



**FOR SALE**

# BUILT-TO-SUITE WAREHOUSE

438 East Main Street, Swainsboro, GA 30401

**SHERMAN &  
HEMSTREET**  
Real Estate Company

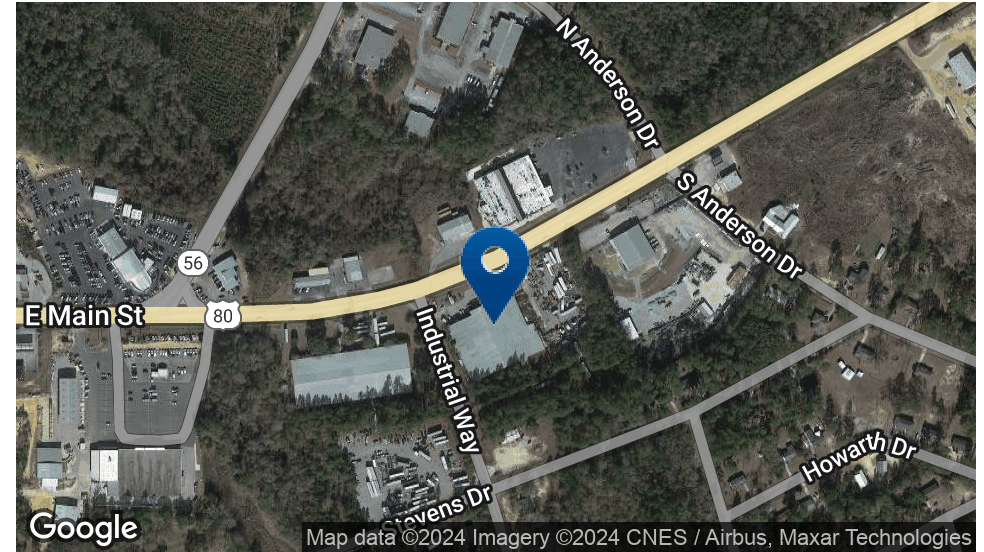
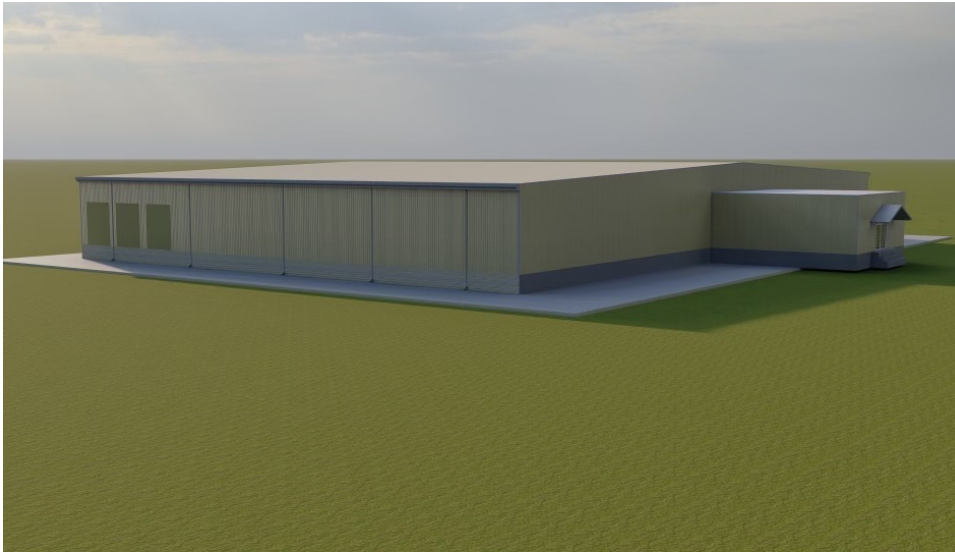
**ALEX HANSBARGER**

Commercial Sales Associate

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706.722.8334

# Property Summary



## PROPERTY DESCRIPTION

Sherman & Hemstreet is proud to present this Industrial warehouse to be built to spec for future user or investor. Build-to-Suite property will be delivered within 6 months accepted offer. Current plans offer a 31,600 SF warehouse on 5.74-acre property, that includes large truck/trailer parking area on site. Building will be fully sprinkled, insulated, and will have 3-phase power. Clear height is 23' in center, 19' on eaves. There will also be 3 dock high doors, 1 drive in bay, and 1,600 SF of office space, providing 30,000 SF total of warehouse operating space.

