



208 S Main Street

208 South Main Street, Reidsville, Georgia 30453

Chap Shuman
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PROPERTY OVERVIEW

TOBACCO & VAPE



Sale Price

\$299,000

Offering Summary

Building Size:	1,900 SF
Price / SF:	\$157.37
Lot Size:	0.28 Acres
State:	Georgia
City:	Reidsville
County:	Tattnall
PIN:	R13 018
Property Type:	Retail Commercial

Property Overview

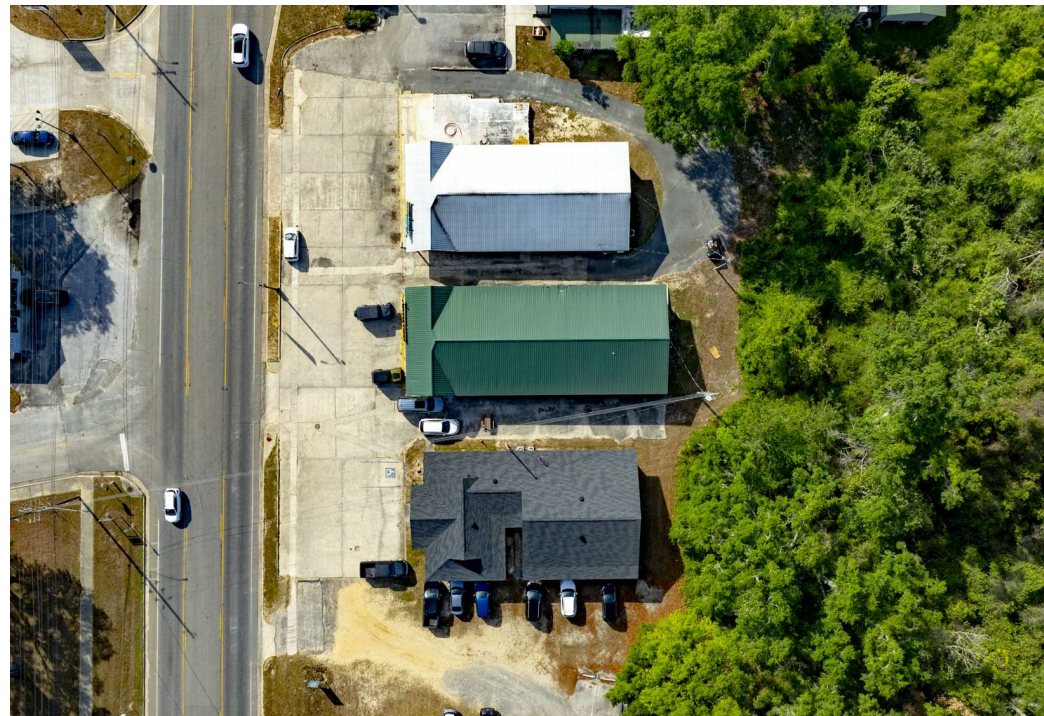
208 S Main Street, Reidsville, GA — Renovated 1,900 SF commercial retail building featuring two separate suites, both currently leased. Originally built in 1973, the property underwent extensive renovations in 2023, including spray foam insulation, two new 3.5-ton HVAC units, two new water heaters, updated electrical systems with new receptacles and outlets throughout, washer/dryer hookups in both suites, updated water lines and drains for the beauty studio, new energy-efficient windows and doors, and new drywall. The roof is estimated to be 10–15 years old. Both suites feature: front door, rear door, bathroom, and a storage space.

Located on Main Street with excellent visibility and an estimated daily traffic count of 7,000+ vehicles, this property is surrounded by established commercial businesses and offers convenient front parking for both suites. This prime investment opportunity is a cash-flowing property with versatile space suited for a variety of commercial uses or potential office space. Showings are by appointment only. Please contact the listing agent, Chap Shuman, to learn more.

