

# 1806 Edwina Dr

1806 Edwina Dr, Vidalia, GA 30474



## OFFERING SUMMARY

Available SF:

Lease Rate:

N/A

Lot Size:

0.92 Acres

Year Built:

1987

Building Size:

5,380

## PROPERTY OVERVIEW

Large commercial building previously used as a dialysis center. 5,380 square feet of space includes a large waiting room, handicap bathrooms, reception area, 6 exam rooms, utility room, nursing station, large open room with 15 stations and central station with wash basins. There is also an electrical room, office with private bath and supply room. The front of the building has a portico with handicap ramp and wheelchair lift. The building comes with a total of 27 parking spaces, 6 in the front and 21 spaces on the side and rear of the building. The back of the building also has a loading dock.

## PROPERTY HIGHLIGHTS

- Located within half mile of Meadows Regional Medical Center
- NNN lease
- Located centrally to a variety of healthcare facilities

### SHERMAN & HEMSTREET REAL ESTATE COMPANY

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LEASE TYPE - | TOTAL SPACE - | LEASE TERM NEGOTIABLE | LEASE RATE N/A

| SUITE          | TENANT | SIZE (SF)        | LEASE TYPE     | LEASE RATE   | DESCRIPTION |
|----------------|--------|------------------|----------------|--------------|-------------|
| 1806 Edwina Dr | -      | 1,800 - 5,380 SF | Modified Gross | \$8.00 SF/yr | -           |
| 1806 Edwina Dr | -      | 3,580 - 5,380 SF | Modified Gross | \$8.00 SF/yr | -           |