Specs and size of building can be altered to buyer's needs.

This property is also available for lease. Please inquiry for lease rate and terms.

## OFFERING SUMMARY

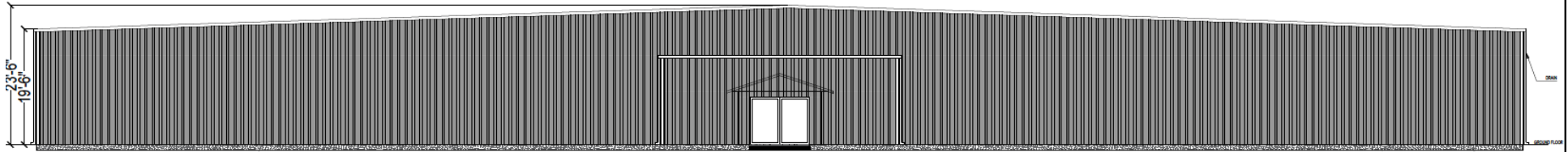
Sale Price:	\$1,300,000
Available SF:	31,600 SF
Lot Size:	5.74 Acres
Delivery Date:	Within 6 Months of AO

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	1,731	2,723	6,563
Total Population	3,669	6,184	15,273
Average HH Income	\$31,189	\$37,146	\$40,563

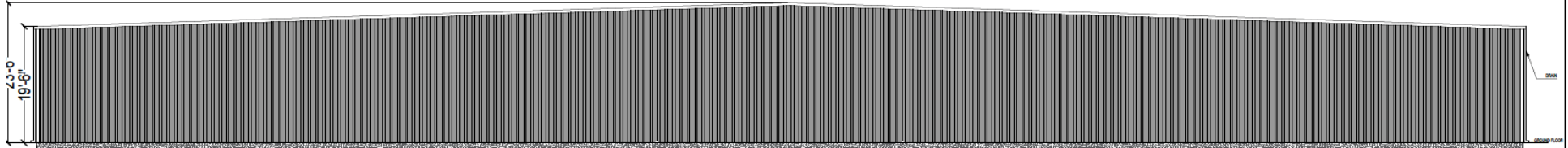


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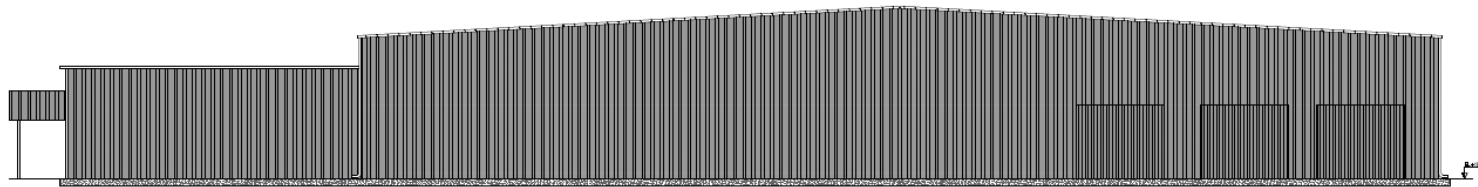
# Additional Photos



FRONT ELEVATION  
(SCALE= 1/8" 1'-0")

