



## EXECUTIVE SUMMARY

## RESTAURANT PROPERTY

543 W OGLETHORPE HWY, HINESVILLE, GA 31313



## OFFERING SUMMARY

<b>Sale Price:</b>	\$2,650,000.00
<b>Lease Rate:</b>	\$150,000.00 per Year (NNN)
<b>Lot Size:</b>	1.03 Acres
<b>Year Built:</b>	1999
<b>Building Size:</b>	5,191 SF
<b>Zoning:</b>	C-2
<b>APN:</b>	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

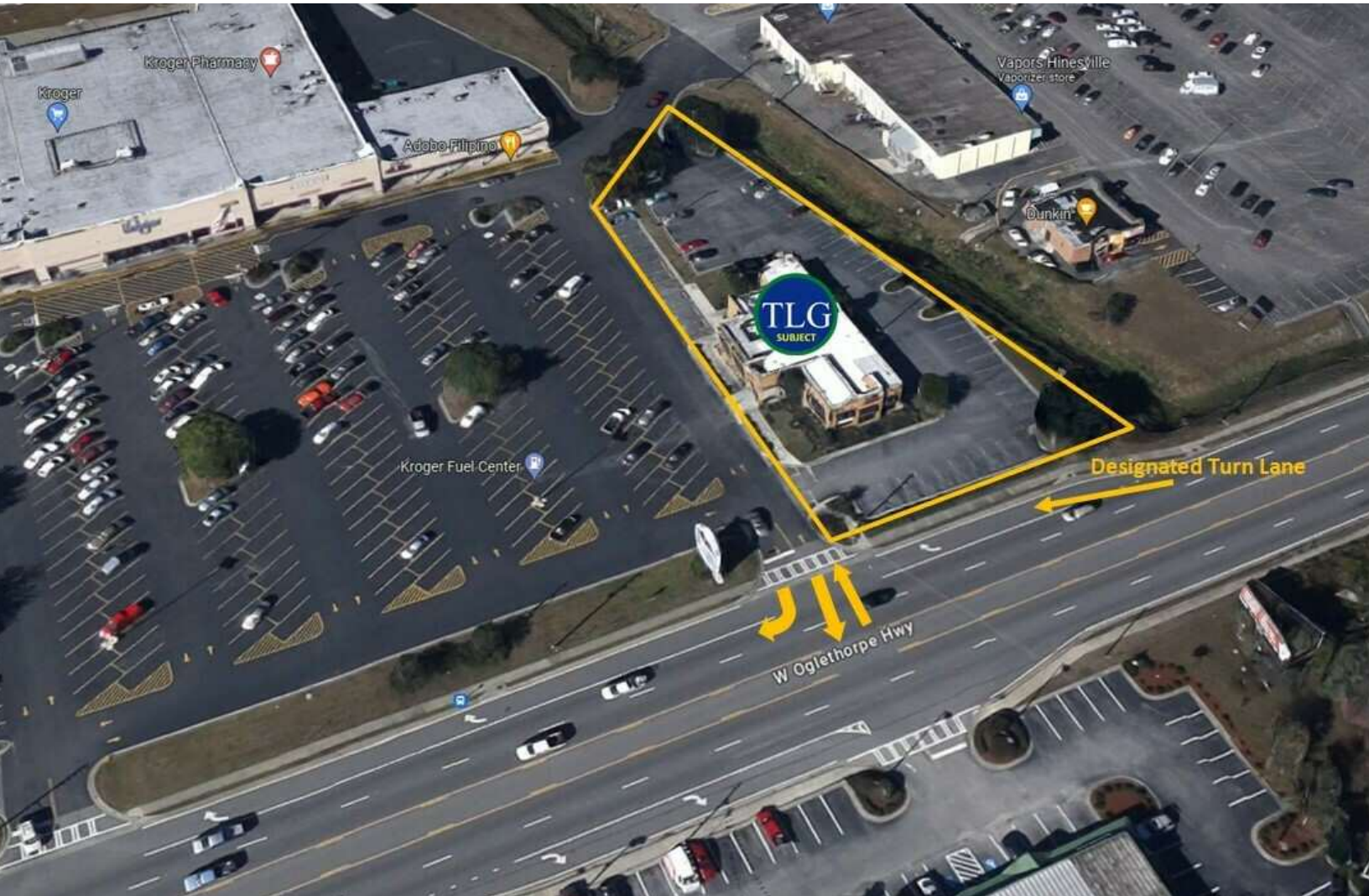




ACCESS &amp; PARCEL

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INGRESS/EGRESS & DESIGNATED TURN LANE

