



Historic Downtown Hamilton Investment Opportunity

159 South College Street
Hamilton, Georgia 31811

Property Highlights

- 100% occupied, +/- 4,411 SF multi-tenant office and retail investment on +/- 0.52 acres
- Four established tenants generating approximately \$58,200 in annual rental income
- Anchored by the Harris County Chamber of Commerce with a lease through September 2032
- Ample parking, recent property improvements, strong curb appeal, and future NOI growth potential through lease restructuring

Offering Summary

Sale Price:	\$515,000
Building Size:	+/- 4,411 SF
Lot Size:	+/- 0.52 Acres
Price / SF:	\$116.75
Year Built:	1900

Demographics 1 Mile 3 Miles 5 Miles

Total Households	61	531	1,553
Total Population	162	1,418	4,223
Average HH Income	\$93,331	\$95,509	\$100,033

For More Information

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Property Overview

NAI G2 Commercial Real Estate is pleased to present 159 South College Street, a fully leased $\pm 4,411$ SF multi-tenant office and retail investment located in the heart of Historic Downtown Hamilton, Georgia. Situated on approximately 0.52 acres, this stabilized asset offers dependable cash flow with four established tenants representing governmental, nonprofit, healthcare, professional office, and retail uses.

Anchored by the Harris County Chamber of Commerce through September 2032, the property generates approximately \$58,200 in annual rental income and offers future upside through lease restructuring as existing gross leases mature.

Originally constructed around 1900 as a historic residence, the property has been thoughtfully transformed through multiple phases of renovation into a modern, multi-tenant commercial asset while preserving its architectural character. Major renovations completed by Keith Hammonds in 2006 and Nine-Iron (Brent Burns) in 2009 significantly modernized the building, with additional capital improvements completed since the current ownership acquired the property in 2021. Recent enhancements include a metal roof, new HVAC system, ADA accessibility upgrades, and numerous site and building improvements, resulting in a well-maintained, turnkey investment.

Positioned in the center of Historic Downtown Hamilton, the property enjoys a highly visible location surrounded by government offices, restaurants, retail businesses, parks, and community amenities. A standout feature of the property is its direct relationship to the Harris County Chamber of Commerce's recently developed greenspace immediately behind the building, creating an attractive setting for tenants and visitors alike.

The property also fronts the expanding Man O' War Trail, providing direct pedestrian connectivity to downtown businesses, public parks, recreational facilities, and surrounding neighborhoods. This walkable, trail-oriented location enhances the property's long-term appeal by offering convenient access to community gathering spaces, walking and biking trails, and the vibrant downtown environment. Coupled with Hamilton's continued residential and commercial growth—driven by its exceptional quality of life, highly rated school system, proximity to Columbus, and convenient access to Interstate 185—this location positions the property as a unique, community-anchored investment in one of West Georgia's most desirable and fastest-growing markets. Please do not disturb tenants.

Stable, Community Anchored Tenancy

One of the property's greatest strengths is its tenant composition. Rather than relying on a single user, the building is occupied by four established organizations that have demonstrated long-term commitment to both the property and the Hamilton community.

The Harris County Chamber of Commerce has occupied the property since at least 2006 and has extended its current lease through September 2032. The Chamber also owns the adjoining property immediately behind the building, creating direct access to the Man O' War Trail and reinforcing its long-term commitment to this location.

Foxworthy Outdoors has operated in Hamilton since 2011 and maintains longstanding ties to the property, with its principal previously owning the building after acquiring it in 2008. The business is affiliated with the nationally recognized Jeff Foxworthy outdoor brand.

Hamilton Nutrition has become a well-recognized destination within downtown Hamilton, successfully renewing its lease multiple times while continuing to grow its customer base and community presence.

The Wandering Mind provides professional behavioral health counseling services, complementing the property's diverse tenant mix while serving an important healthcare need within the community.



