



FOR SALE

RETAIL

REDEVELOPMENT SITE

1300 N Liberty St, Waynesboro, GA 30830

**SHERMAN &
HEMSTREET**
Real Estate Company

ZACK HARTMAN

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Property Summary



LOCATION DESCRIPTION

This highly visible retail development site is located about a quarter of a mile from the Super Walmart on Highway 25 heading toward downtown Waynesboro Ga. Right next to a McDonalds and directly across the street from an Oreily's Autoparts store with surrounding retailers such as Zaxby's, Wendy's, Burger King, KFC and Tractor supply.

PROPERTY HIGHLIGHTS

- High Visibility
- Zoned C-2
- Prominent location in Waynesboro area
- Surrounded by National Tenants

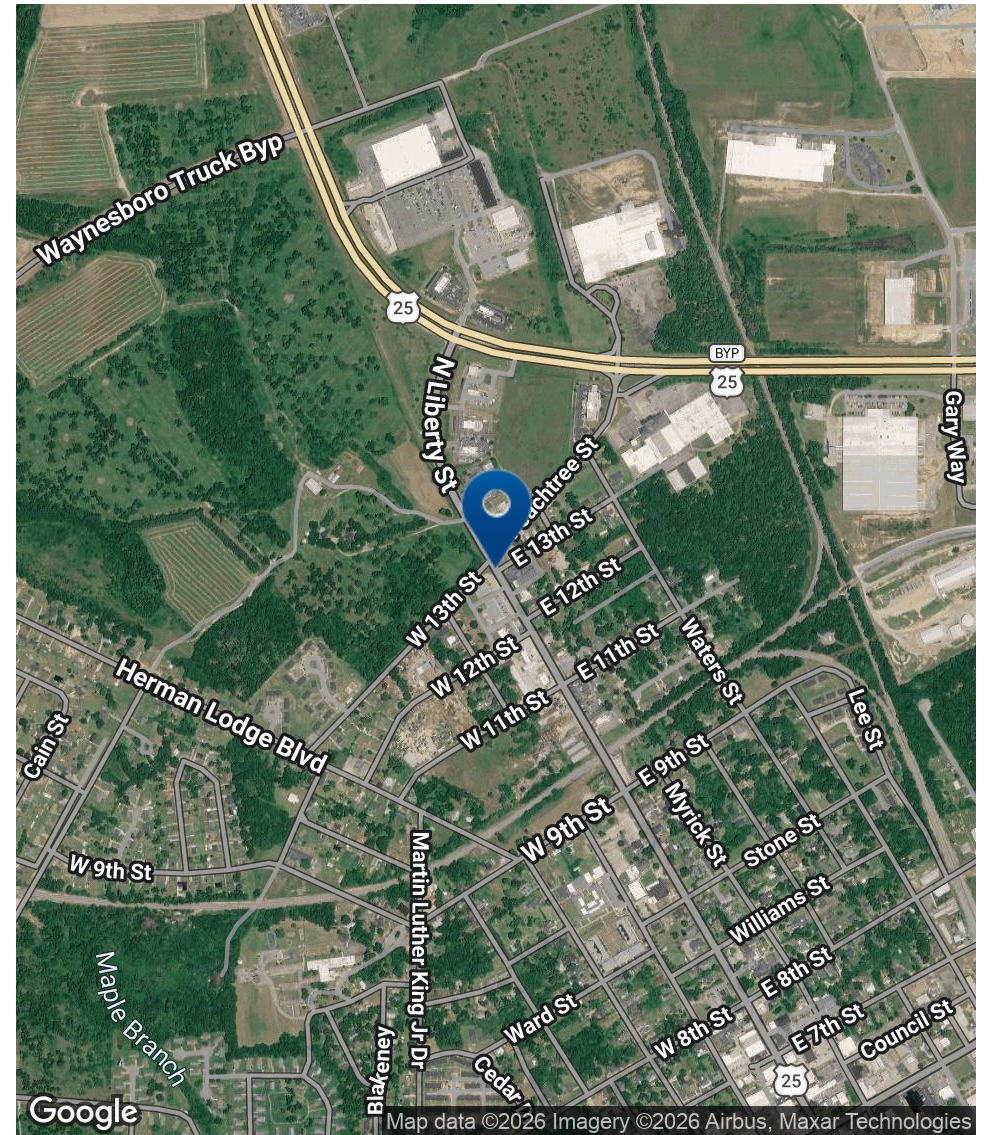
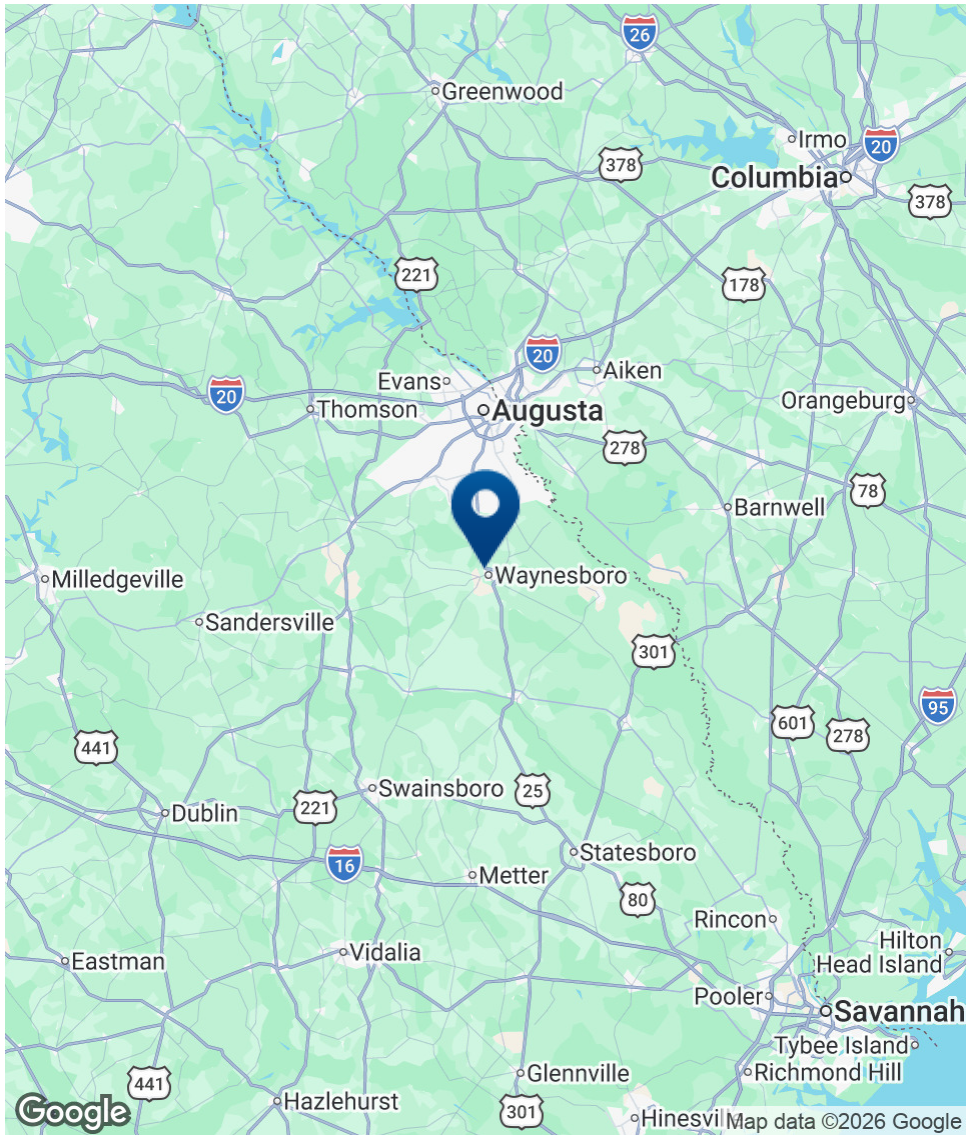
PROPERTY DESCRIPTION