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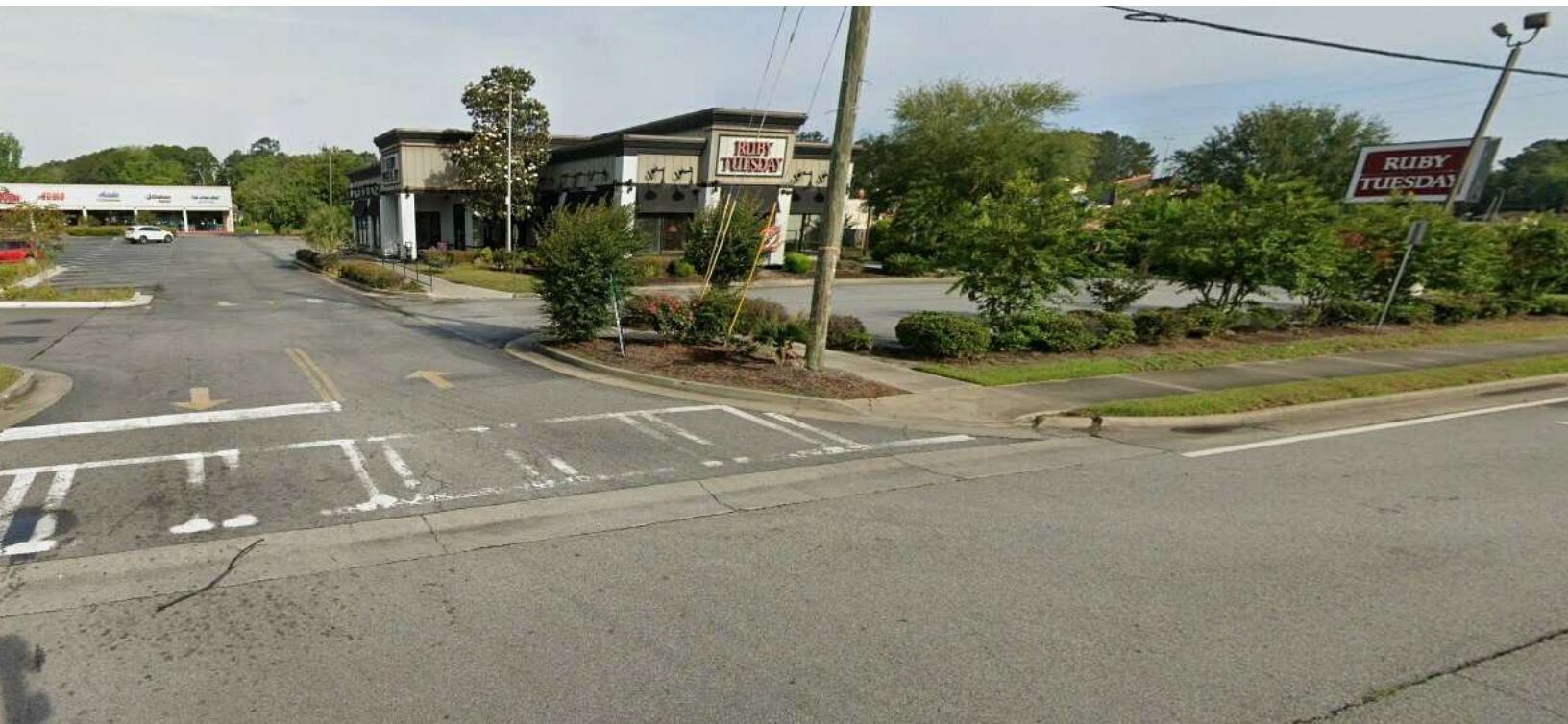




