

# SALE

**402 W OGLETHORPE HWY**  
402 W Oglethorpe Hwy Hinesville, GA 31313



## PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity in the heart of Hinesville, Georgia. This prime property, spanning approximately 4.45 acres and zoned as C2, presents a compelling prospect for land and other investors. Boasting a strategic location with a high volume of approximately 33,000 vehicles passing by daily, the site offers unparalleled visibility and accessibility. With its generous lot size and capacity for expansion, this property is perfectly poised to accommodate a wide range of development projects, making it an ideal choice for investors seeking a valuable asset in a thriving commercial hub. Don't miss the chance to capitalize on this distinguished property and establish a lucrative presence in this dynamic market.

## PROPERTY HIGHLIGHTS

- Zoned as C2 for versatile commercial use
- Generous lot size of approximately 4.45 acres
- Strategic location with high daily traffic volume
- Ample room for potential expansion

## OFFERING SUMMARY

Sale Price:	\$799,900
Lot Size:	4.45 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,513	18,092	24,090
Total Population	6,022	51,936	69,459
Average HH Income	\$61,607	\$68,312	\$70,305

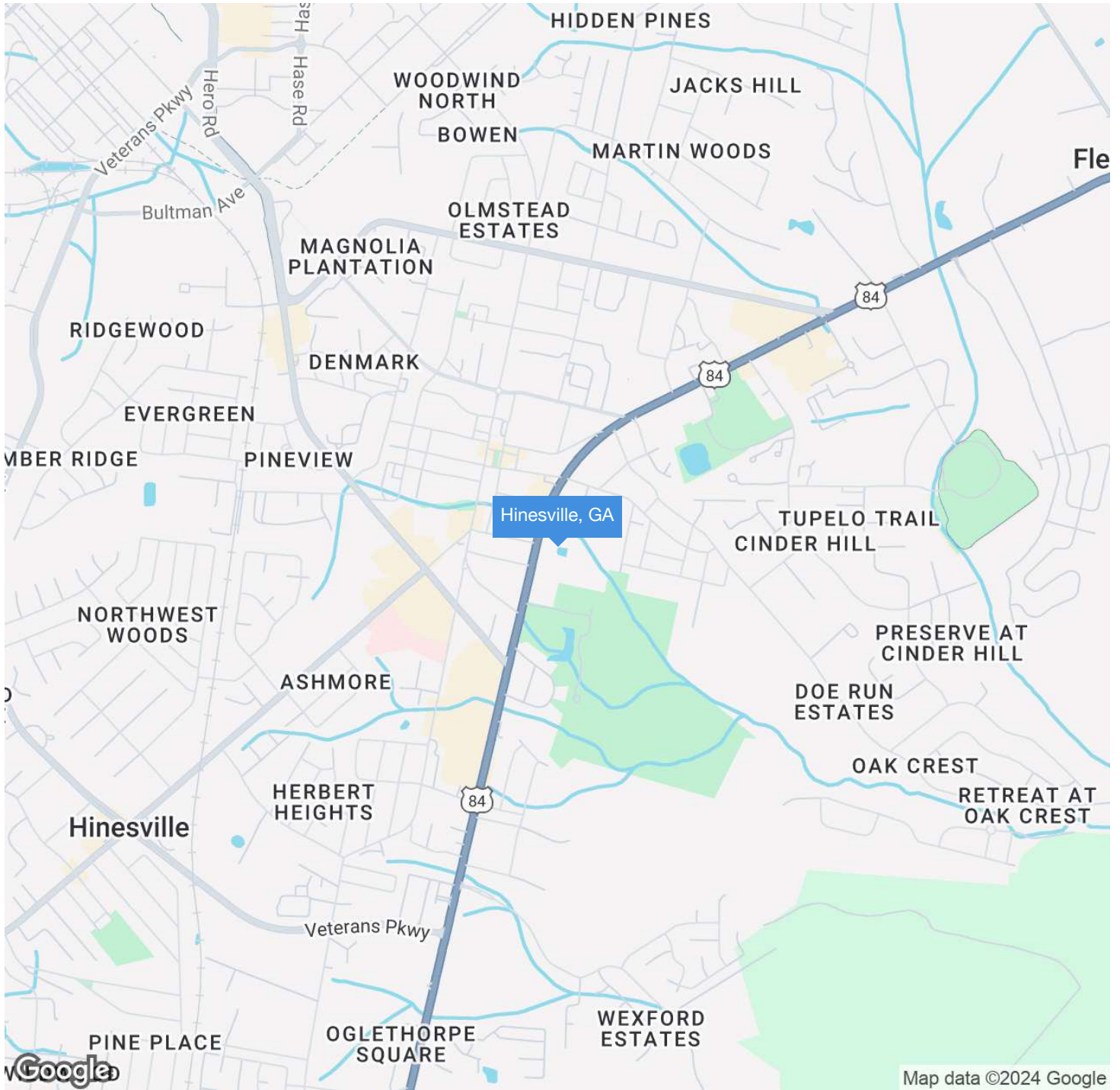
**Jimmy Shanken, CCIM, CIPS, RSPS**  
912.408.4040