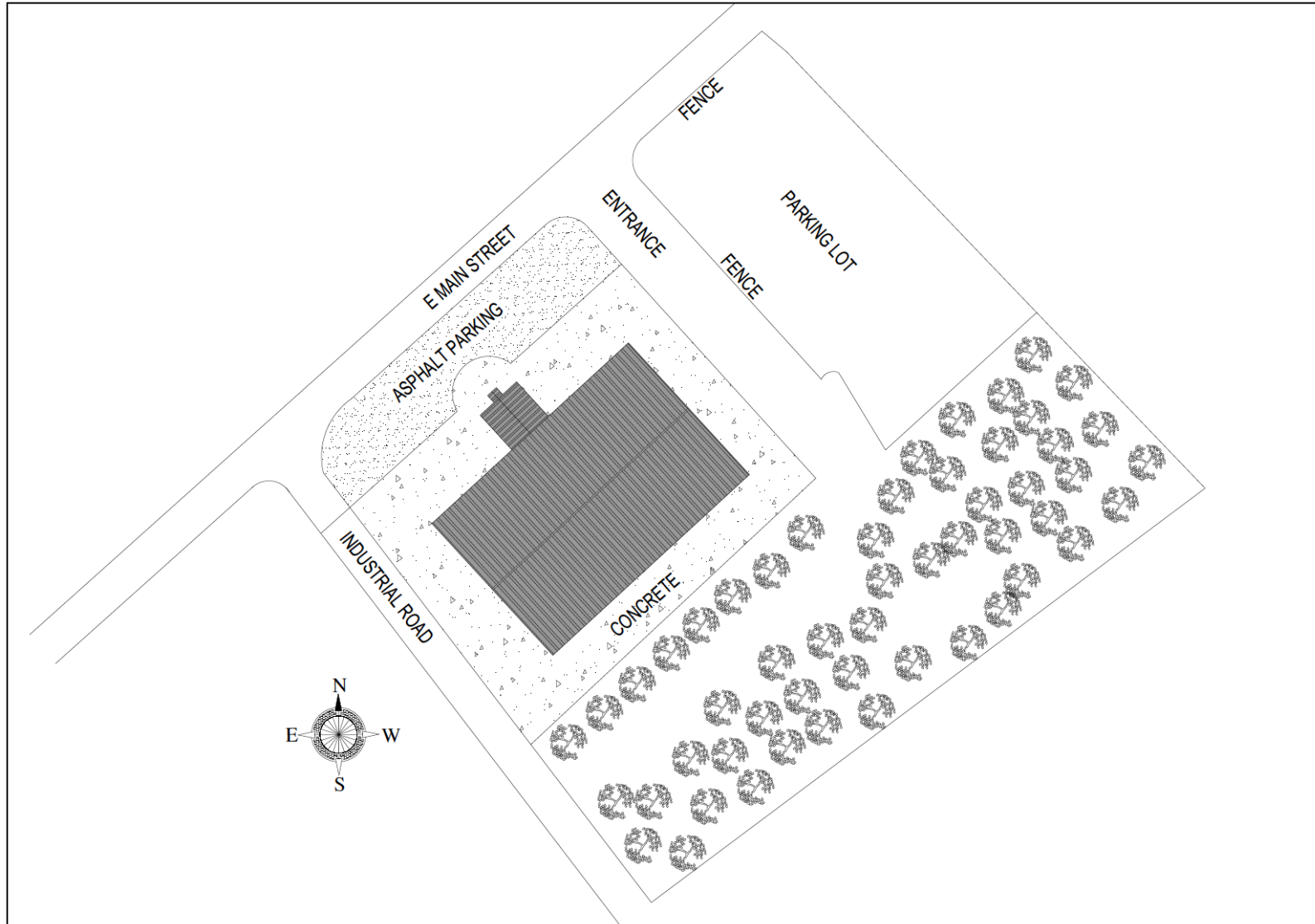


BACK ELEVATION  
(SCALE= 1/8" 1'-0")



SIDE ELEVATION  
(SCALE= 1/8" 1'-0")