ADDITIONAL PHOTOS

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RETAILER MAP

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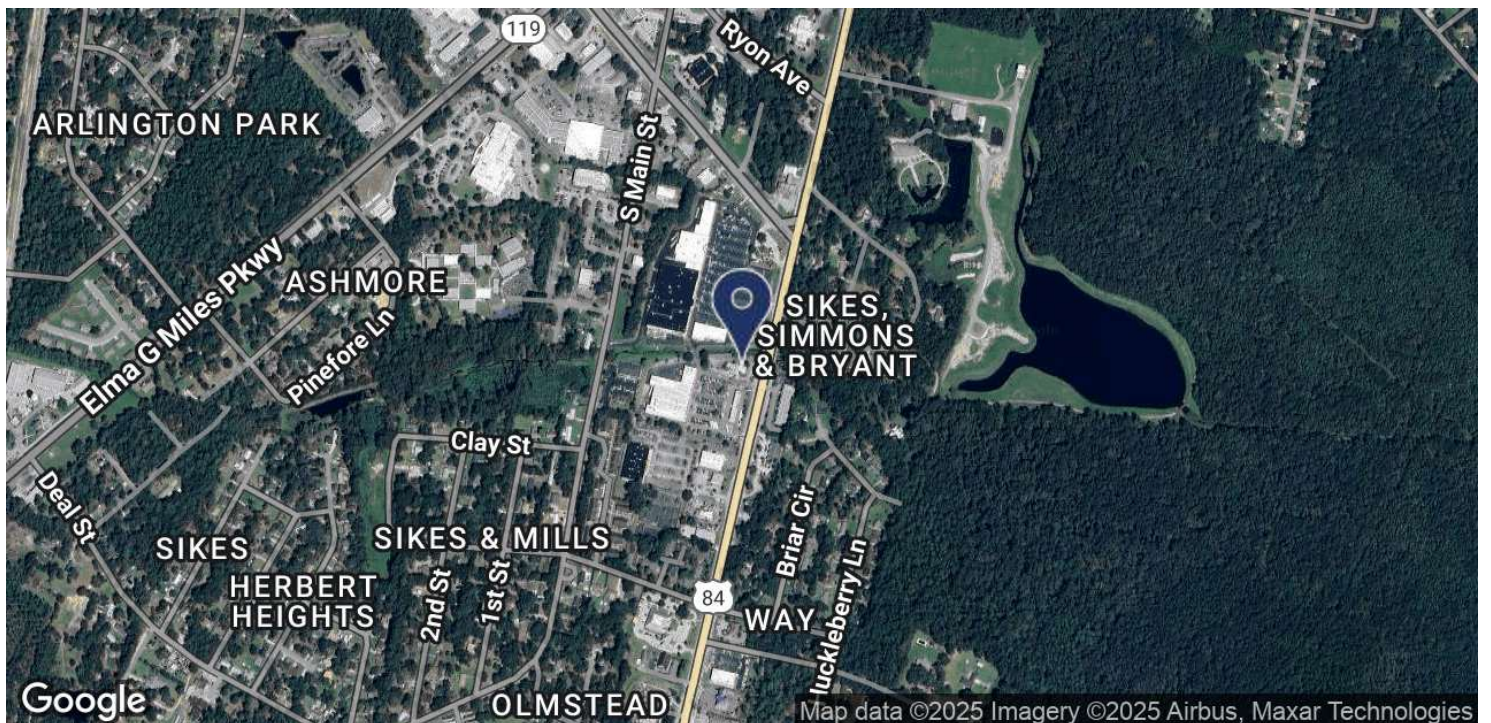
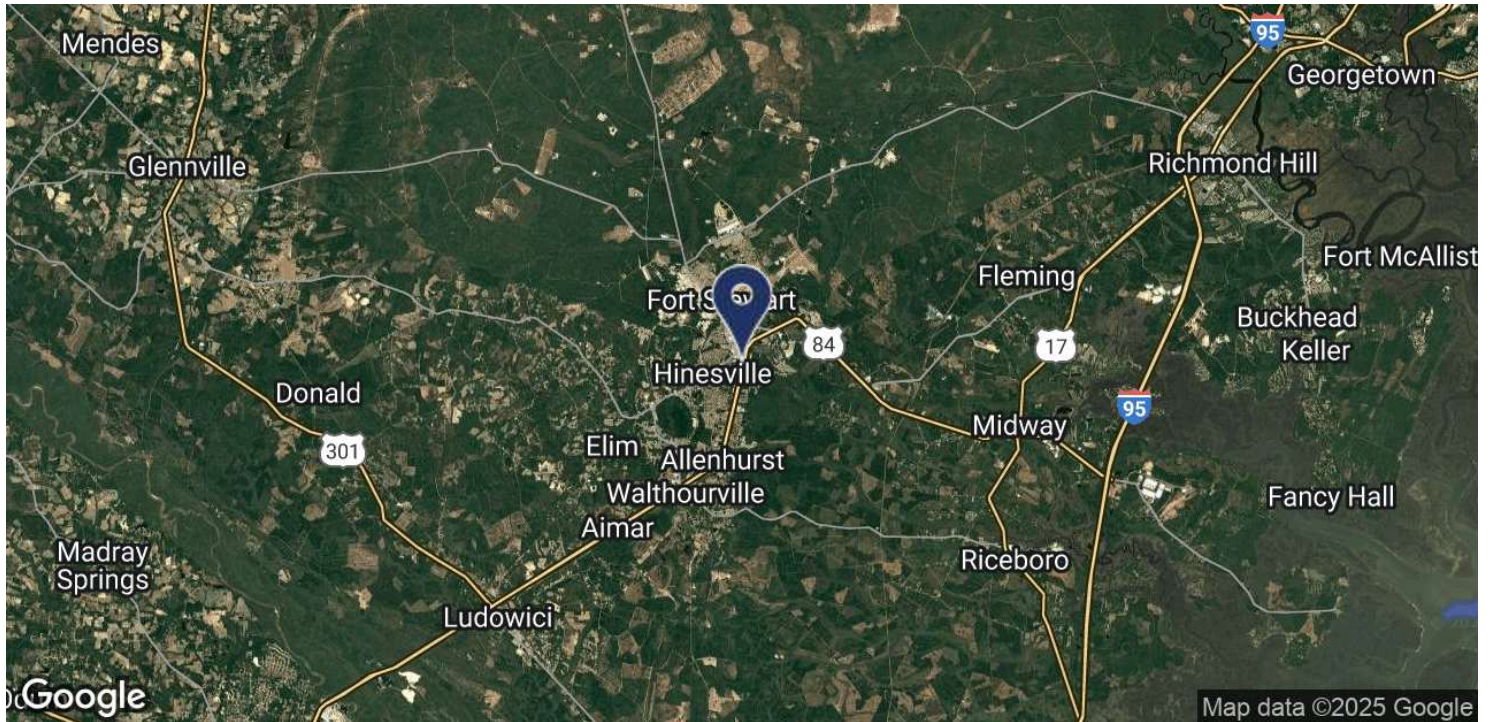




