

LEASE

741 WEEPING WILLOW DR
741 Weeping Willow Dr Hinesville, GA 31313



PROPERTY DESCRIPTION

Discover an exceptional leasing opportunity with our recently renovated commercial property, perfect for a range of professional and medical uses. Spanning 1,980 square feet, this modern space offers over 50 parking spaces, ensuring convenience for both staff and clients. Inside, you'll find stylish vinyl-plank flooring throughout, providing a sleek and durable surface. The property includes 6 exam rooms, ideal for medical practices or private offices, and a dedicated IT room to meet all your technological needs, ensuring smooth business operations. Additionally, the space features 2 bathrooms for staff and client convenience, a spacious reception area to greet your clients professionally, and a comfortable waiting area designed to enhance the client experience.

OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Number of Units:	1
Available SF:	1,980 SF
Lot Size:	7.18 Acres
Building Size:	7,381 SF

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	274	783	3,061
Total Population	712	2,022	7,792

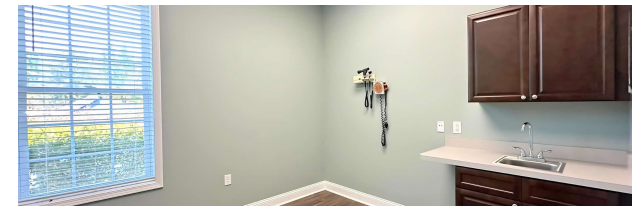
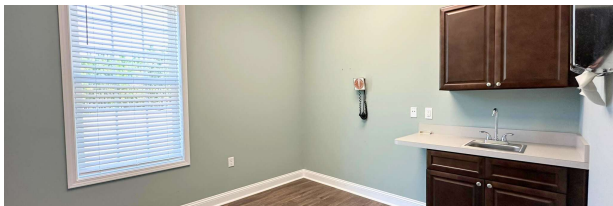
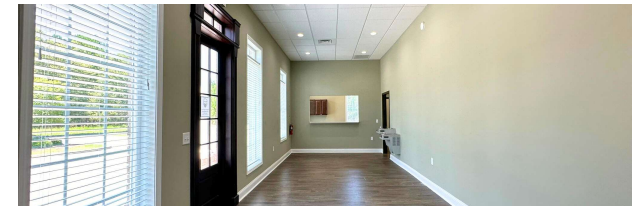
Jimmy Shanken, CCIM, CIPS, RSPS
912.408.4040



**COLDWELL BANKER
COMMERCIAL**
SOUTHERN COAST

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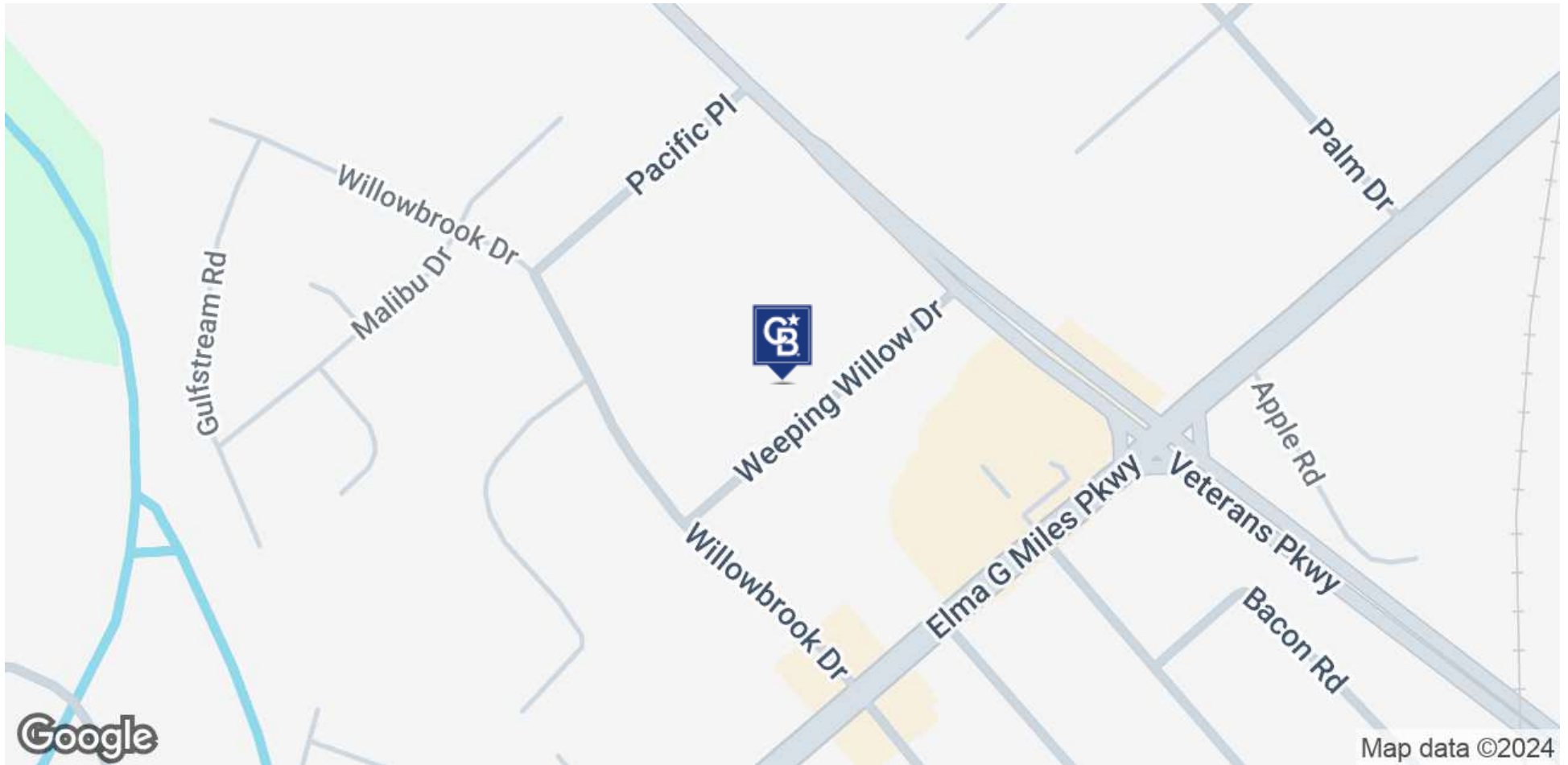