208 S MAIN STREET
REIDSVILLE, GA



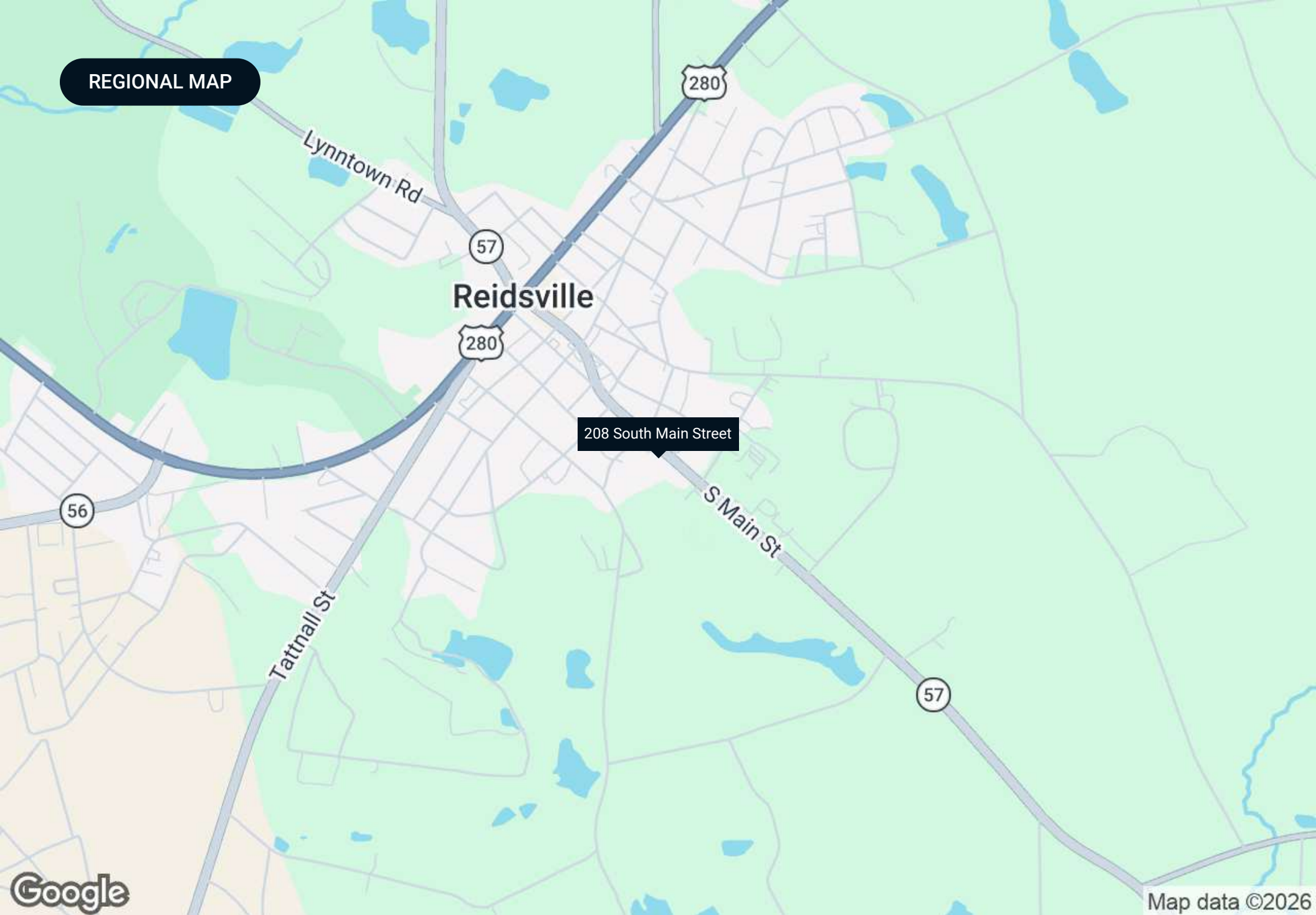
ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



