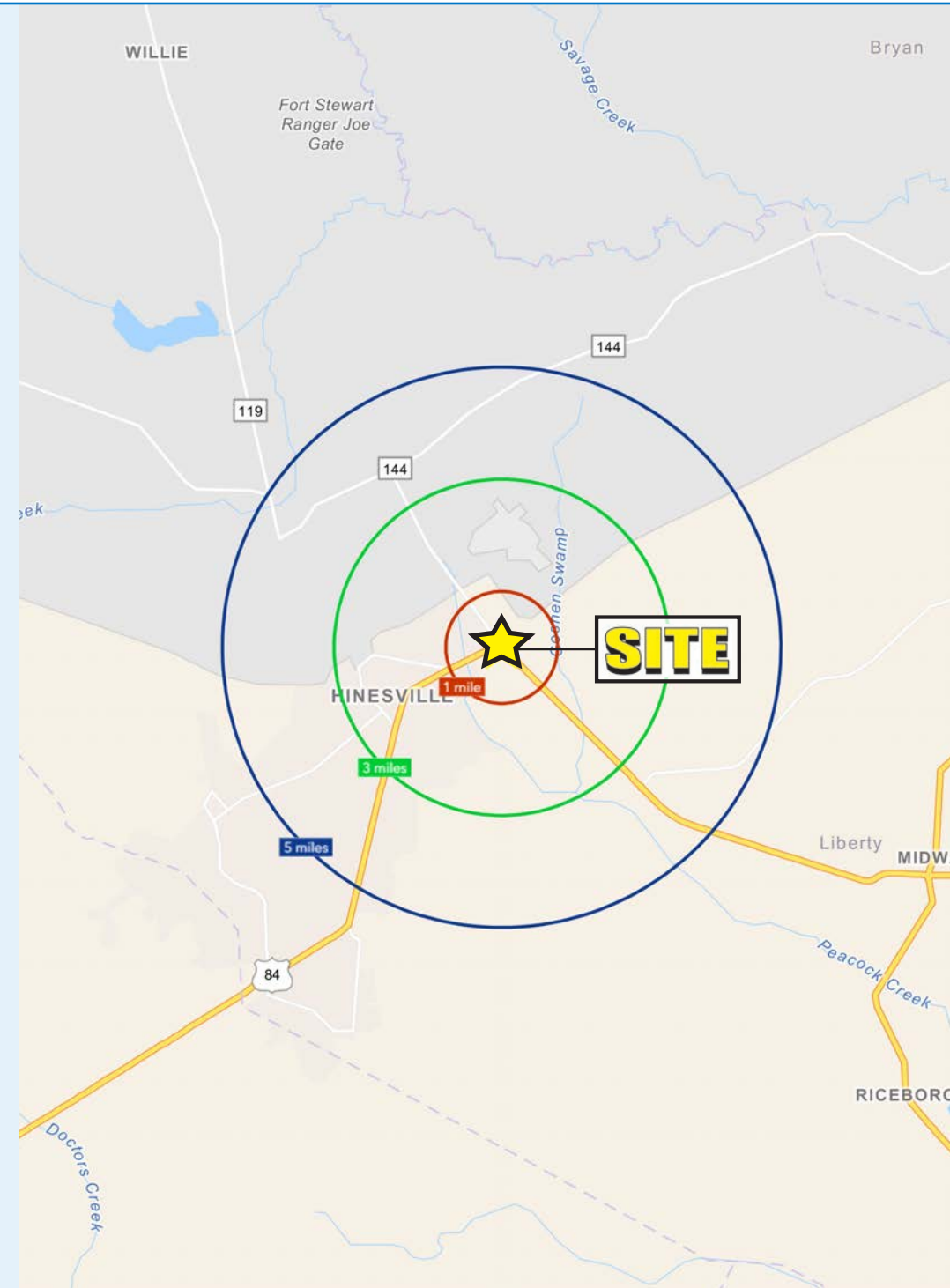


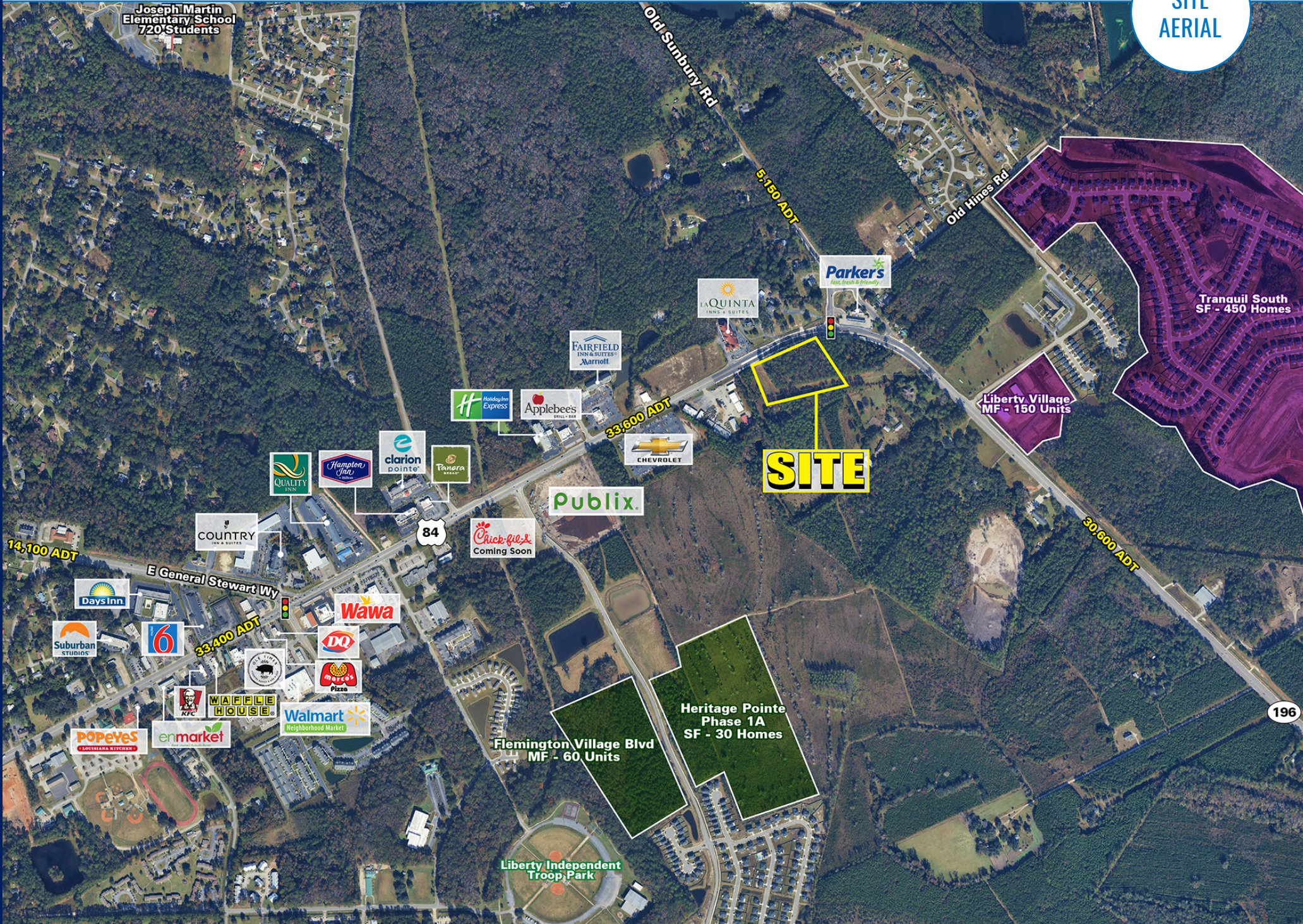
PROJECT DETAILS

E OGLETHORPE HWY & OLD SUNBURY RD • ±5.90 ACRES • AVAILABLE FOR LEASE

AVAILABLE SPACE	±5.90 Acres
TRAFFIC COUNTS	33,600 ADT on E Oglethorpe Hwy (Hwy 84)
PROPERTY HIGHLIGHTS	<ul style="list-style-type: none"> • Positioned directly on E Oglethorpe Hwy (Hwy 84), the primary commercial artery connecting Hinesville, Flemington, and Midway. • Located directly across the street from a high-volume Parker's Kitchen, capturing exceptional daily consumer cross-traffic. • Strategically located just minutes from Fort Stewart, the largest military installation east of the Mississippi River, tapping into a massive daytime population of military personnel, civilian workers, and families.
LEASE RATE	Contact Broker
COUNTY	Liberty County
MARKET	Hinesville

	1 MILE	3 MILE	5 MILE
 POPULATION	956	16,076	41,142
 DAYTIME POPULATION	827	40,426	59,791
 MEDIAN HH INCOME	\$66,866	\$55,821	\$57,714





