

SALE

131 MACARTHUR DR

131 Macarthur Dr Hinesville, GA 31313



PROPERTY DESCRIPTION

Introducing a prime investment opportunity in the thriving Hinesville area. This meticulously maintained 1,593 SF building, constructed in 1965, presents a solid foundation for office building investors. The property offers versatile potential for a range of professional enterprises. With a strategic location in Hinesville, this property capitalizes on a dynamic business environment and the steady flow of professionals to the area. Spark your imagination with the possibilities for this well-positioned property, perfectly suited to meet the needs of discerning investors seeking a strategic and lucrative opportunity in the heart of Hinesville.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Sale Price:	\$499,900
Lot Size:	23,304 SF
Building Size:	1,593 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	35	222	1,426
Total Population	93	559	3,515
Average HH Income	\$87,456	\$69,825	\$64,877

Jimmy Shanken, CCIM, CIPS, RSPS
(912) 408-4040



**COLDWELL BANKER
COMMERCIAL**
SOUTHERN COAST

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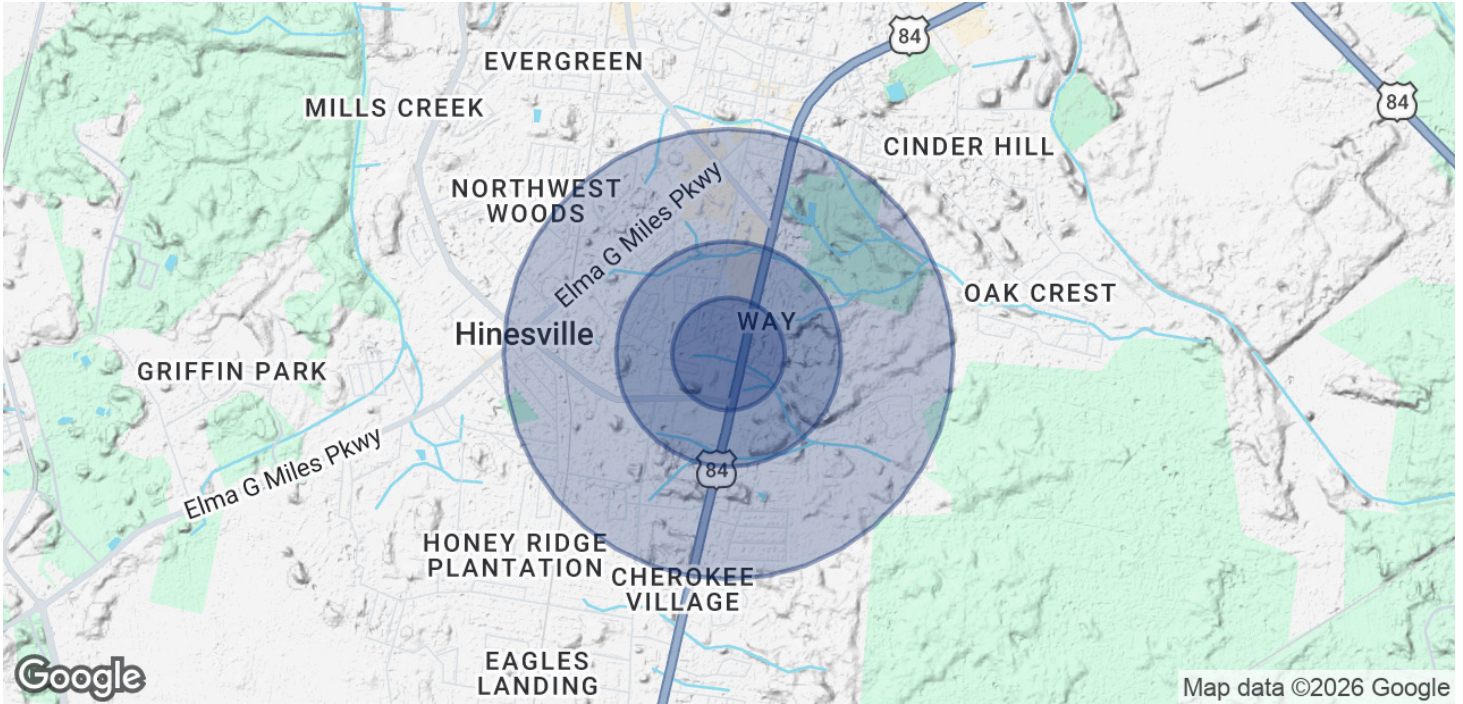


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	93	559	3,515
Average Age	35.1	32.5	30.6
Average Age (Male)	34.8	31.3	29
Average Age (Female)	36.1	35.1	35

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	35	222	1,426
# of Persons per HH	2.7	2.5	2.5
Average HH Income	\$87,456	\$69,825	\$64,877
Average House Value	\$232,217	\$198,798	\$184,408

2023 American Community Survey (ACS)

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