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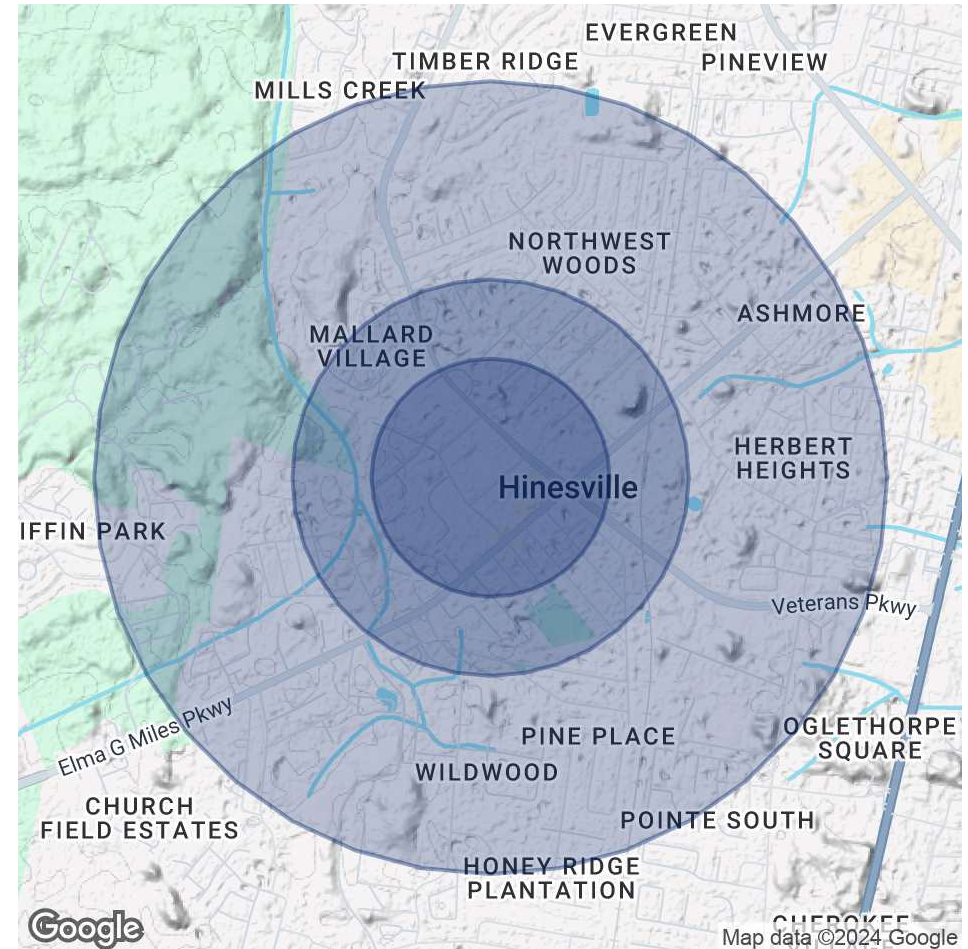
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	712	2,022	7,792
Average Age	35	35	34
Average Age (Male)	33	33	33
Average Age (Female)	36	36	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	274	783	3,061
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$66,866	\$66,399	\$66,477
Average House Value	\$176,164	\$172,415	\$166,256

