

A photograph of a single-story white building with a gabled roof and a small steeple, identified as the Sunshine Learning Center. The building is surrounded by trees and has a parking lot in front. A sign on the right side of the image provides details about the center. The overall scene is captured in a blue-tinted, dusk-like lighting.

**BUSINESS FOR SALE**

**SAVANNAH OPERATING  
DAYCARE**

794 King George Blvd, Savannah, GA 31419

**SHERMAN &  
HEMSTREET**  
Real Estate Company

**ALEX HANSBARGER**  
Commercial Sales Associate  
ahansbarger@shermanandhemstreet.com  
706.722.8334

# Property Summary



## PROPERTY DESCRIPTION

Turn-key daycare available for purchase. Rated for 76 students, this fully operational daycare that's been operational since 2005, offers 7 classrooms for various age groups, each equipped with freshly installed hand sinks/vanities, new flooring throughout, and video surveillance system with telecom capabilities. The 4,432 SF commercial building includes private office for management, laundry facilities, 3 outdoor playgrounds, and great signage at the road. Business comes with all assets including furnishings, school supplies, 3 jungle gyms, and 2 storage buildings. Real estate can be purchased with business.

## PROPERTY HIGHLIGHTS

- DIMENSIONAL ROOF: APPROX 5 YRS OLD
- 2 HVAC UNITS: APPROX 7 YRS OLD
- NEW SECURITY SYSTEM THROUGHOUT
- OPERATING SINCE 2005

## OFFERING SUMMARY

Sale Price:	Undisclosed
Lot Size:	0.45 Acres
Building Size:	4,432 SF
Rating:	Up to 76 Students

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,049	10,501	27,911
Total Population	6,682	25,336	68,637
Average HH Income	\$106,512	\$89,227	\$85,416



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# Additional Photos



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# Property Details

Sale Price	<b>UNDISCLOSED</b>
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## LOCATION INFORMATION

Building Name	Savannah Operating Daycare
Street Address	794 King George Blvd
City, State, Zip	Savannah, GA 31419
County	Chatham
Road Type	Paved
Market Type	Large
Nearest Highway	Abercorn Street/Hwy 204
Nearest Airport	Savannah/Hilton Head International Airport

## BUILDING INFORMATION

Building Size	4,432 SF
Tenancy	Single
Number of Floors	1
Year Built	1993
Year Last Renovated	2023
Construction Status	Existing
Roof	Dimensional (Approx. 5 yrs old)
Free Standing	Yes

## PROPERTY INFORMATION

Property Subtype	Daycare
Zoning	PUD-C
Lot Size	0.45 Acres
APN #	10993 02008
Lot Frontage	100 ft
Lot Depth	200 ft
Corner Property	Yes
Waterfront	No
HVAC	2 Units (Approx. 7 yrs old)
Roof	Dimensional (Approx. 5 yrs old)



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# Retailer Map



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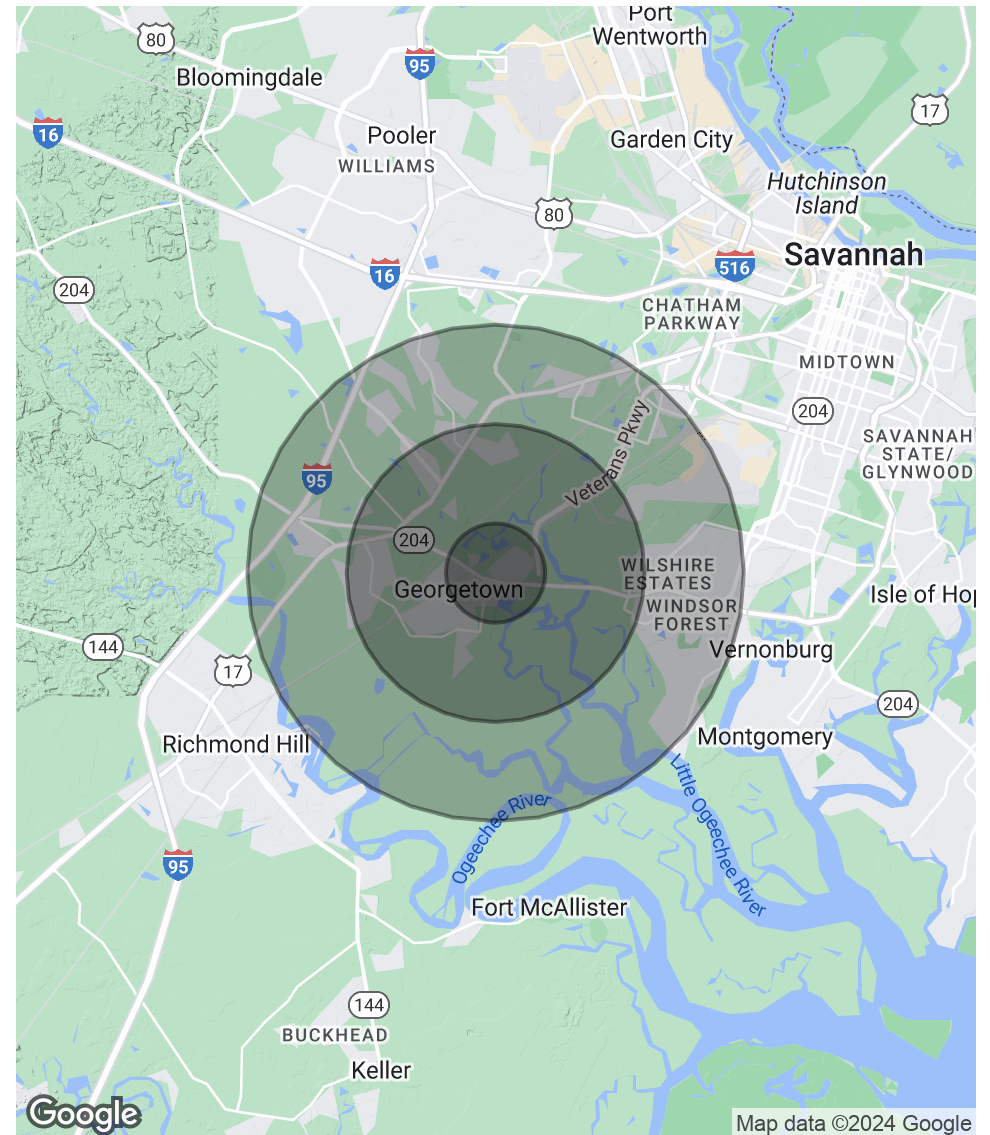
# Demographics Map & Report