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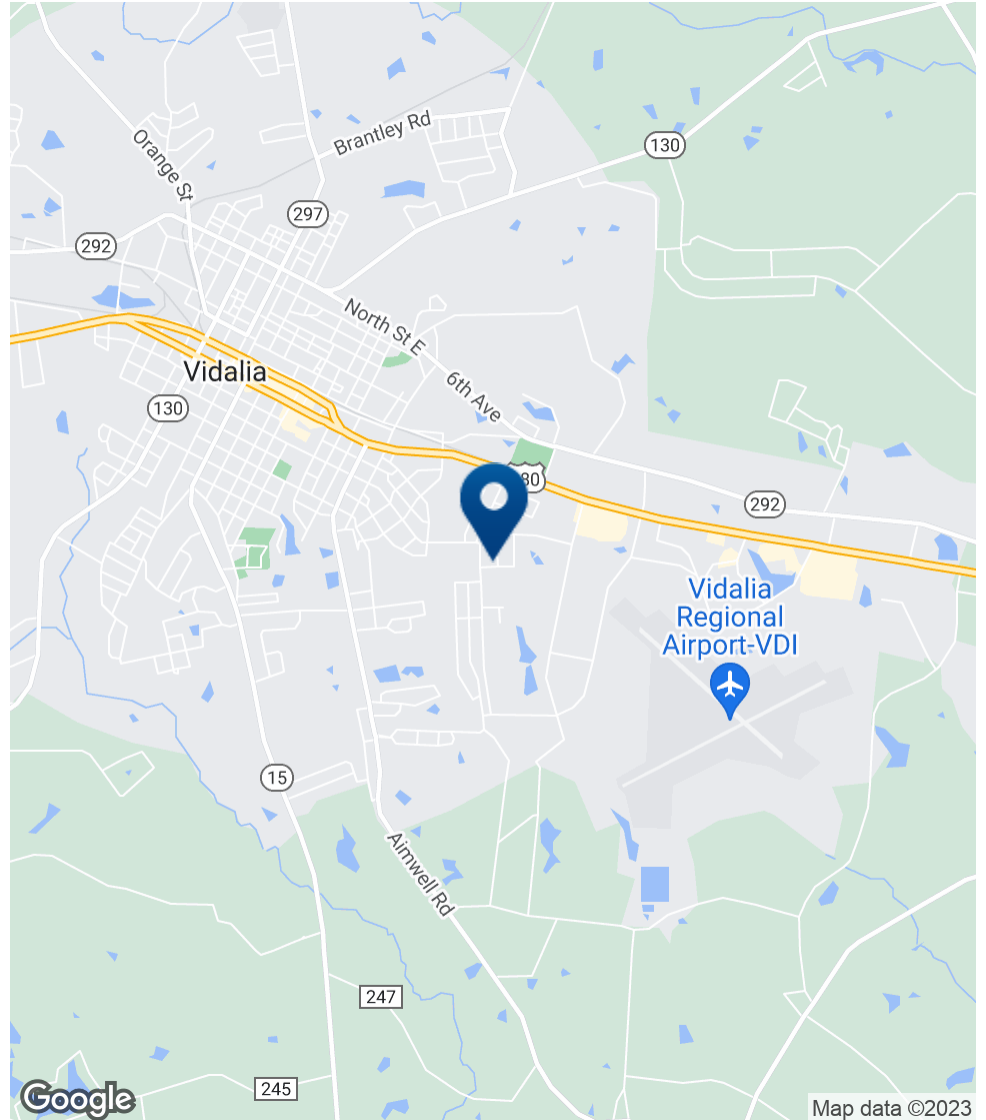
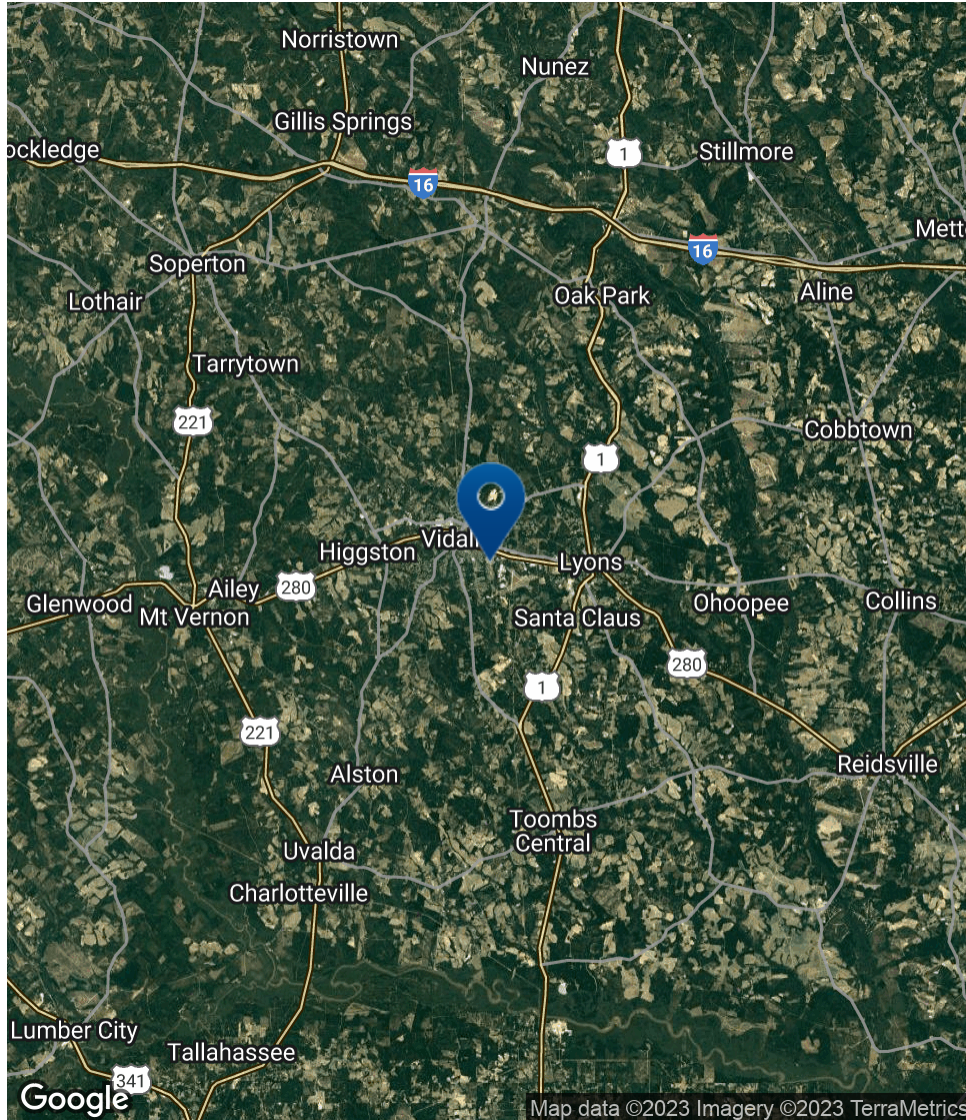
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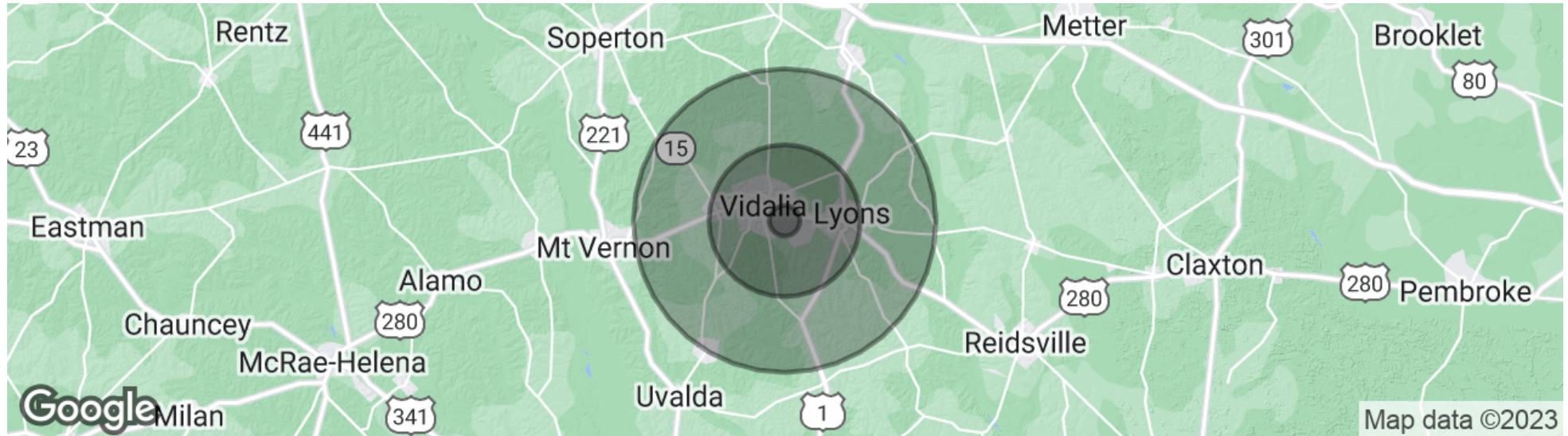
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## POPULATION