Demographics data derived from AlphaMap



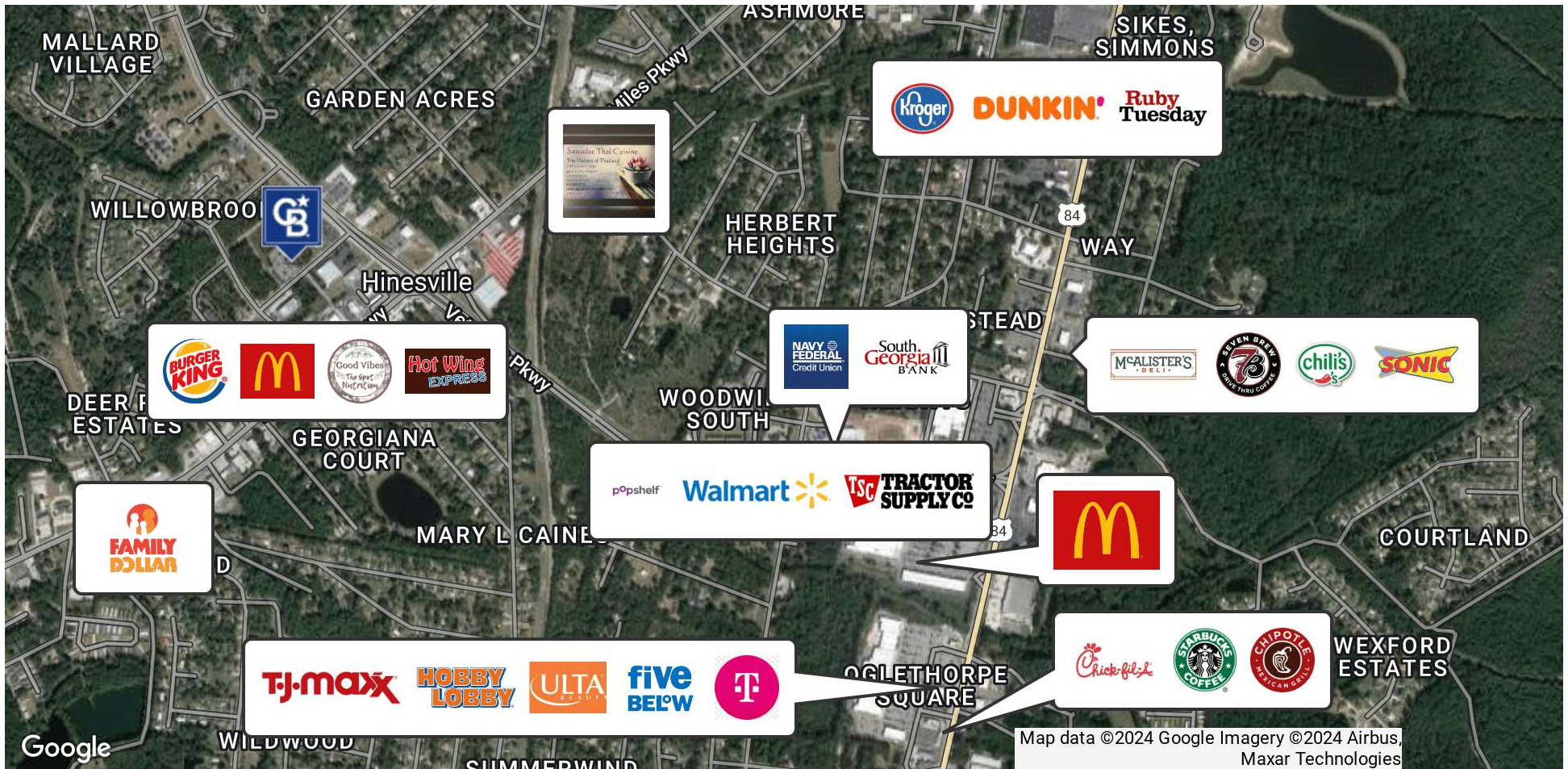
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