

SALE

818 WEST OGLETHORPE HIGHWAY

818 West Oglethorpe Highway Hinesville, GA 31313



PROPERTY DESCRIPTION

This land is conveniently located behind IHop, 5 Guys and the New Car Wash, this is an excellent storage or multi-family redevelopment site strategically located just off the Retail Corridor of Hinesville. Utilities are at the property. Conveniently located to Fort Stewart Gates, shopping dining. Fort Stewart is the largest Department of Defense Installation East of the Mississippi River and has a \$5 Billion Dollar Economic Impact on the region.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Sale Price:	\$449,000
Lot Size:	2.63 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	63	475	2,413
Total Population	163	1,208	6,079
Average HH Income	\$67,418	\$64,642	\$64,075

Jimmy Shanken, CCIM, CIPS, RSPS
912 408 4040



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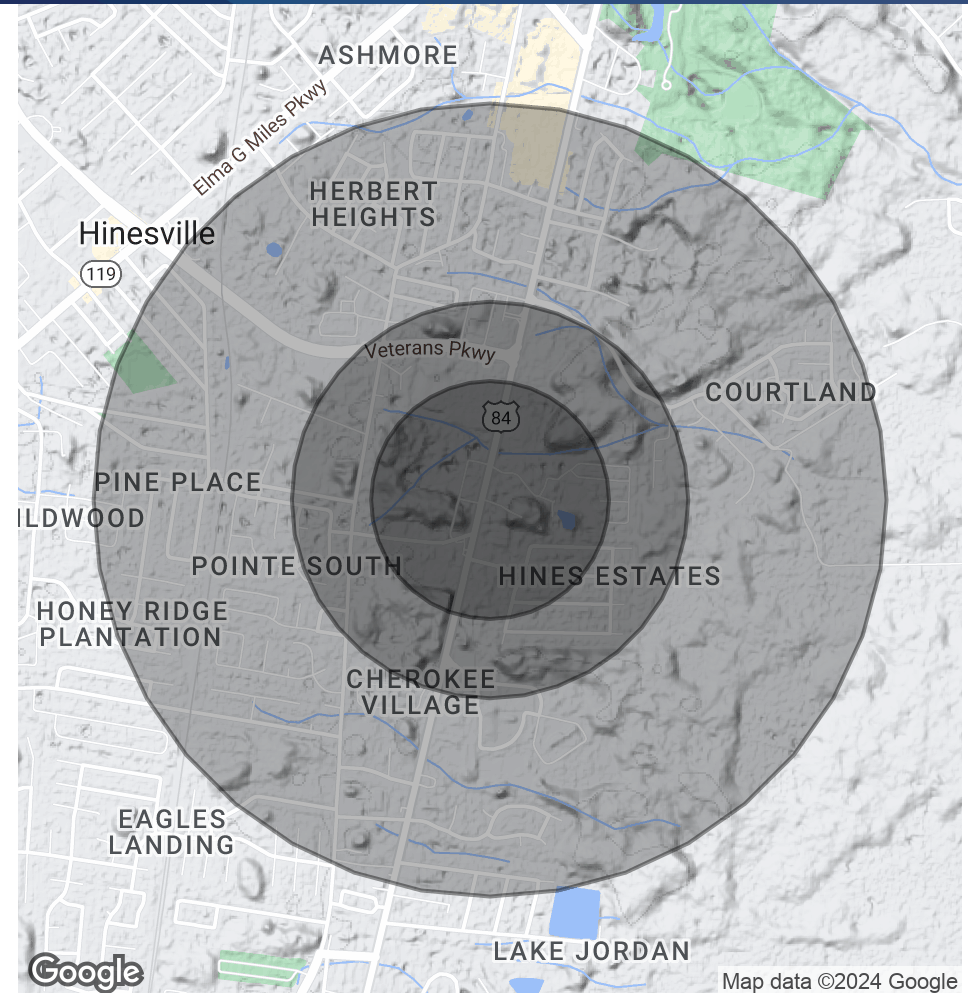
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	163	1,208	6,079
Average Age	36	35	35
Average Age (Male)	36	34	34
Average Age (Female)	37	36	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	63	475	2,413
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$67,418	\$64,642	\$64,075
Average House Value	\$201,717	\$182,524	\$166,248

Demographics data derived from AlphaMap



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**COLDWELL BANKER
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SOUTHERN COAST

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