|                     | 1 MILE | 5 MILES | 10 MILES |
|---------------------|--------|---------|----------|
| Total population    | 1,366  | 15,794  | 29,338   |
| Median age          | 32.5   | 36.2    | 35.8     |
| Median age (Male)   | 29.4   | 34.0    | 34.5     |
| Median age (Female) | 33.1   | 36.6    | 36.4     |

## HOUSEHOLDS & INCOME

|                     | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total households    | 489       | 5,948     | 10,840    |
| # of persons per HH | 2.8       | 2.7       | 2.7       |
| Average HH income   | \$40,506  | \$47,936  | \$47,800  |
| Average house value | \$122,875 | \$118,402 | \$112,312 |

\* Demographic data derived from 2020 ACS - US Census

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## ALEX HANSBARGER

### Commercial Sales Associate



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## PROFESSIONAL BACKGROUND

Alex Hansbarger specializes in commercial real estate sales and leasing and has over 7 year of experience in the real estate industry. With a focus on southeastern Georgia, Alex has services both local and national clients' brokerage needs from the northern Savannah region to Statesboro and Dublin Georgia. He has extensive experience working with investment properties from his time working in a real estate firm in Athens. While at that firm Alex's team was the ranked number one from 2016 through 2019, closing 100+ transactions per year. Sales and networking have been his passion his entire life through private business, connecting professionals to opportunities, and providing top-notch services to his clients. Personal and professional growth has always been his aim.

Sherman & Hemstreet Real Estate Co. is the region's largest CRE firm, providing commercial real estate services for Eastern and Southern Georgia as well as the western half of South Carolina. In addition to Georgia and South Carolina S&H handles investment property transactions and is licensed in both North Carolina and Alabama. In addition to being one of the region's top commercial real estate brokerage firms S&H is one of the largest property management firms in the southeast. Currently S&H manages industrial, office, and retail assets for a wide range of clients

## EDUCATION

Hondros College of Business

## MEMBERSHIPS & AFFILIATIONS

Effingham Chamber of Commerce- Ambassador

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