



TOBIN
REAL ESTATE

Outparcels Hinesville, Georgia Ground Lease

CROSSROADS SHOPPING CENTER

501 - 541 W. OGLETHORPE HWY., HINESVILLE, GA 31313



SITE PLAN



THE CROSSROADS SHOPPING CENTER is a **129,839 SF** shopping center located at the intersection of Oglethorpe Highway (US- 84) and General Screven Way. The corner of Oglethorpe Highway and General Screven Way are the “main and main” of the City of Hinesville. The Shopping Center is approximately half a mile from the Fort Stewart Army Base, home of the Third Infantry Division and the largest Army installation east of the Mississippi River. The Reservation covers 279,270 acres. This grocery anchored shopping center has great visibility, traffic counts and demographics.

AVAILABLE SPACES

Outparcel 1	5,895 SF
Outparcel 2	7,441 SF

3 MILE



POPULATION

29,602



HOUSEHOLDS

11,672



AVG HOUSEHOLD INCOME

59,599



TRAFFIC COUNTS

+/- 45,000
vehicles/day

5 MILES



POPULATION

48,881



HOUSEHOLDS

17,957



AVG HOUSEHOLD INCOME

59,549



TRAFFIC COUNTS

+/- 45,000
vehicles/day

10 MILES



POPULATION

64,302



HOUSEHOLDS

23,016



AVG HOUSEHOLD INCOME

59,716



TRAFFIC COUNTS

+/- 45,000
vehicles/day