



For Lease

Magnolia Oaks Village

2377 - 2391 Highway 196, Hinesville, GA 31313

- ±3,600 SF of retail/restaurant space available for lease at Magnolia Oaks Village
- Excellent location within a Food Lion anchored shopping center and surrounded by numerous residential communities - over 10,000 homes in a 3-mile radius
- Less than 3 miles from the largest military base in the South East—Fort Stewart
- Shopping center tenants include Food Lion, DaVita Dialysis, Family Dollar, UPS Store, and many others
- Ample parking available for customers
- Excellent traffic counts: 22,000 vehicles per day on Highway 196
- Available now

Lease Rate:

\$20.00/SF NNN

Contact Us:

Tyler Mouchet

+1 912 662 8017

tyler.mouchet@colliers.com



Colliers | Savannah

545 E York Street
Savannah, GA 31401

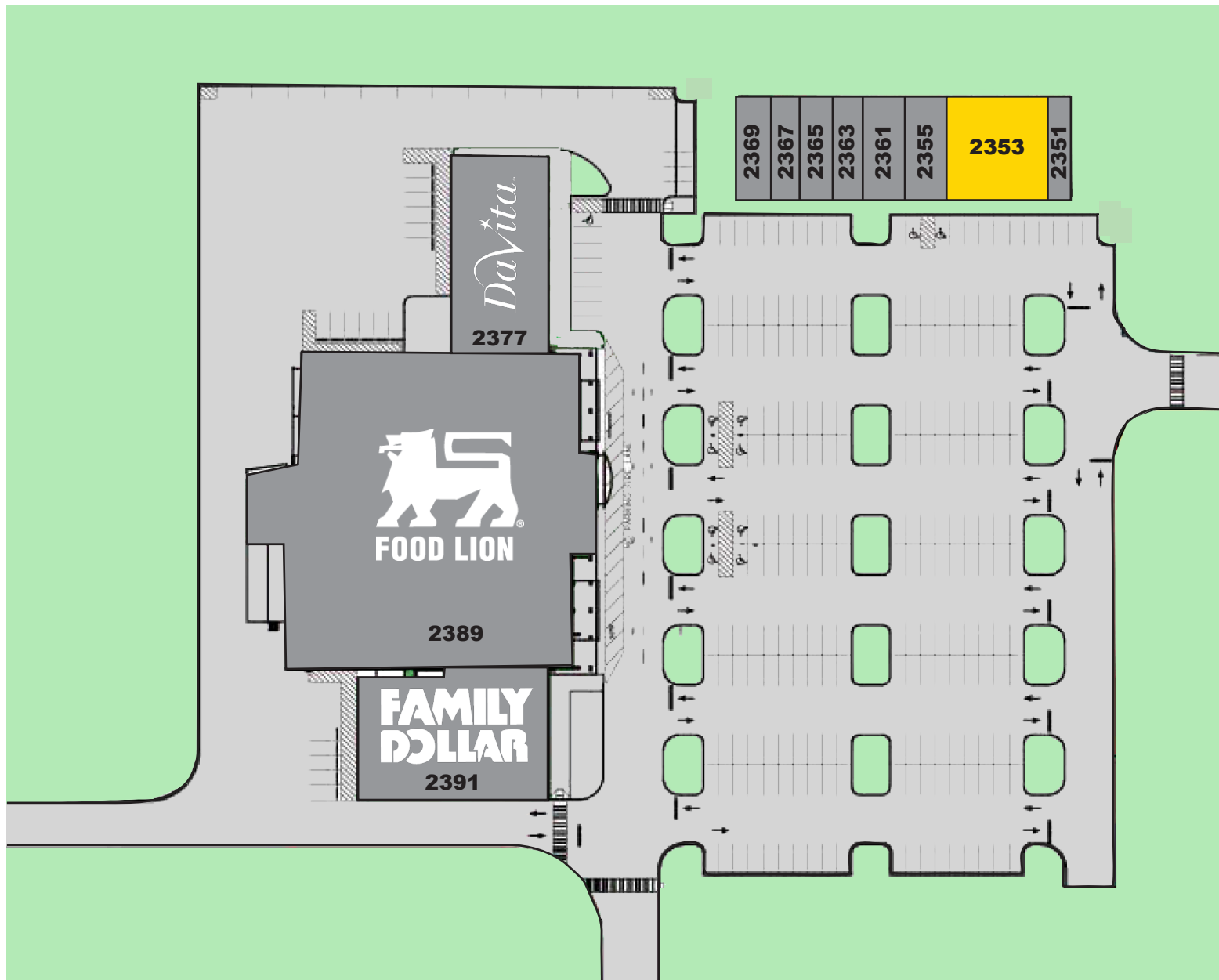
P: +1 912 233 7111

F: +1 912 236 1200

colliers.com/savannah

Accelerating success.

