

# SALE

**730 W. OGLETHORPE HIGHWAY**  
730 W. Oglethorpe Highway Hinesville, GA 31313



## PROPERTY DESCRIPTION

Retail Development Opportunity in Hinesville's Prime Trade Area  
Coldwell Banker Commercial Southern Coast is proud to present one of the last remaining parcels in the heart of Hinesville's core retail corridor. This 1.01-acre site offers outstanding potential for retail development, strategically positioned near the high-traffic intersection of Oglethorpe Highway and Veterans Parkway. Daily Traffic Count: Approximately 35,500 vehicles Neighboring Anchor: Directly across from Lowe's With exceptional visibility and access, this property is ideally suited for businesses looking to capitalize on Hinesville's growing commercial landscape.

## OFFERING SUMMARY

Sale Price:	\$1,350,000
Lot Size:	1.01 Acres
Building Size:	4,628 SF

## PROPERTY HIGHLIGHTS

- 1.01-acre parcel in Hinesville's prime retail trade area
- Outstanding development potential for retail users
- Strategic location near Oglethorpe Highway & Veterans Parkway
- Daily traffic count of ~35,500 vehicles
- Exceptional visibility and ease of access
- Directly across from Lowe's and surrounded by strong national retailers
- One of the last remaining parcels in Hinesville's core retail corridor

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,898	13,950	20,675
Total Population	3,708	29,464	43,691
Average HH Income	\$47,921	\$49,641	\$50,635

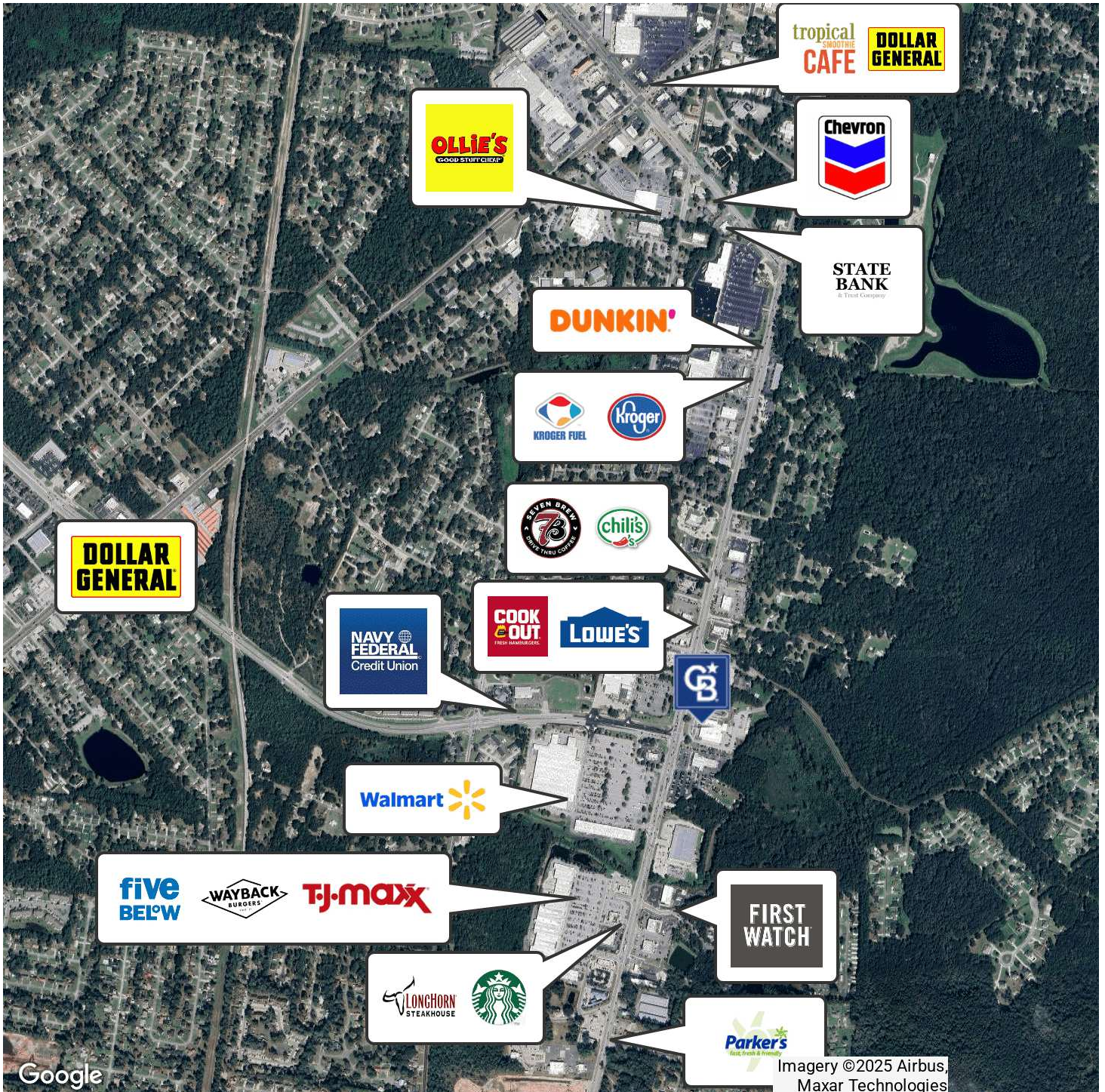
**Jimmy Shanken, CCIM, CIPS, RSPS**  
(912) 408-4040