This prime redevelopment site in Waynesboro, GA is a highly visible property surrounded by National tenants on one of the main roads heading into Downtown Waynesboro. Perfect for land and retail-pad investors looking for a fast food, small retail or office location. Zoned C-2 this site offers a wide range of potential users to meet the growing demands of the Waynesboro area. Strategically located, this site provides exceptional visibility and convenient access, making it an ideal for a retail or commercial project.

OFFERING SUMMARY

Sale Price:	\$175,000
Lot Size:	0.37 Acres
NOI:	\$0.00
Cap Rate:	0.0%

Location Map

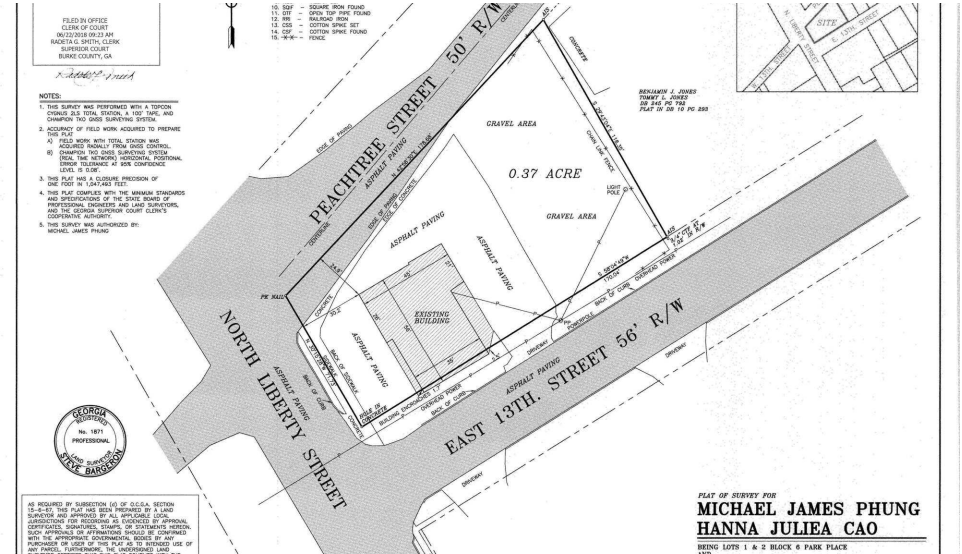


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Additional Photos



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Retailer Map



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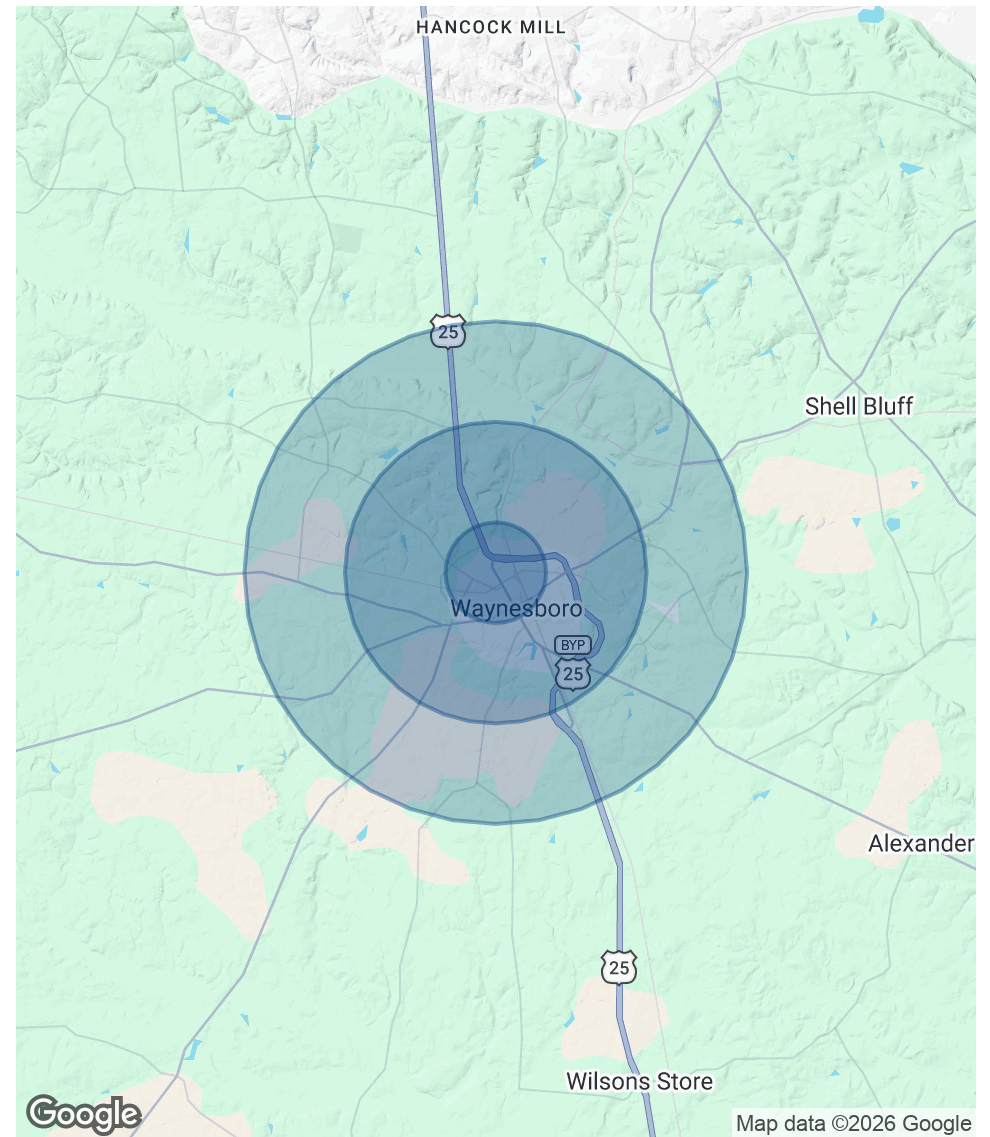
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,162	7,447	9,691
Average Age	38	39	39
Average Age (Male)	35	37	37
Average Age (Female)	40	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,297	3,033	3,922
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$61,834	\$72,252	\$76,955
Average House Value	\$183,888	\$205,489	\$213,587

2020 American Community Survey (ACS)



Advisor Bio 1



ZACK HARTMAN

Commercial Sales Associate

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PROFESSIONAL BACKGROUND

Zack, a proud native of Augusta, GA, launched his career with Sherman and Hemstreet in 2017. Initially focusing on property management across the Southeast, he dedicated two and a half years to enhancing low-income housing communities, adeptly identifying and resolving challenges to elevate property value for his clients. His enthusiasm for real estate and strong client relationships enabled him to expand his expertise to managing a diverse range of income-producing properties.

Leveraging his background in property management, Zack empowers property owners to recognize the true value of their investments and expertly guides them through the complexities of the current real estate market. Outside of his professional life, Zack is passionate about hands-on projects, whether building or repairing, and cherishes time spent outdoors with friends and family.

Sherman & Hemstreet Real Estate Company

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