Site Plan

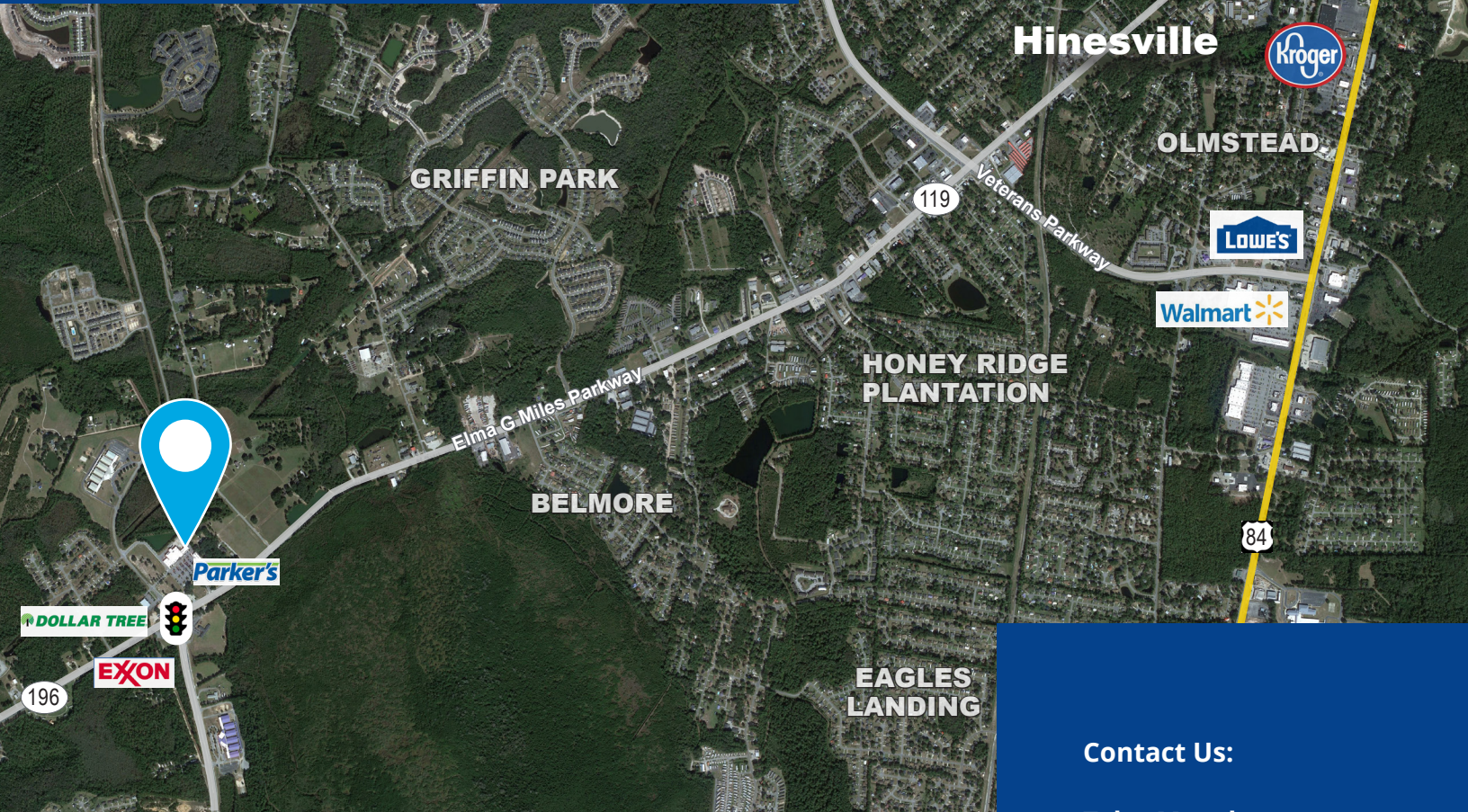


Availability

Suite	Tenant	Size (SF)
2391	Family Dollar	9,180
2389	Food Lion	34,928
2377	DaVita Dialysis	7,200
2369	Peking Gourmet	1,200
2367	M&S Liquor	1,200
2365	Creative Nails	1,200

Suite	Tenant	Size (SF)
2363	Vapor & CBD	1,200
2361	Elegance & Style Barbershop	1,200
2355	UPS Store	1,200
2353	AVAILABLE	3,600
2351	Subway	1,200

Location Overview



Demographics	3 Miles	5 Miles	10 Miles
Current Population	29,512	51,900	73,888
No. of Households	10,820	18,458	25,361
Avg. HH Income	\$60,351	\$59,067	\$59,718
Daytime Employees	3,386	12,447	35,346
Total Businesses	421	1,895	2,192
Traffic Counts	22,000 vehicles per day on Elma G Miles Parkway		

Source: CoStar & GDOT 2025

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