Foxworthy
Outdoors

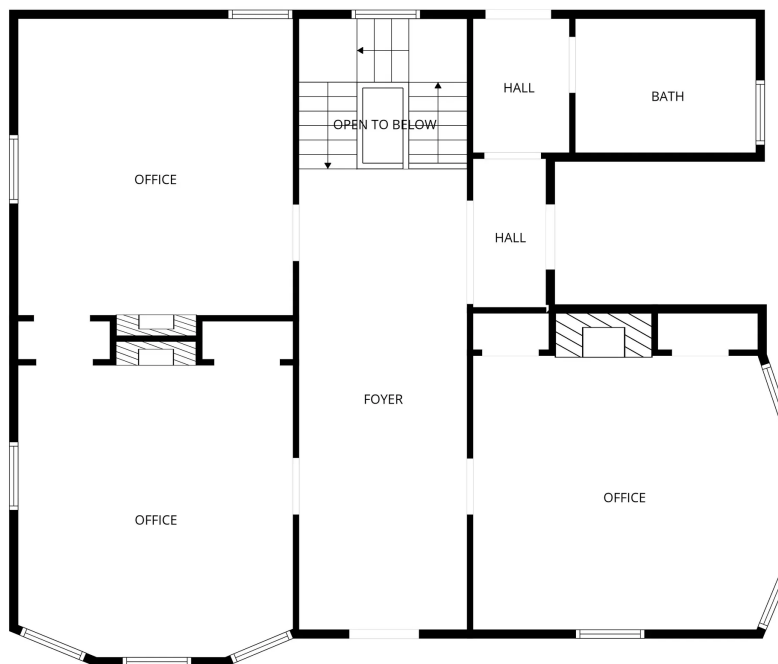


wm
THE WANDERING MIND