**COLDWELL BANKER  
COMMERCIAL**  
SOUTHERN COAST

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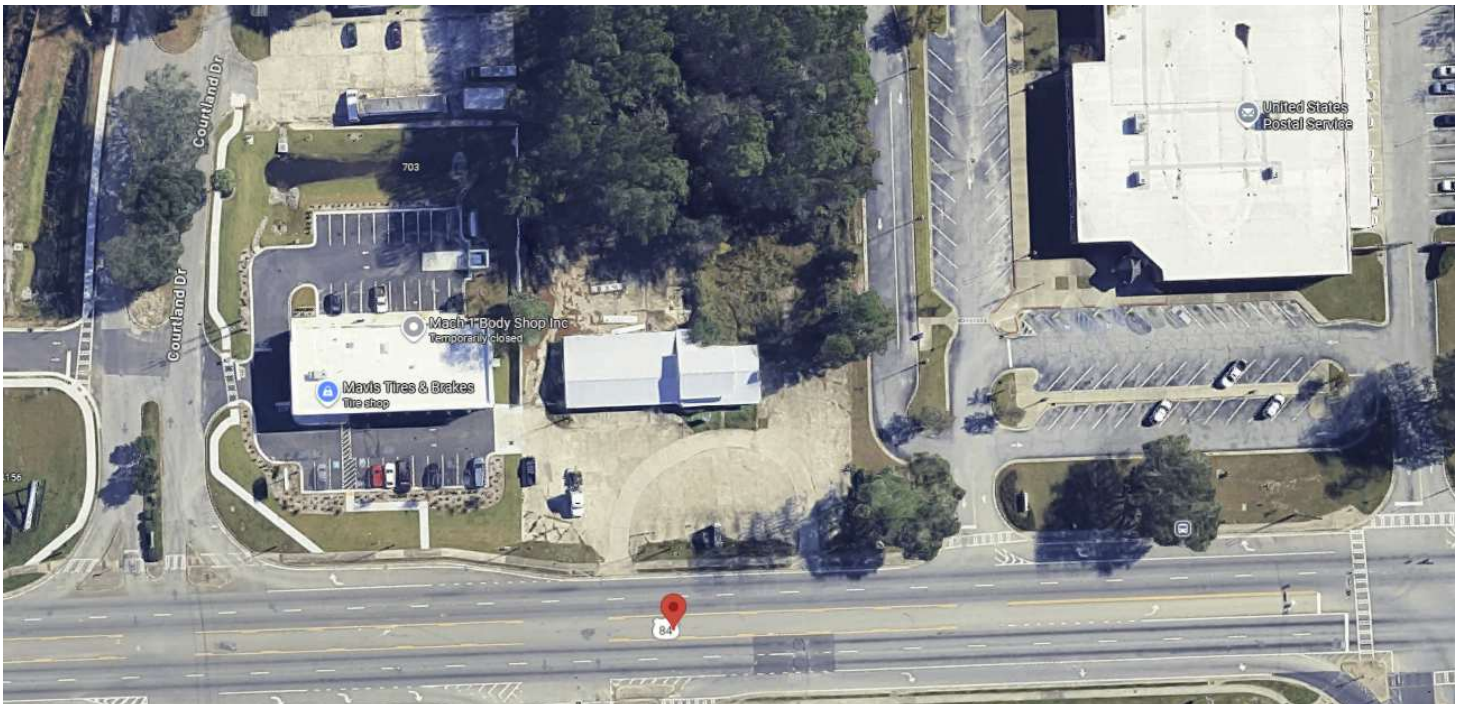