**COLDWELL BANKER  
COMMERCIAL**  
SOUTHERN COAST

# SALE

**402 W OGLETHORPE HWY**  
402 W Oglethorpe Hwy Hinesville, GA 31313



**Jimmy Shanken, CCIM, CIPS, RSPS**  
912.408.4040

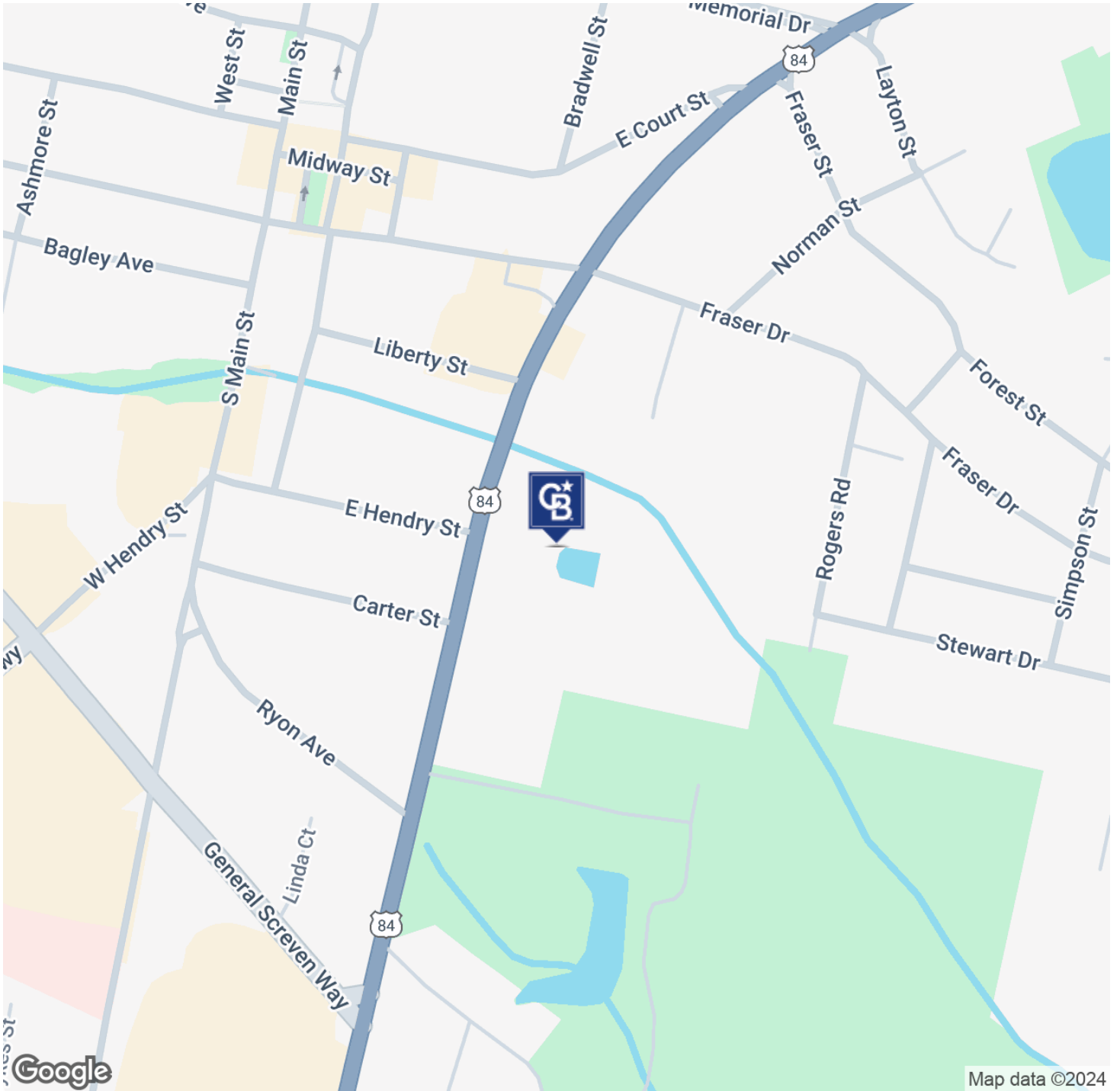


**COLDWELL BANKER  
COMMERCIAL**  
SOUTHERN COAST

# SALE

## 402 W OGLETHORPE HWY

402 W Oglethorpe Hwy Hinesville, GA 31313



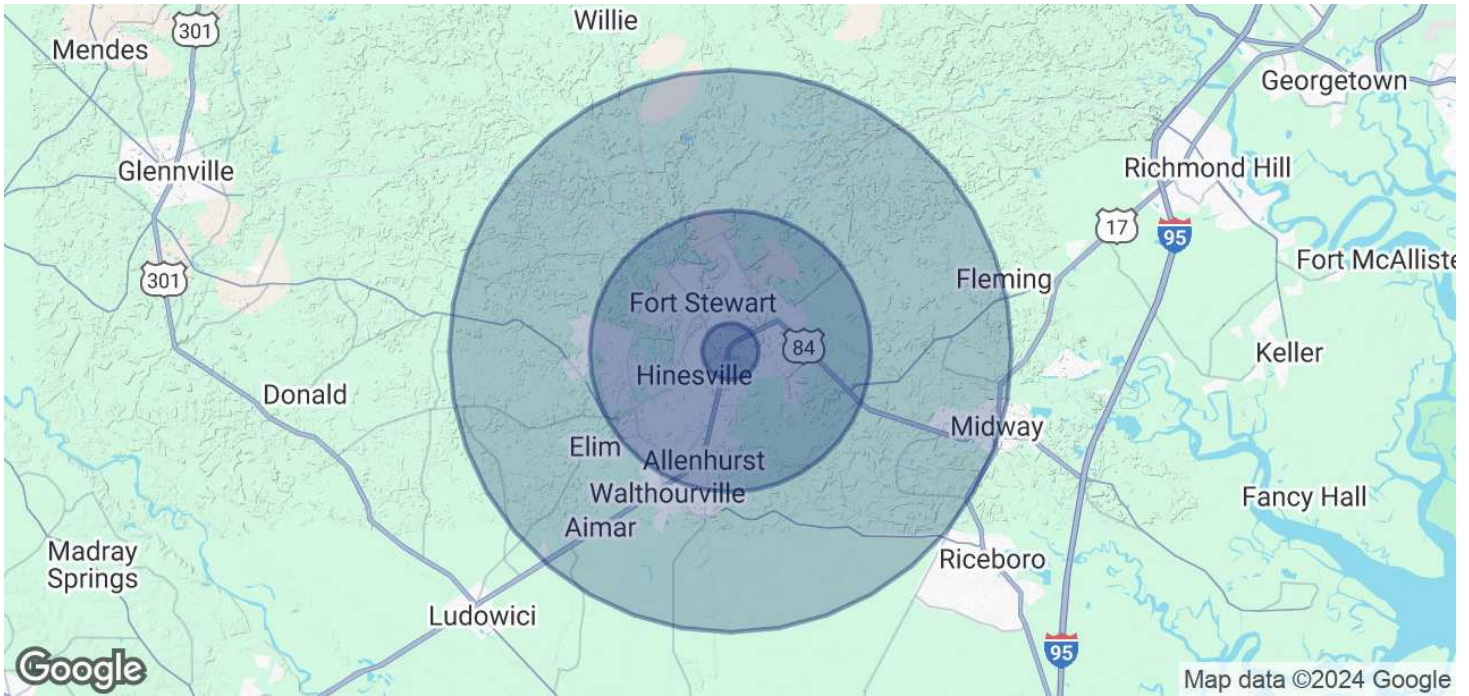
**Jimmy Shanken, CCIM, CIPS, RSPS**  
912.408.4040



**COLDWELL BANKER  
COMMERCIAL**  
SOUTHERN COAST

# SALE

**402 W OGLETHORPE HWY**  
402 W Oglethorpe Hwy Hinesville, GA 31313



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	6,022	51,936	69,459
Average Age	34	32	33
Average Age (Male)	32	31	32
Average Age (Female)	35	33	34
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	2,513	18,092	24,090
# of Persons per HH	2.4	2.9	2.9
Average HH Income	\$61,607	\$68,312	\$70,305
Average House Value	\$190,492	\$183,513	\$190,907

Demographics data derived from AlphaMap

**Jimmy Shanken, CCIM, CIPS, RSPS**  
912.408.4040



**COLDWELL BANKER  
COMMERCIAL**  
SOUTHERN COAST

# SALE

402 W OGLETHORPE HWY  
402 W Oglethorpe Hwy Hinesville, GA 31313



Jimmy Shanken, CCIM, CIPS, RSPS  
912.408.4040



COLDWELL BANKER  
COMMERCIAL  
SOUTHERN COAST