Joseph Martin
Elementary School
720 Students

Old Sunbury Rd
5.150 ADT

Old Himes Rd

Tranquil South
SF - 450 Homes

Liberty Village
MF - 150 Units

SITE

Publix

84

30,600 ADT

14,100 ADT

E General Stewart Wy

33,400 ADT

Heritage Pointe
Phase 1A
SF - 30 Homes

Flemington Village Blvd
MF - 60 Units

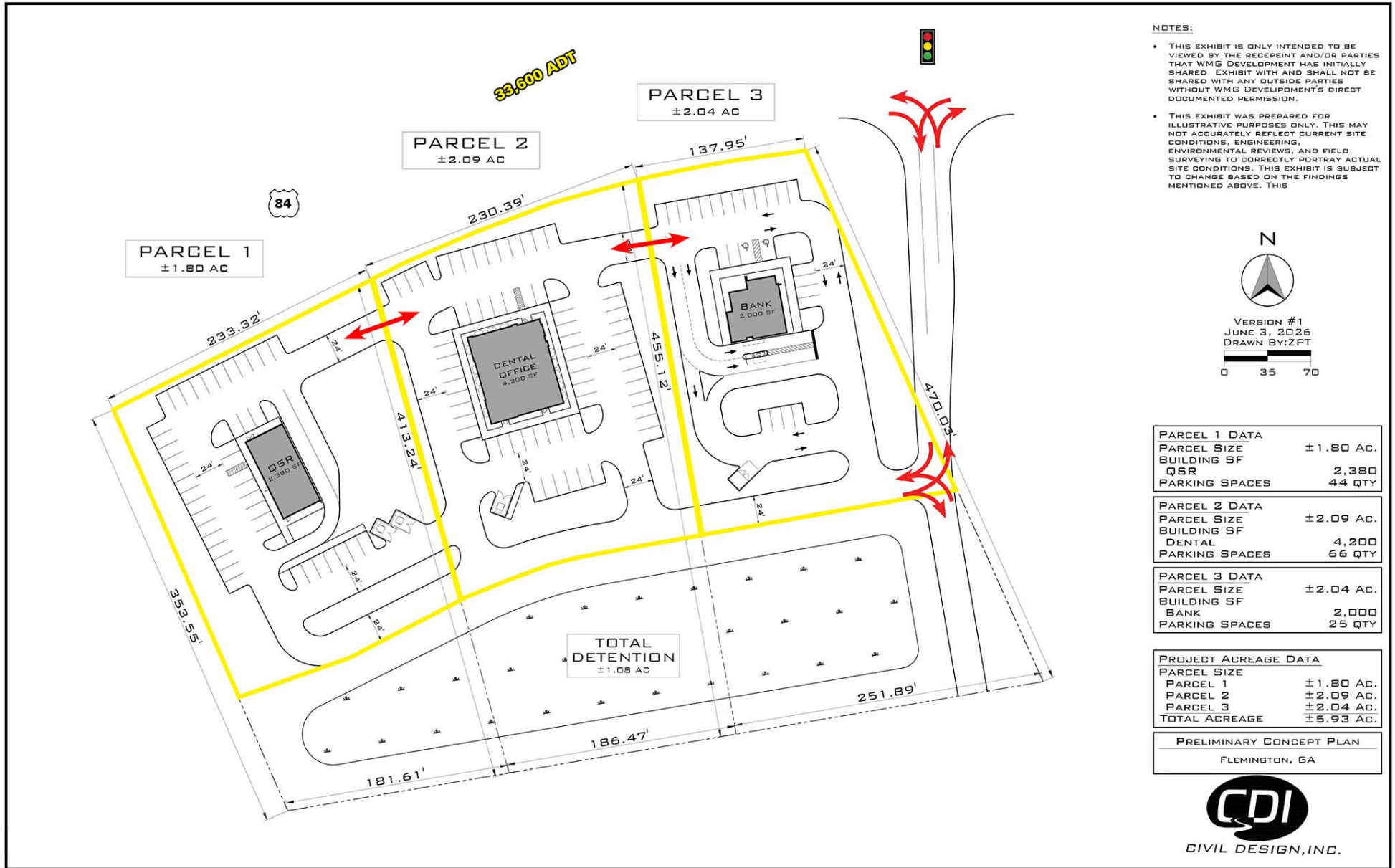
196

Liberty Independent
Troop Park

SITE
AERIAL



SITE PLAN





HINESVILLE, GA

E OGLETHORPE HWY & OLD SUNBURY

+5.90 ACRES AVAILABLE FOR LEASE

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RETAIL ADVISORS