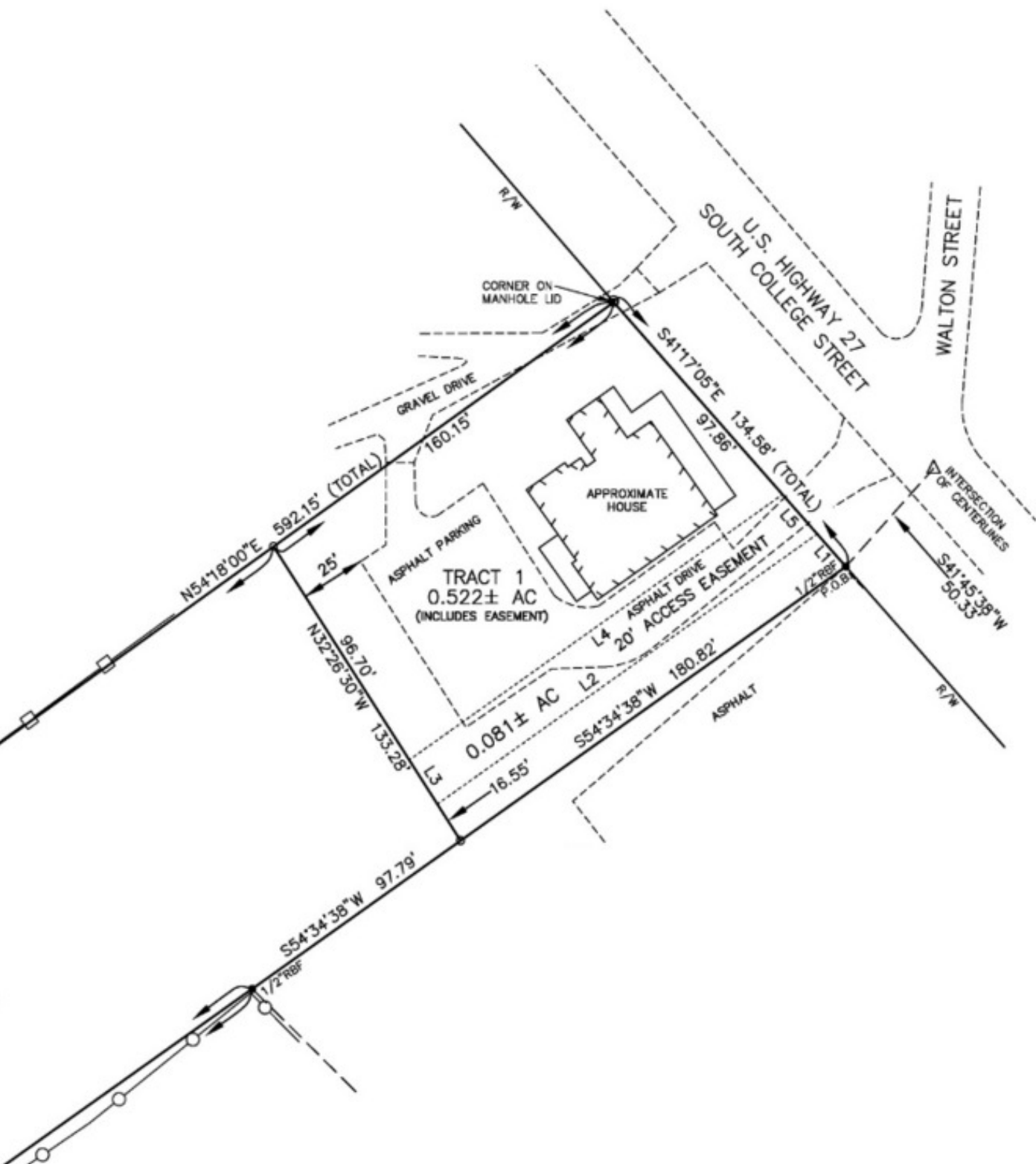


1st Floor

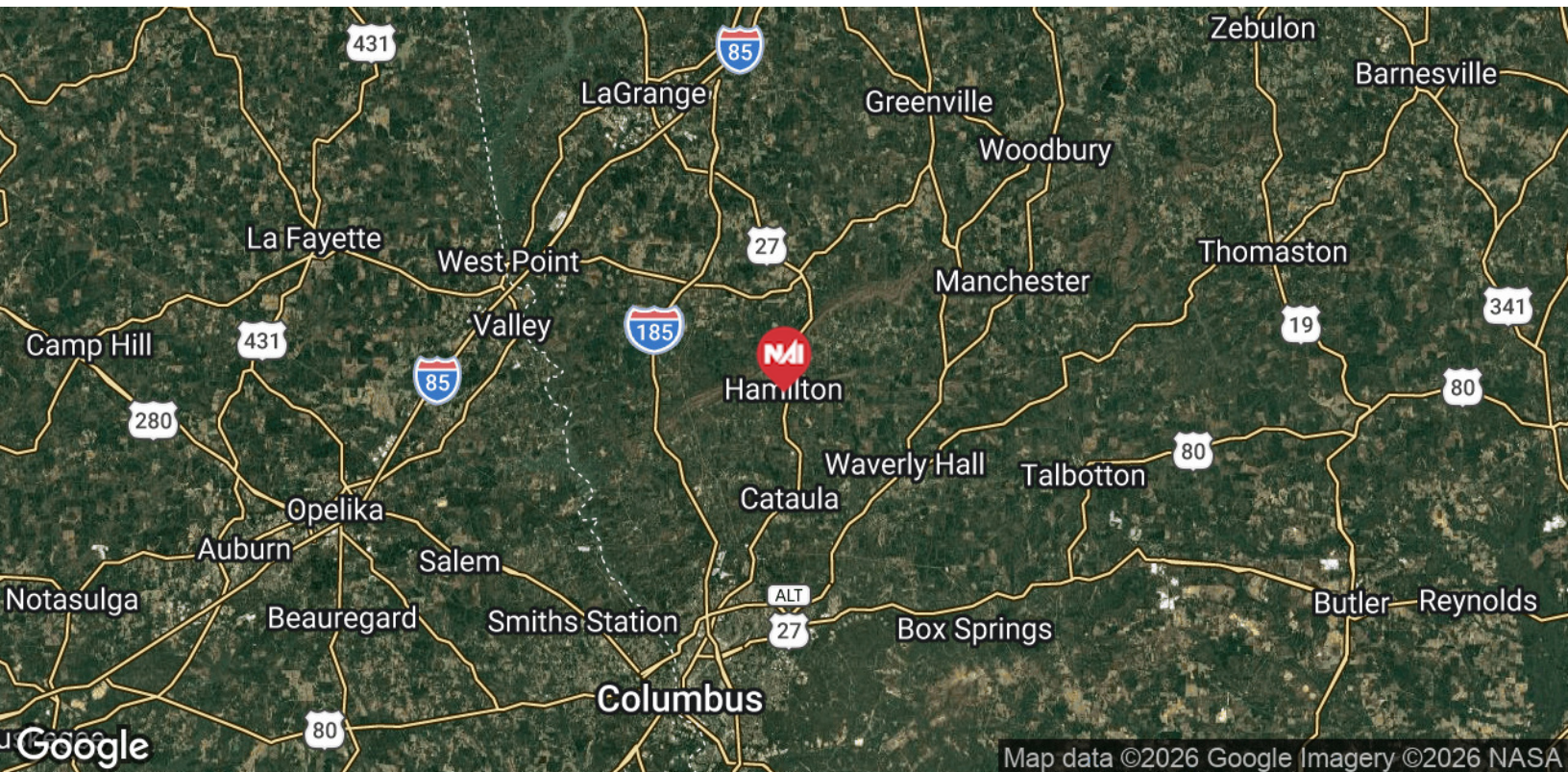
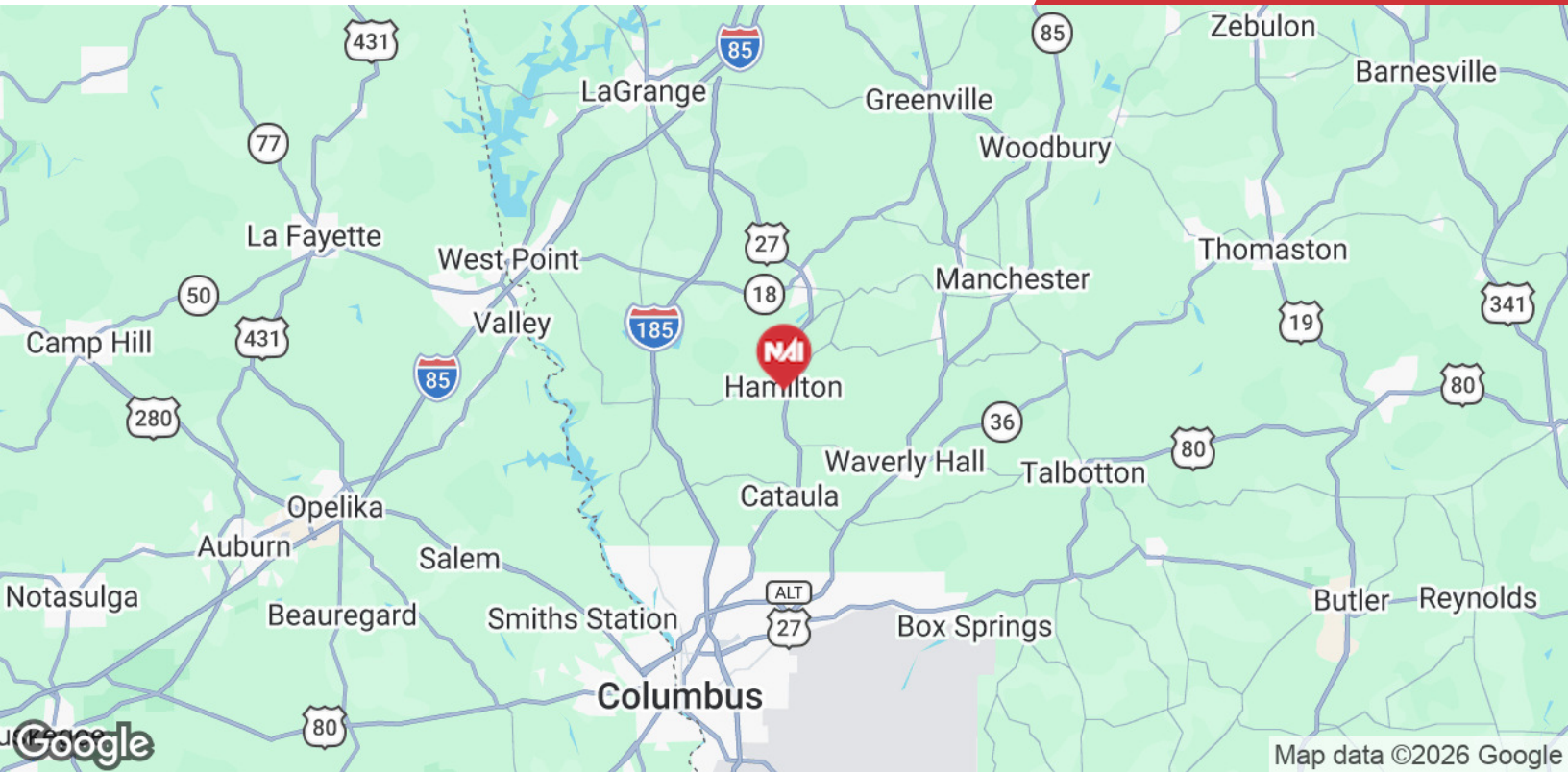


2nd Floor

FLOOR PLAN CREATED BY CURBIO.AA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

