

242 N Masonic

242 N Masonic, Millen, GA 30442



OFFERING SUMMARY

Sale Price: N/A

Lot Size: 1.22 Acres

Building Size: 6,465

Price / SF: -

PROPERTY OVERVIEW

Previously used as a dialysis facility, this property would be excellent for a medical office or converted for your needs. Over 6400 square feet that includes a waiting room, exam room, 2 offices, break room, receptionist office, janitors closet and 4 bathrooms. The large treatment room could be converted to individual exam rooms. There is also a loading dock and large storage room. There are 4 entrance/exits to the building with switch activated handicap doors at the front entrance. There are multiple data ports throughout the building, an active fire panel and alarm system with door chimes. 2 hot water heaters with circulation pumps and exhaust systems throughout.

LOCATION OVERVIEW

Located within walking distance to the Jenkins County Hospital and City Hall.

SHERMAN & HEMSTREET REAL ESTATE COMPANY

624 Ellis St. , Augusta, GA 30901
shermanandhemstreet.com
706.722.8334

ALEX HANSBARGER

ahansbarger@shermanandhemstreet.com
706.722.8334

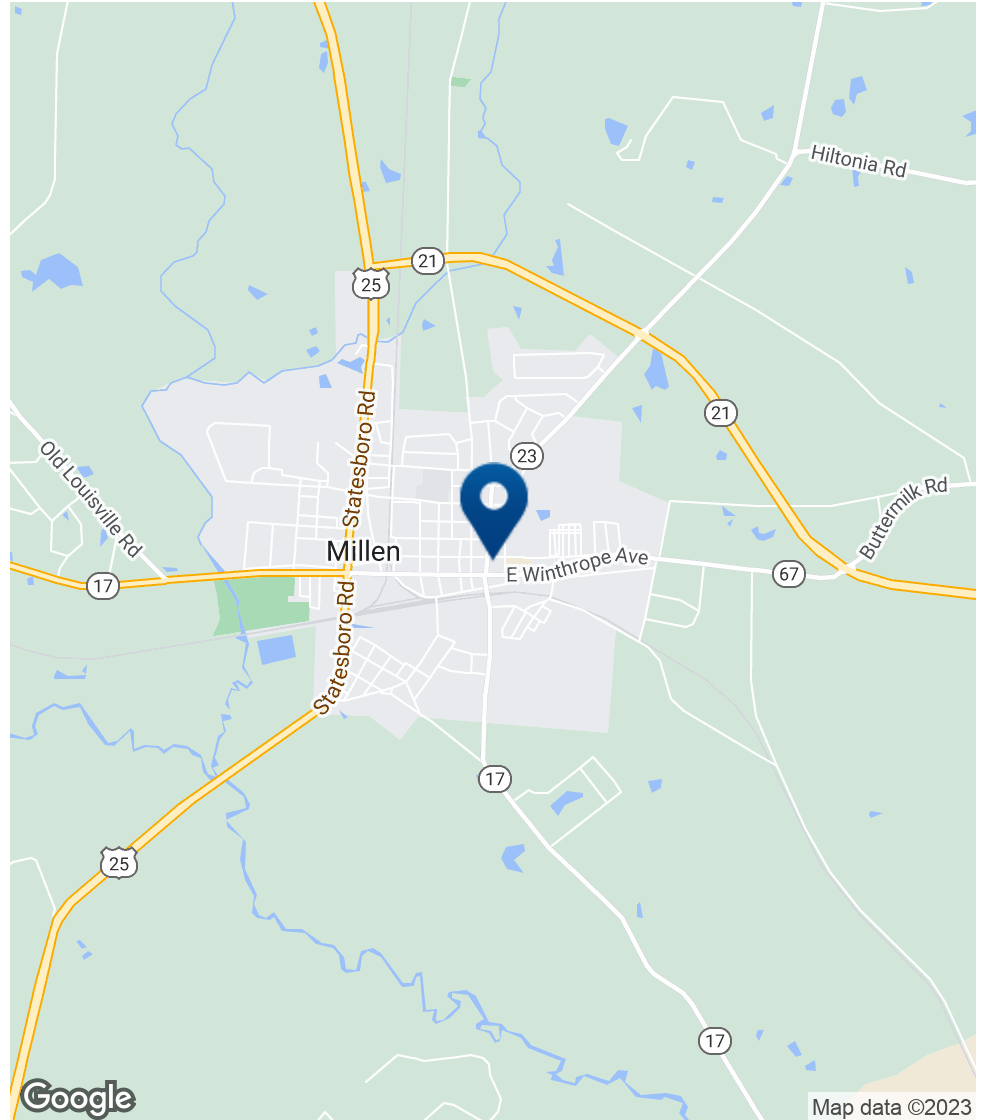
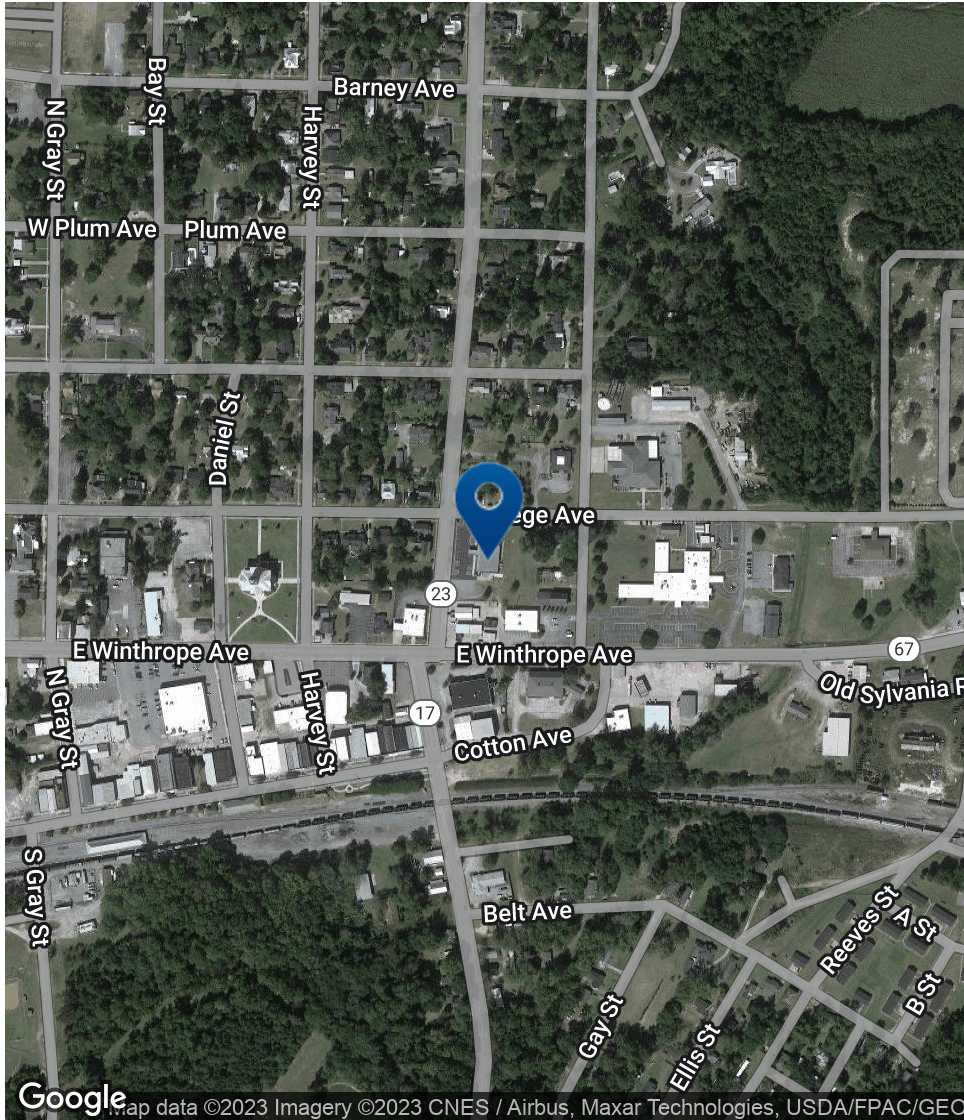
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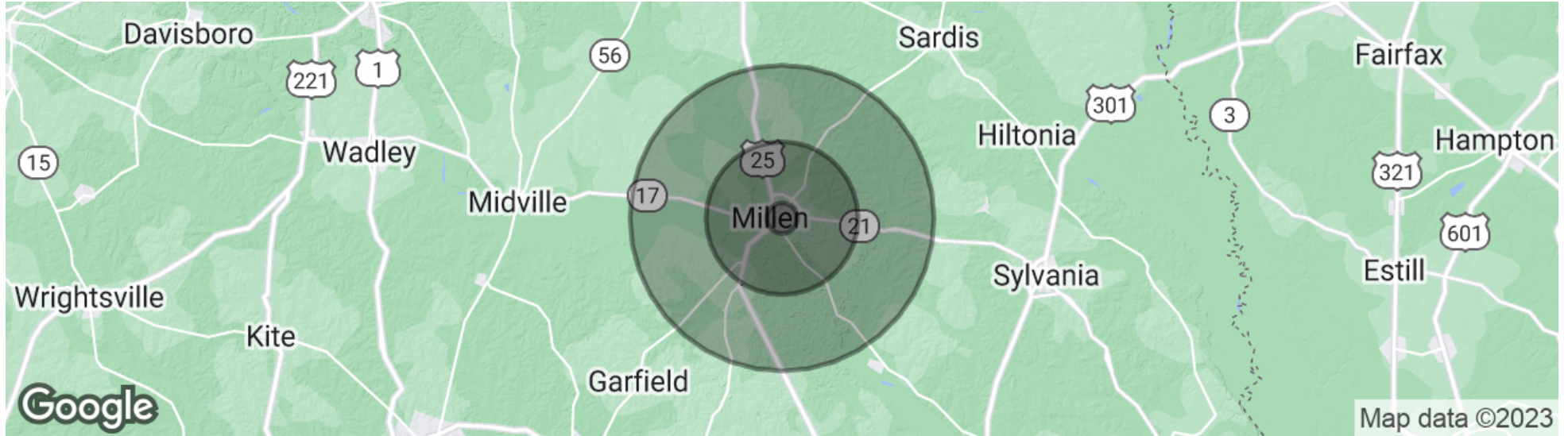
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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	94	2,109	8,184
Median age	40.3	40.2	39.9
Median age (Male)	30.6	31.5	32.7
Median age (Female)	43.5	43.3	42.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	35	791	2,986
# of persons per HH	2.7	2.7	2.7
Average HH income	\$43,844	\$44,628	\$45,482
Average house value		\$211,760	\$193,512

* Demographic data derived from 2020 ACS - US Census

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ALEX HANSBARGER

Commercial Sales Associate



624 Ellis St.
Augusta, GA 30901
T 706.722.8334
C 912.509.2108
ahansbarger@shermanandhemstreet.com
GA #420237

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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Direct: | Cell: