

LEASE

THE SHOPPES OF HINESVILLE

103 General Screven Way Hinesville, GA 31313



PROPERTY DESCRIPTION

Introducing the prime opportunity to lease a distinguished property at 103 General Screven Way in Hinesville, GA. Boasting modern architecture and state-of-the-art facilities, this property provides a professional and inviting environment for tenants. With ample parking, customizable office spaces, and high-speed internet connectivity, this location is ideal for businesses seeking a strategic and convenient base of operations. Tenants will appreciate the flexible lease options and attentive property management, ensuring a seamless experience. Elevate your business in this prestigious setting, designed to meet the needs of discerning tenants seeking a standout commercial space in Hinesville.

PROPERTY HIGHLIGHTS

- Ample on-site parking for tenants and guests
- High-speed internet connectivity

OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (NNN)
Number of Units:	3
Available SF:	2,000 - 3,600 SF
Lot Size:	8.2 Acres
Building Size:	2,100 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	58	460	2,746
Total Population	132	1,079	6,743

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



**COLDWELL BANKER
COMMERCIAL**
SOUTHERN COAST

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PROPERTY HIGHLIGHTS

- - Ample on-site parking for tenants and guests
- - High-speed internet connectivity
- - Flexible lease options available
- - Convenient and accessible location
- - Professional and inviting environment for businesses
- - Standout commercial space in Hinesville



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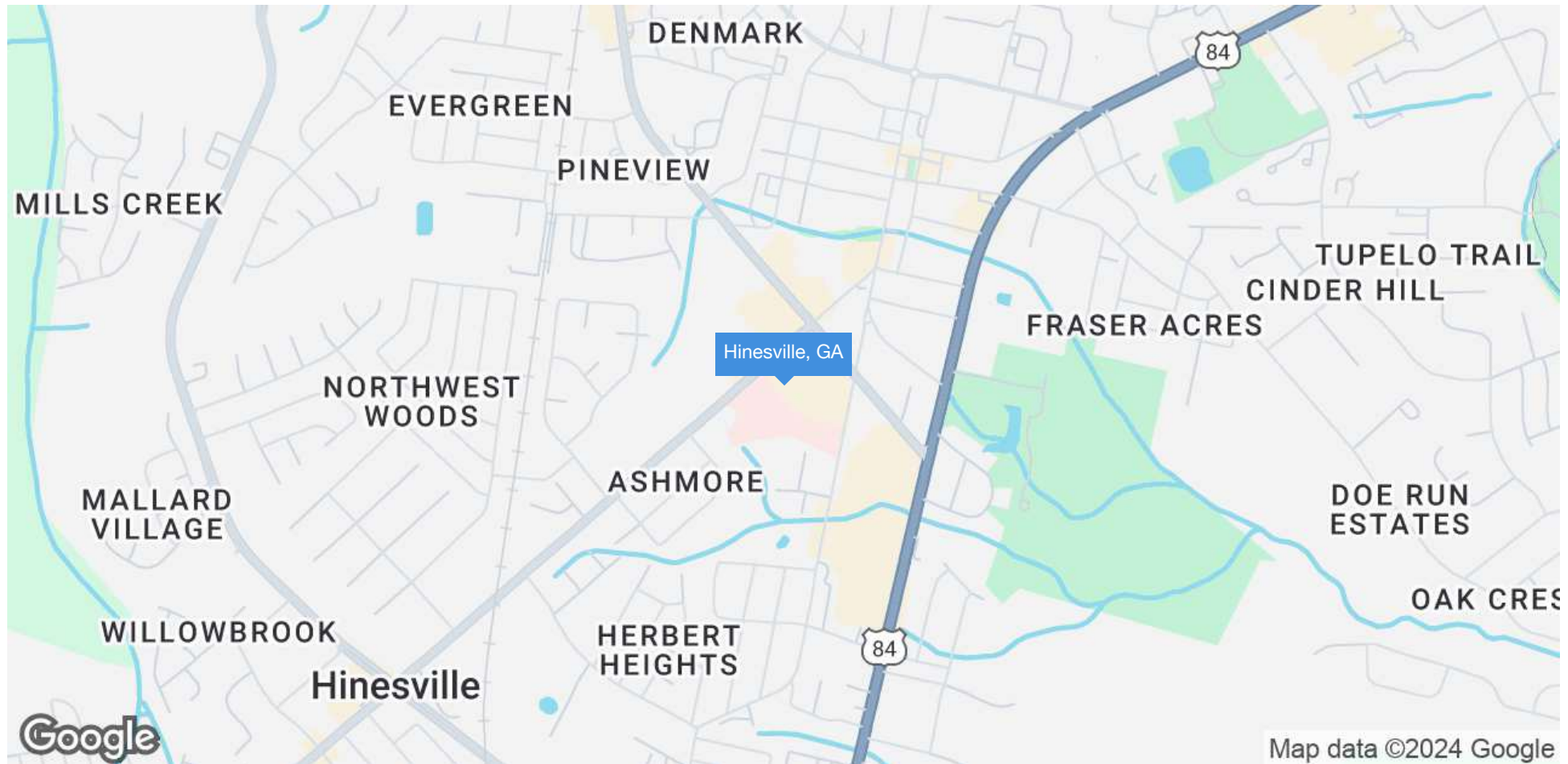


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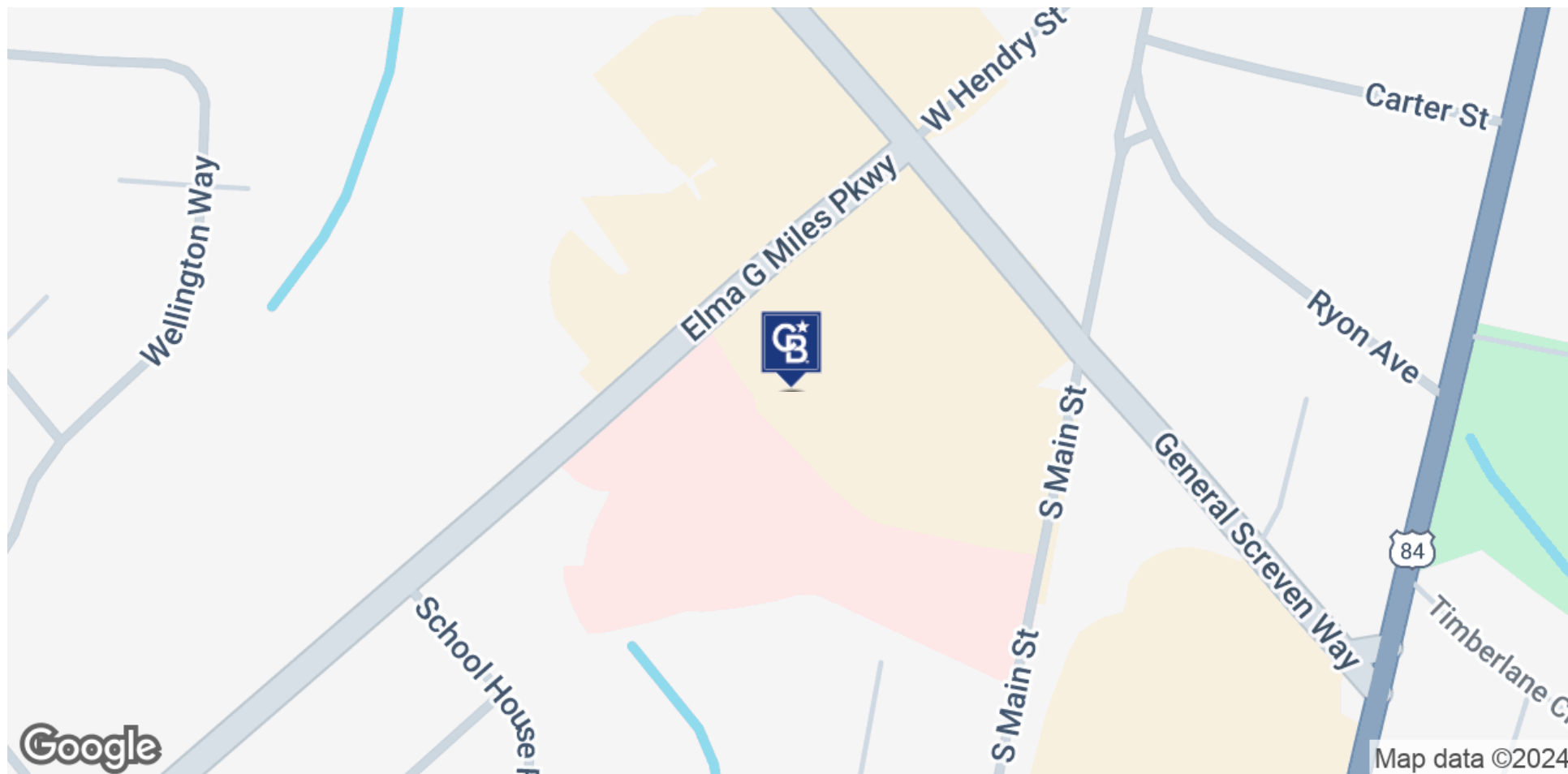


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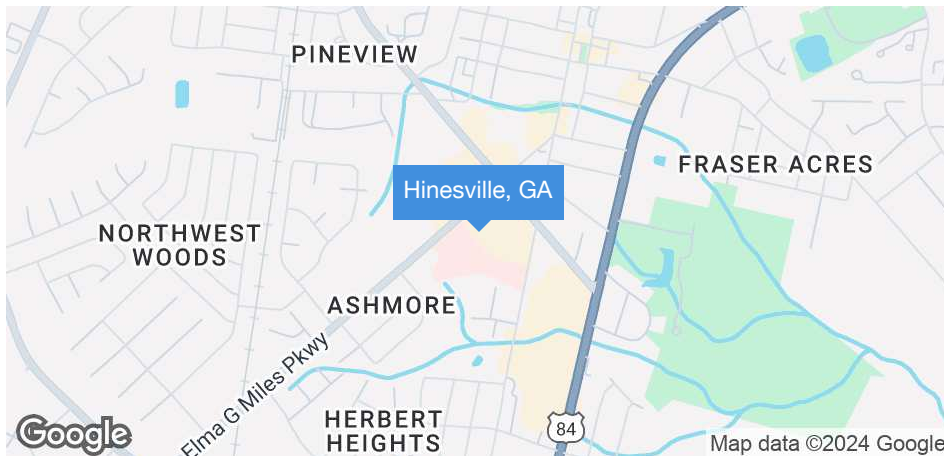


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LOCATION DESCRIPTION

Discover the vibrant community surrounding the location in Hinesville, GA. Just a short drive from the property, tenants can explore downtown Hinesville, where a variety of dining, shopping, and entertainment options await. Nature enthusiasts can appreciate the proximity to James A. Brown Park, perfect for a peaceful retreat or afternoon stroll. Additionally, the area offers convenient access to Fort Stewart, a major military installation, and the nearby Coastal Georgia Botanical Gardens. With a range of amenities and attractions nearby, the area surrounding the property provides an enriching environment for Office / Office Building tenants.

LOCATION DETAILS

County

Liberty



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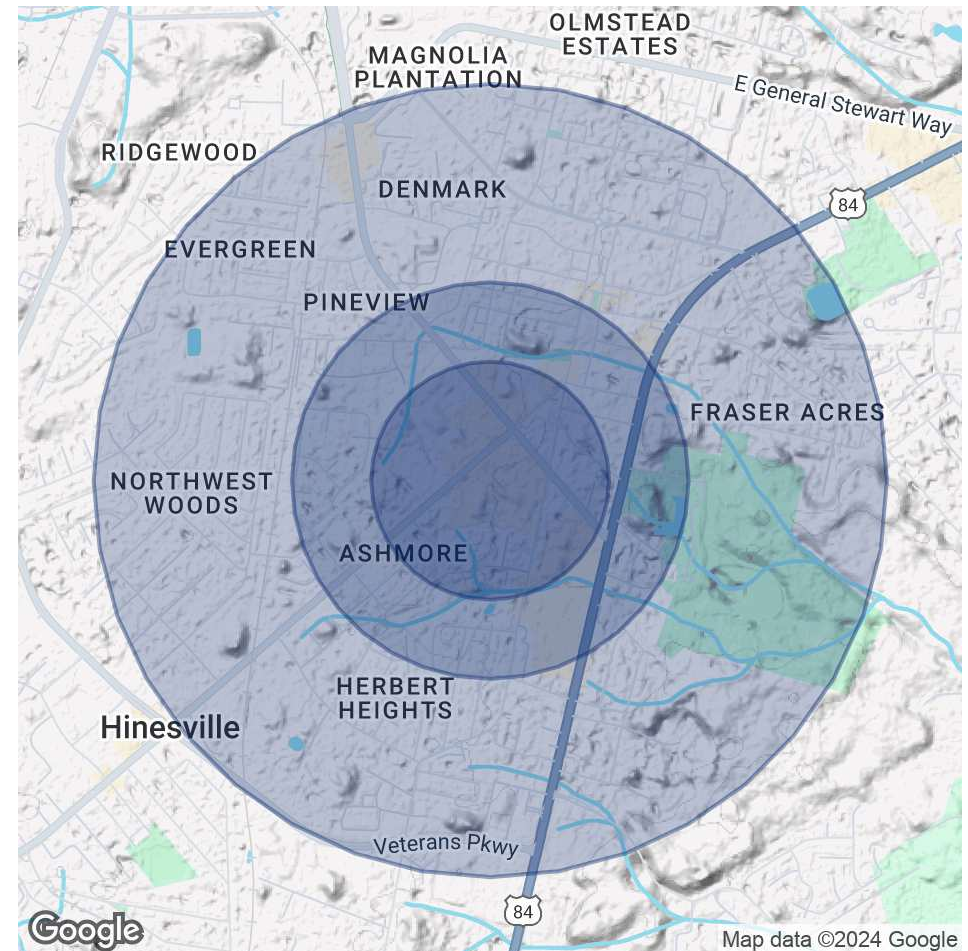
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	132	1,079	6,743
Average Age	35	35	34
Average Age (Male)	33	34	33
Average Age (Female)	37	37	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	58	460	2,746
# of Persons per HH	2.3	2.3	2.5
Average HH Income	\$63,789	\$63,791	\$63,895
Average House Value	\$184,495	\$185,050	\$183,270

Demographics data derived from AlphaMap



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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,000 - 3,600 SF	Lease Rate:	\$17.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
STE Y	Available	2,100 SF	NNN	\$17.00 SF/yr	-
STE KJ	Available	3,600 SF	NNN	\$17.00 SF/yr	-
STE M	Available	2,000 SF	NNN	\$17.00 SF/yr	-

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