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	6,682	25,336	68,637
Average Age	37	37	38
Average Age (Male)	36	36	37
Average Age (Female)	38	38	39

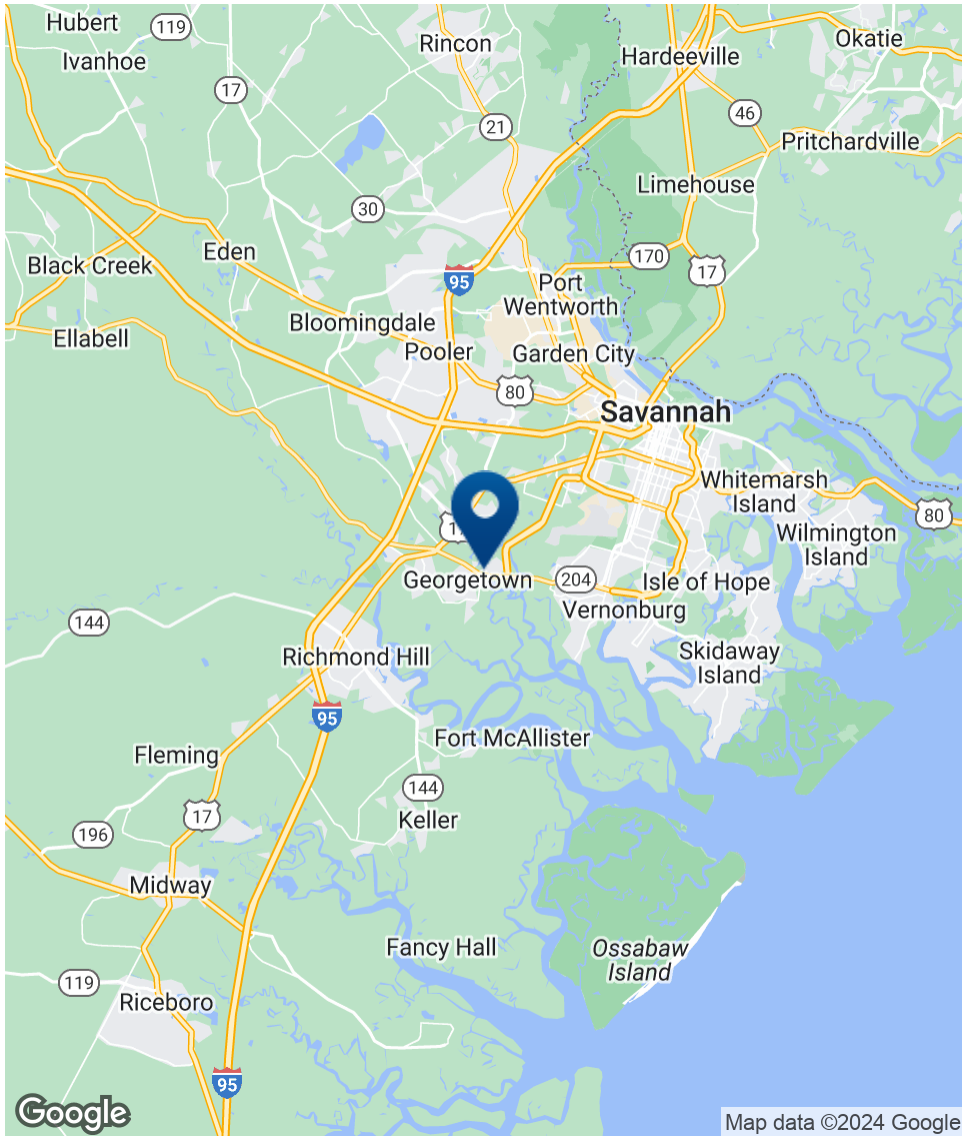
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	3,049	10,501	27,911
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$106,512	\$89,227	\$85,416
Average House Value	\$308,140	\$283,840	\$264,485

Demographics data derived from AlphaMap



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# Location Map



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# Advisor Bio



## ALEX HANSBARGER

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Direct: **706.722.8334** | Cell: **912.509.2108**

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

4316 Washington Road  
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