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## 730 W. OGLETHORPE HIGHWAY

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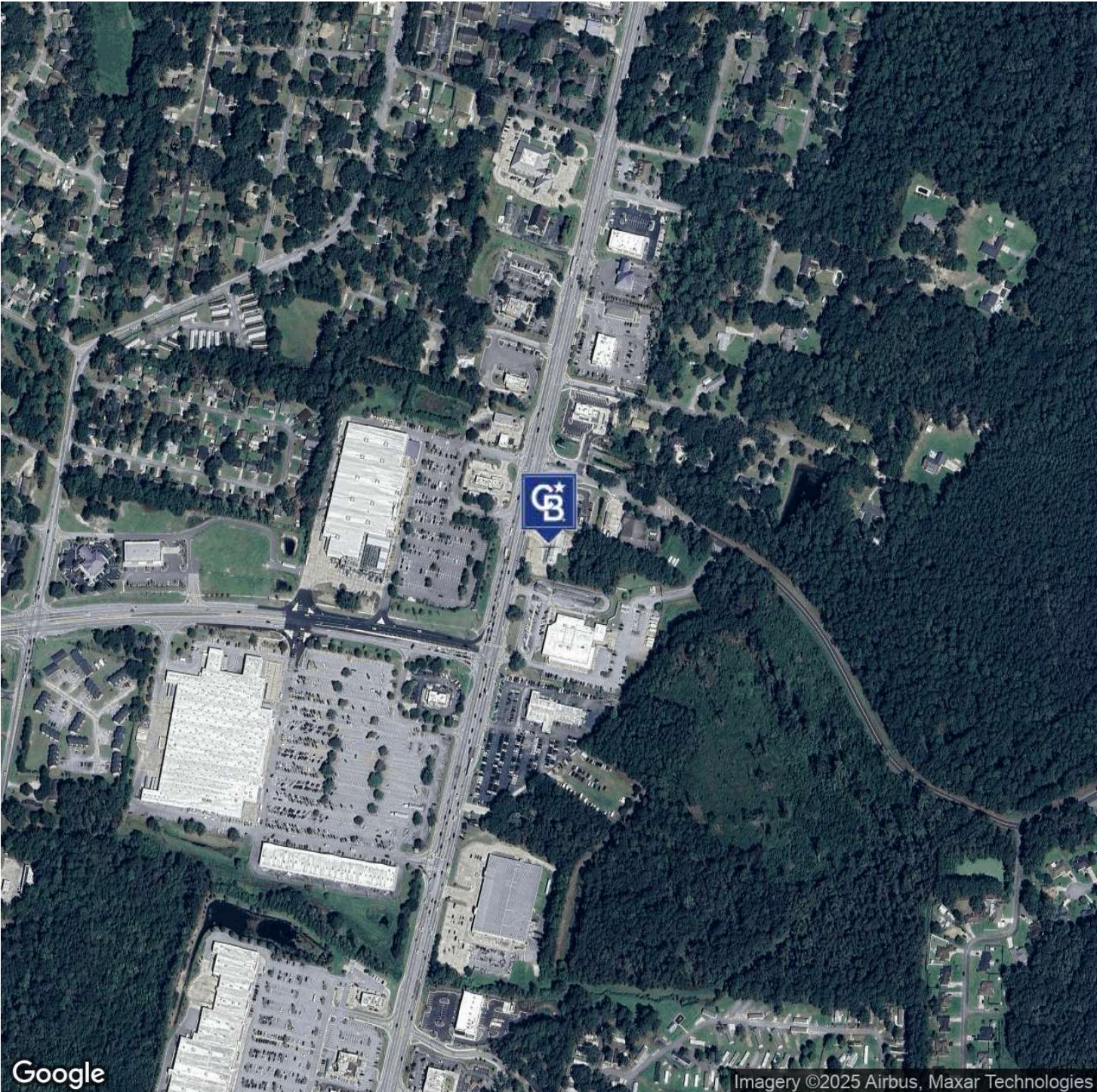
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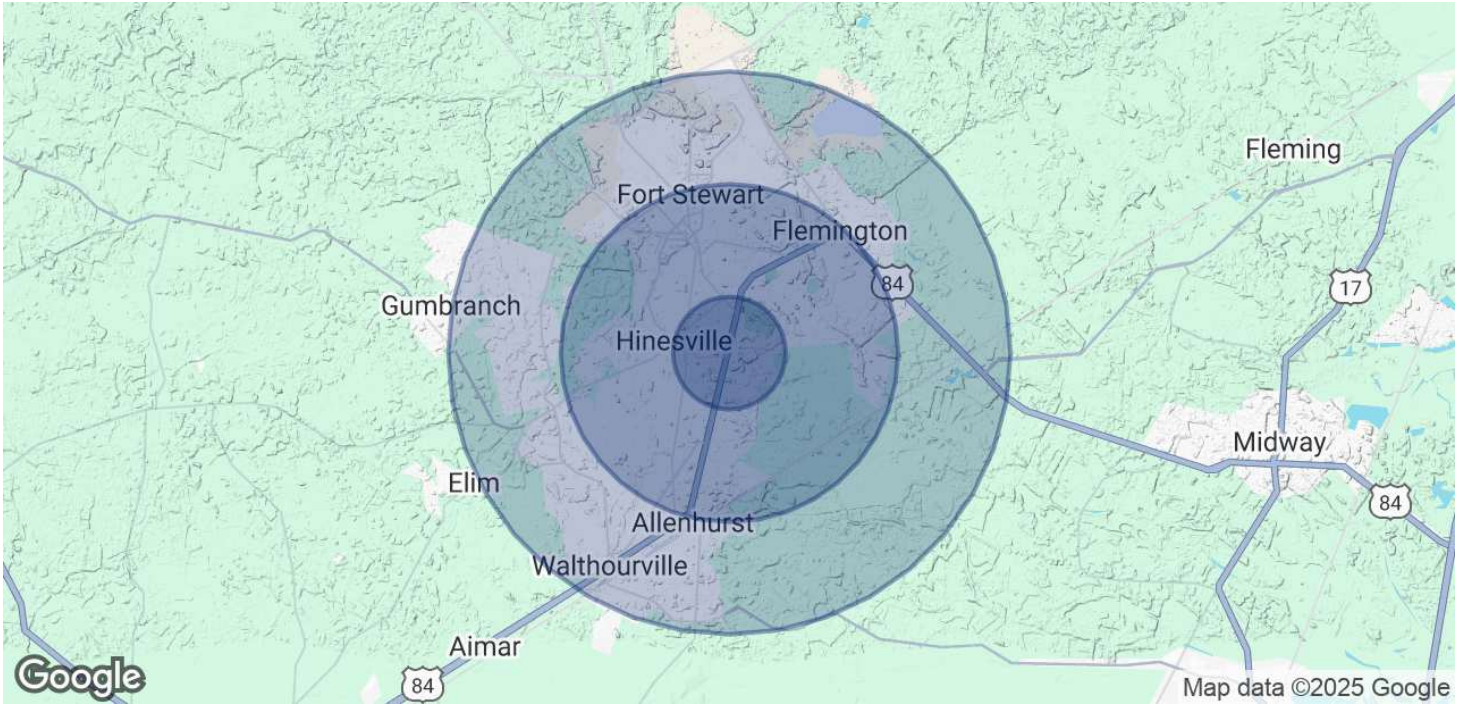
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	3,708	29,464	43,691
Average Age	32.4	29.7	30.3
Average Age (Male)	29.9	28.7	29.4
Average Age (Female)	38	30.9	31.6

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	1,898	13,950	20,675
# of Persons per HH	2	2.1	2.1
Average HH Income	\$47,921	\$49,641	\$50,635
Average House Value	\$116,111	\$121,779	\$125,240

2020 American Community Survey (ACS)

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