LOCATION MAP

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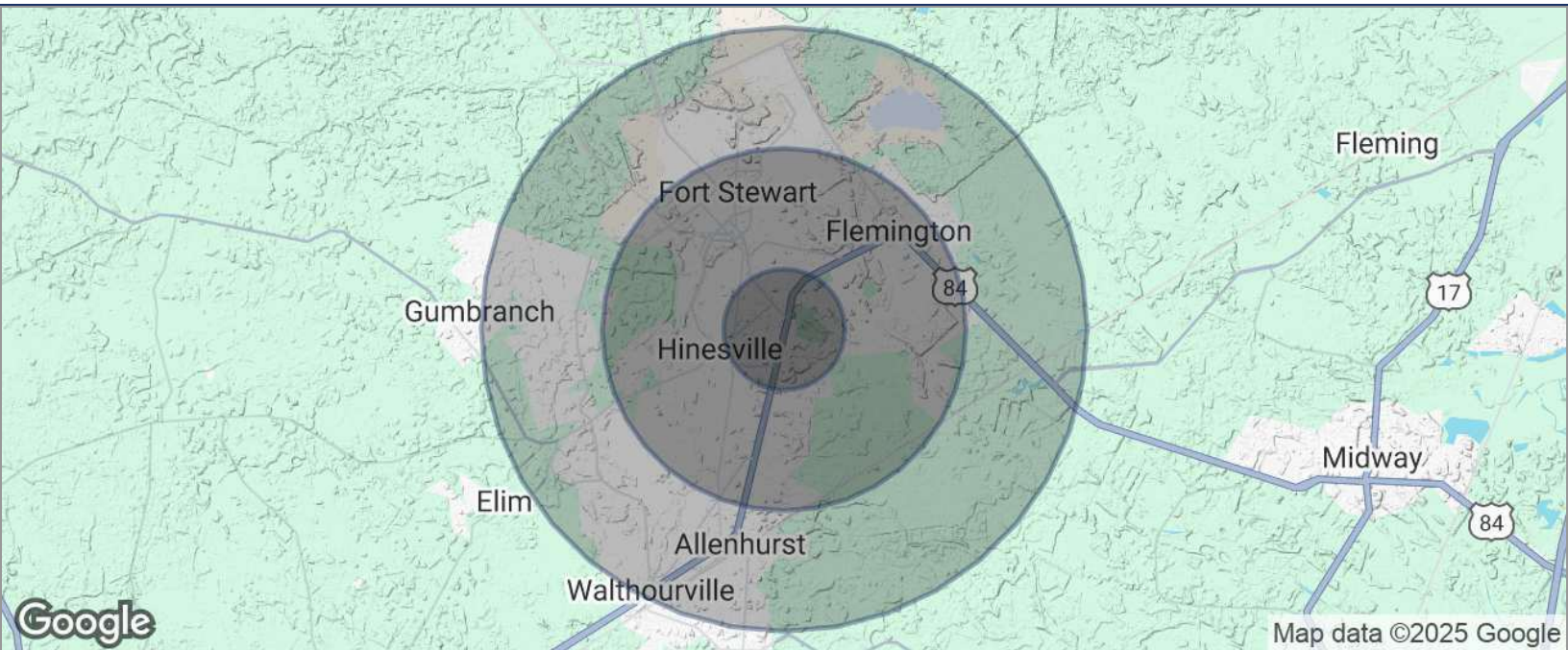




## DEMOGRAPHICS MAP

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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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