REGIONAL MAP



208 South Main Street

Reidsville

280

57

280

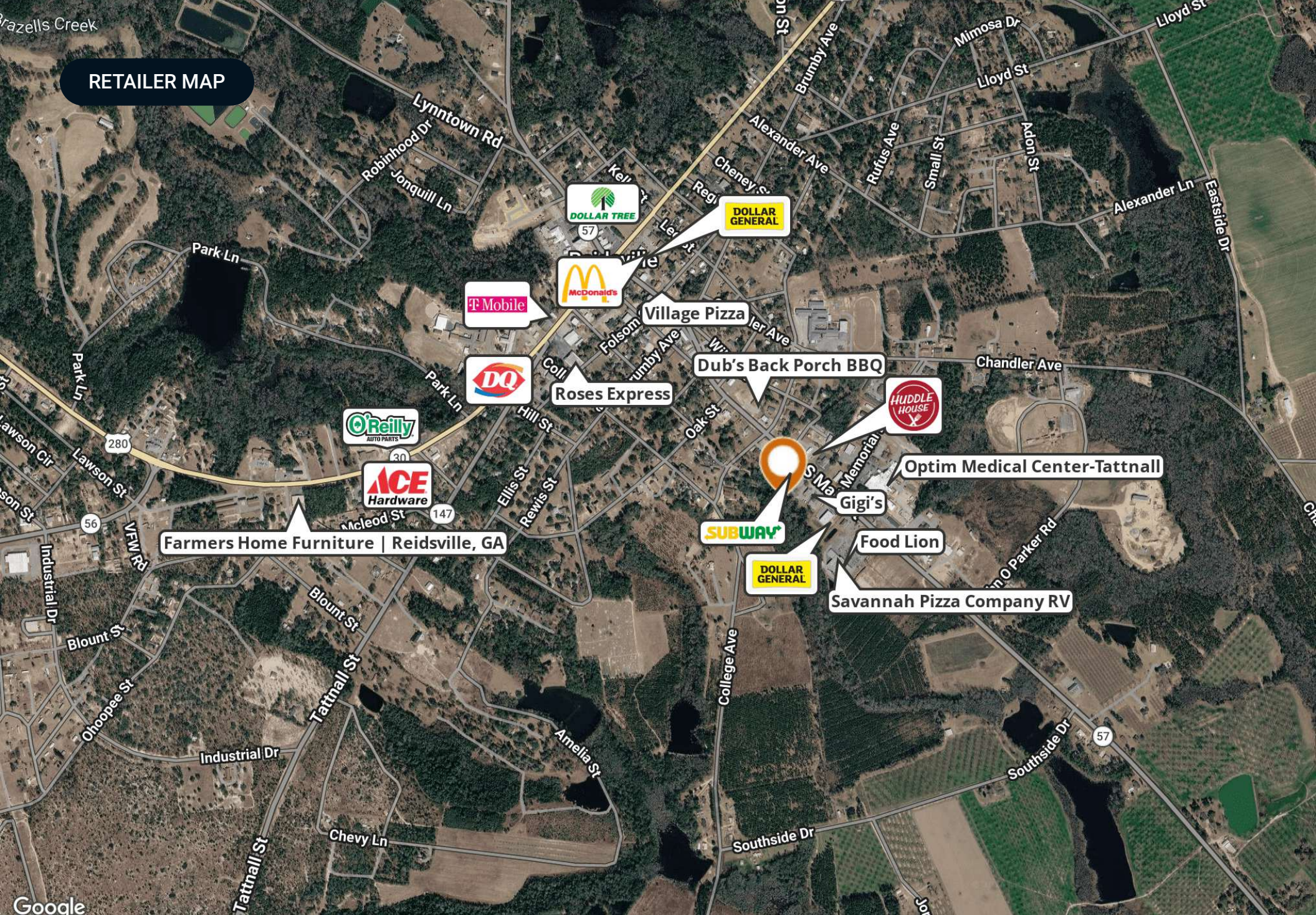
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57

Google

Map data ©2026

RETAILER MAP



Farmers Home Furniture | Reidsville, GA

SUBWAY

DOLLAR GENERAL

Savannah Pizza Company RV

Food Lion

Gigi's

Optim Medical Center-Tattnall

Huddle House

Dub's Back Porch BBQ

Roses Express

Village Pizza

McDonald's

DOLLAR TREE

DOLLAR GENERAL

ADVISOR BIO



Chap Shuman

Advisor

chapman@saundersrealestate.com

Direct: **877-518-5263 x478** | Cell: **912-661-3891**

Professional Background

Chap Shuman is an Advisor at Saunders Real Estate in Reidsville, Ga.

As a native of Southeast Georgia, Chap grew up with a deep-rooted connection to the family land that he lived, worked, and recreated on. He is now a fourth generation steward of this farm, and this passion for sustaining a property's legacy led him to pursuing a career that allows him the great opportunity of serving those who also have lived, worked, and recreated on the land. He has a profound appreciation for the history of both the people and properties he represents. Chap's role as a land advisor allows him to combine his two greatest passions - people and land. He understands that to lead, you must first serve, and when awarded the opportunity to represent a landowner, he cut no corners in serving them in the greatest capacity. Whether it is a generational piece of land or an investment property, choosing to liquidate your asset is a weighty decision, and as your advisor, Chap will guarantee that your property's value and potential is maximized.

Chap's academic journey led him to the University of Georgia's Terry College of Business, where he earned a Bachelor of Business Administration in Real Estate and a Certificate in Personal Organization and Leadership.

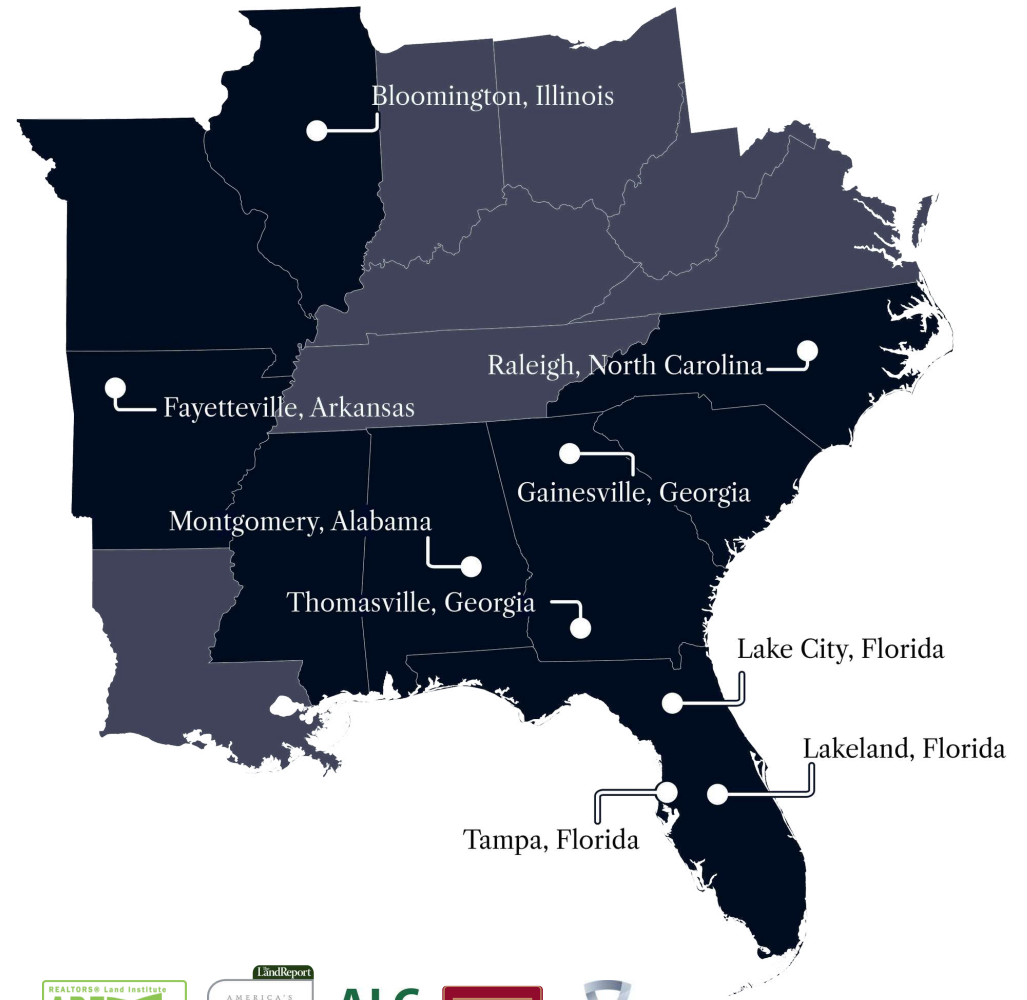
The foundation of Chap's real estate service is his Christian faith, and he takes great responsibility in representing landowners. With integrity, an unmatched work ethic, and a commitment to excellence, Chap aims to listen to your needs and provide the most professional, transparent real estate service possible.

Chap specializes in:

- Agricultural Land
- Pecan Orchards
- Timberland
- Recreational/Hunting Land



At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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