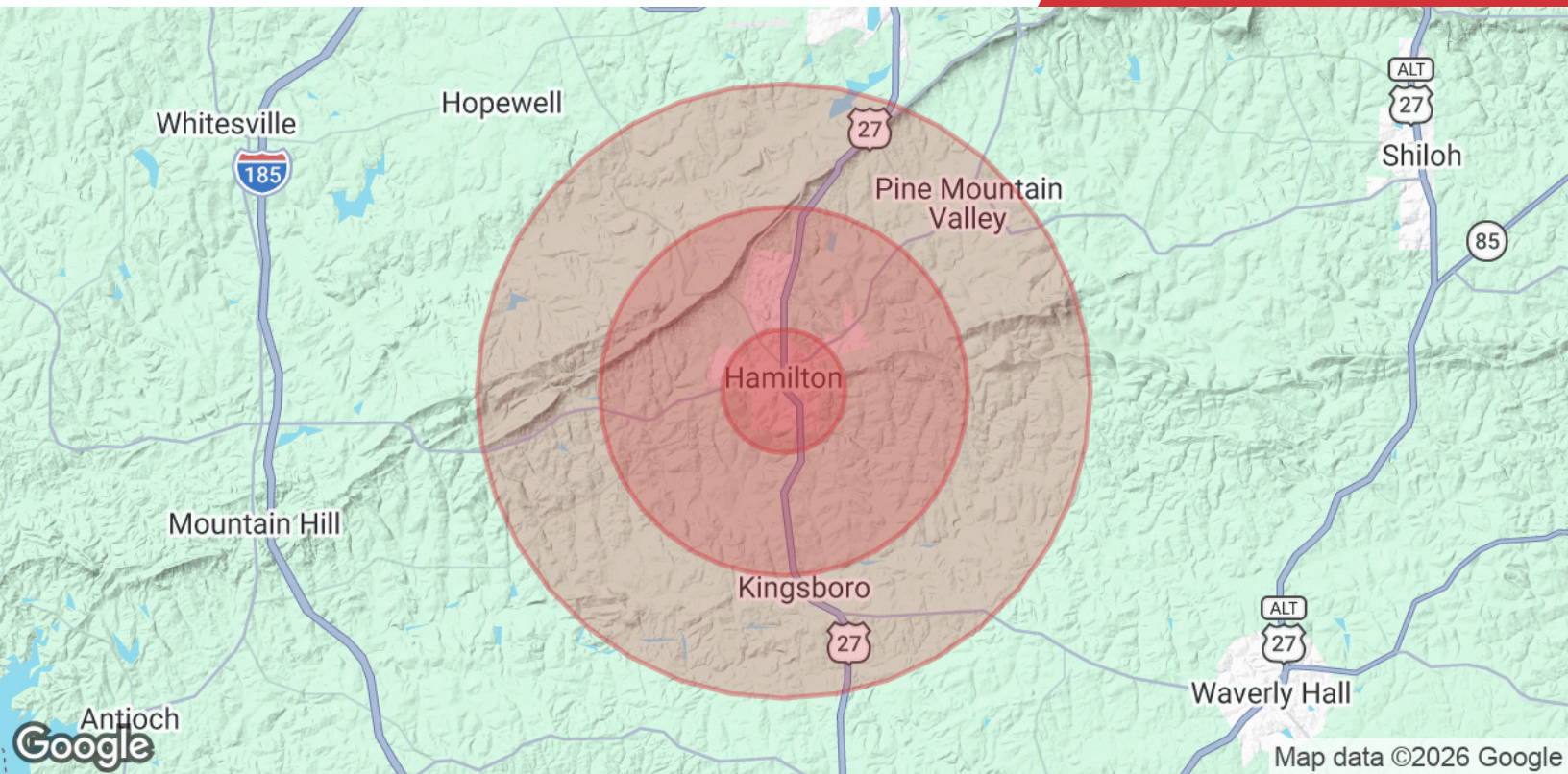






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Population

	1 Mile	3 Miles	5 Miles
Total Population	162	1,418	4,223
Average Age	35.5	37.5	40.9
Average Age (Male)	37.4	38.0	40.1
Average Age (Female)	33.8	36.6	41.6

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	61	531	1,553
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$93,331	\$95,509	\$100,033
Average House Value	\$264,681	\$271,157	\$281,046

2023 American Community Survey (ACS)

Owner Disclosure Notice

Member(s) of the property ownership are licensed real estate professionals in the State of Georgia, and hold an ownership interest in the property being advertised.