

# SALE

**420 W GENERAL SCREVEN WAY**  
420 W General Screven Way Hinesville, GA 31313



## PROPERTY DESCRIPTION

Prime Commercial Investment Opportunity - NET LEASE SALE  
Steps from Fort Stewart Main Gate Unlock the potential of this high-visibility commercial property located directly outside the main gate of Fort Stewart in Hinesville, GA. With an impressive daily traffic count of 21,300 vehicles, this .41-acre site offers unmatched exposure and accessibility for businesses seeking a strategic location. Currently home to a service station and beauty salon, the property is fully operational and primed for expansion or redevelopment. Zoned for commercial use and surrounded by a thriving military and civilian community, the possibilities are endless, think retail, food service, professional offices, or mixed-use development

## OFFERING SUMMARY

Sale Price:	\$475,000
Number of Units:	3
Lot Size:	0.41 Acres
Building Size:	3,650 SF

## PROPERTY HIGHLIGHTS

- 121 Ft of Road Frontage
- Half a mile from Fort Stewart's main gate
- 21,300 vehicles per day -exceptional traffic flow
- Existing service station and beauty salon
- 0.41 acres of versatile commercial land Ideal for investors, developers, or owner-operators

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,756	17,488	23,077
Total Population	6,888	50,109	66,469
Average HH Income	\$66,346	\$68,136	\$69,786

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



**COLDWELL BANKER  
COMMERCIAL**  
SOUTHERN COAST

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SUITE	TENANT NAME	SIZE SF	MONTHLY RENT	% OF BUILDING	PRICE / SF / MONTH	MARKET RENT / SF	LEASE START	LEASE END
-	Barber Shop	984 SF	\$1,400	26.96%	\$1.42	-	-	05/30/2028
-	Car Wash	1,329 SF	\$850	36.41%	\$0.64	-	-	3 year
-	Tire Shop	1,036 SF	\$1,040	28.38%	\$1.00	-	-	Month to Month
-	Billboard	1 SF	\$950	0.03%	\$950.00	-	-	9/30/2030
-	ATM	1 SF	\$170	0.03%	\$170.00	-	-	3/31/2029
<b>TOTALS</b>		<b>3,351 SF</b>	<b>\$4,410</b>	<b>91.81%</b>	<b>\$1,123.07</b>	<b>\$0.00</b>		

<b>AVERAGES</b>		<b>670 SF</b>	<b>\$882</b>	<b>18.36%</b>	<b>\$224.61</b>			
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## INVESTMENT OVERVIEW

Price	\$475,000
Price per SF	\$130
Price per Unit	\$158,333
GRM	8.98
CAP Rate	11.14%
Cash-on-Cash Return (yr 1)	11.14%
Total Return (yr 1)	\$52,920

## OPERATING DATA

Gross Scheduled Income	\$52,920
Total Scheduled Income	\$52,920
Gross Income	\$52,920
Operating Expenses	\$8,000
Net Operating Income	\$52,920
Pre-Tax Cash Flow	\$52,920

## FINANCING DATA

Down Payment	\$475,000
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## INCOME SUMMARY

Vacancy Cost \$0

**GROSS INCOME \$52,920**

## EXPENSES SUMMARY

Insurance \$600

Repair & Maintenance \$1,000

Taxes \$6,400

**OPERATING EXPENSES \$8,000**

**NET OPERATING INCOME \$52,920**

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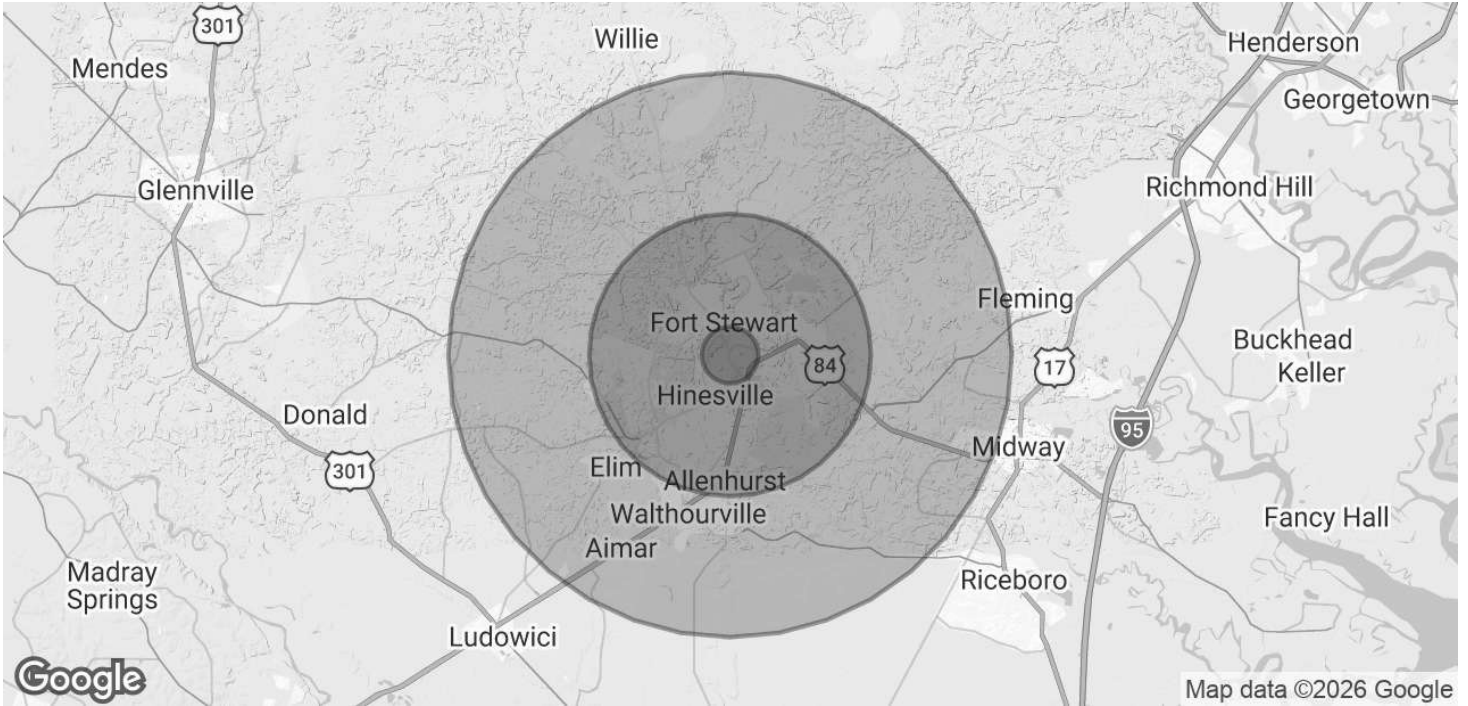
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	6,888	50,109	66,469
Average Age	33	32	32
Average Age (Male)	32	31	32
Average Age (Female)	34	32	33

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	2,756	17,488	23,077
# of Persons per HH	2.5	2.9	2.9
Average HH Income	\$66,346	\$68,136	\$69,786
Average House Value	\$190,074	\$183,660	\$190,819

Demographics data derived from AlphaMap

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