# Site Plan





# Regional Retailer Map- I:16 Corridor





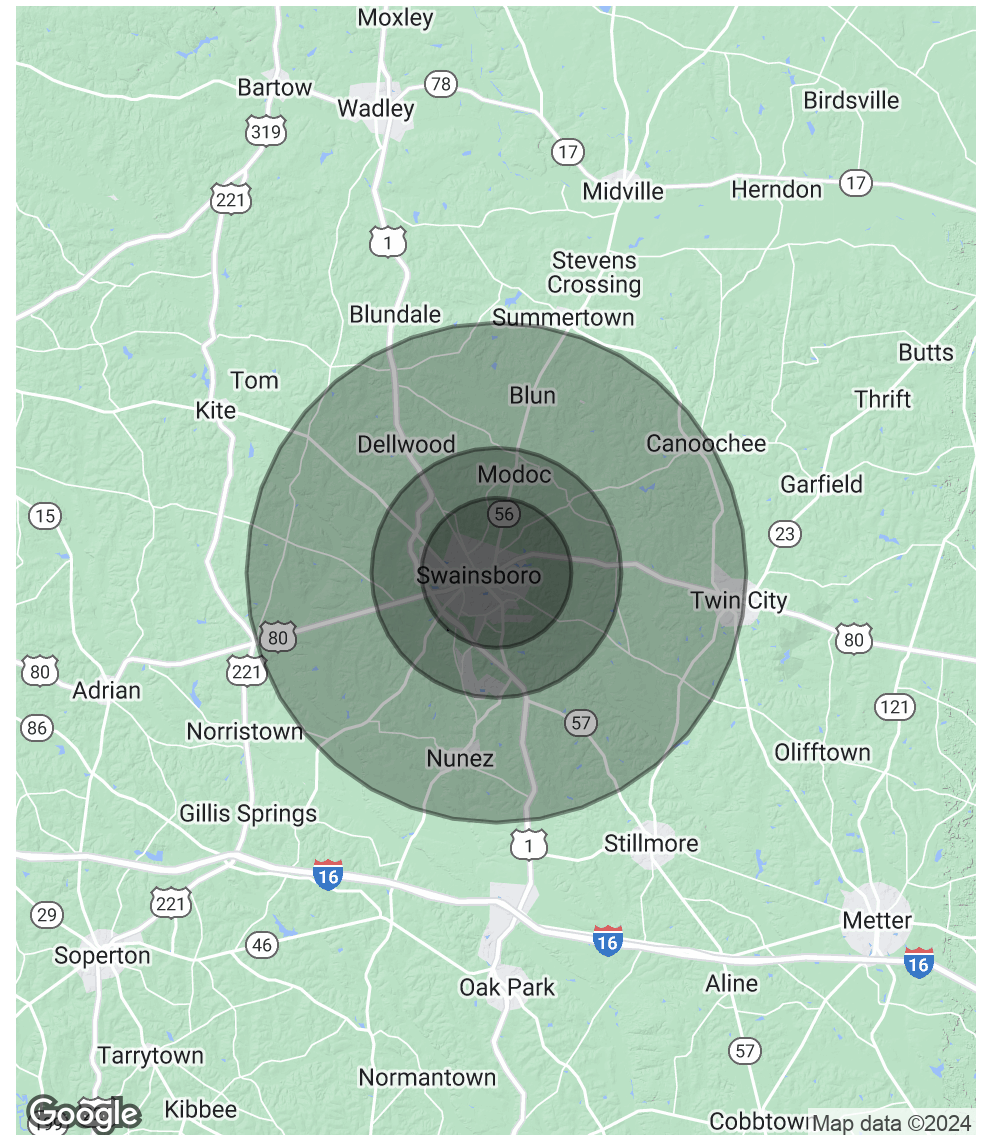
# Swainsboro, GA Demographics/Workforce

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	3,669	6,184	15,273
Average Age	31.9	33.7	35.7
Average Age (Male)	27.0	29.3	31.7
Average Age (Female)	36.1	36.9	38.6

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,731	2,723	6,563
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$31,189	\$37,146	\$40,563
Average House Value	\$83,524	\$83,713	\$82,316

\* Demographic data derived from 2020 ACS - US Census

LABOR FORCE (45 MILE RADIUS)	AS OF APRIL, 2022
Total	119,448
Employed	115,019
Unemployed	4,429



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# Advisor Bio



## ALEX HANSBARGER

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GA #420237

## PROFESSIONAL BACKGROUND

Alex Hansbarger specializes in commercial real estate sales and leasing and has over 7 year of experience in the real estate industry. With a focus on southeastern Georgia, Alex has services both local and national clients' brokerage needs from the northern Savannah region to Statesboro and Dublin Georgia. He has extensive experience working with investment properties from his time working in a real estate firm in Athens. While at that firm Alex's team was the ranked number one from 2016 through 2019, closing 100+ transactions per year. Sales and networking have been his passion his entire life through private business, connecting professionals to opportunities, and providing top-notch services to his clients. Personal and professional growth has always been his aim.

Sherman & Hemstreet Real Estate Co. is the region's largest CRE firm, providing commercial real estate services for Eastern and Southern Georgia as well as the western half of South Carolina. In addition to Georgia and South Carolina S&H handles investment property transactions and is licensed in both North Carolina and Alabama. In addition to being one of the region's top commercial real estate brokerage firms S&H is one of the largest property management firms in the southeast. Currently S&H manages industrial, office, and retail assets for a wide range of clients

## EDUCATION

Hondros College of Business

## MEMBERSHIPS

Effingham Chamber of Commerce- Ambassador

### Sherman & Hemstreet Real Estate Company

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