



FOR SALE/LEASE

LIGHT INDUSTRIAL PROPERTY

2056 Northside Drive East, Statesboro, GA 30458

**SHERMAN &
HEMSTREET**
Real Estate Company

ALEX HANSBARGER

Commercial Sales Associate

ahansbarger@shermanandhemstreet.com

706.722.8334

Property Summary



PROPERTY DESCRIPTION

6,120 square foot building light industrial property available. Zoning provides versatile use options along Northside Drive in the Savannah sub-market; Statesboro, GA. Potential for manufacturing, climate controlled storage, agricultural purposes, distillation, and commercial uses. The concrete block constructed building offers reception area, break room with kitchenette, private office, wash-room, plenty of interior storage/operating rooms, 1 roll up door. Site includes 1.29-acres of almost completely paved, fenced-in operating space, plenty of parking, and large storage building for equipment.

PROPERTY HIGHLIGHTS

- COMPLETELY FENCED LOT
- CLIMATE CONTROLLED
- LIGHT INDUSTRIAL ZONING
- ONE, 10" WIDE ROLL UP DOOR
- WIPED FOR 2 PHASE

**SHERMAN &
HEMSTREET**
Real Estate Company

ALEX HANSBARGER

Commercial Sales Associate
ahansbarger@shermanandhemstreet.com
706.722.8334

OFFERING SUMMARY

Lot Size:	1.29 Acres
Building Size:	6,120 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,843	9,225	17,001
Total Population	3,664	25,232	44,077
Average HH Income	\$30,797	\$42,004	\$50,172

Additional Photos

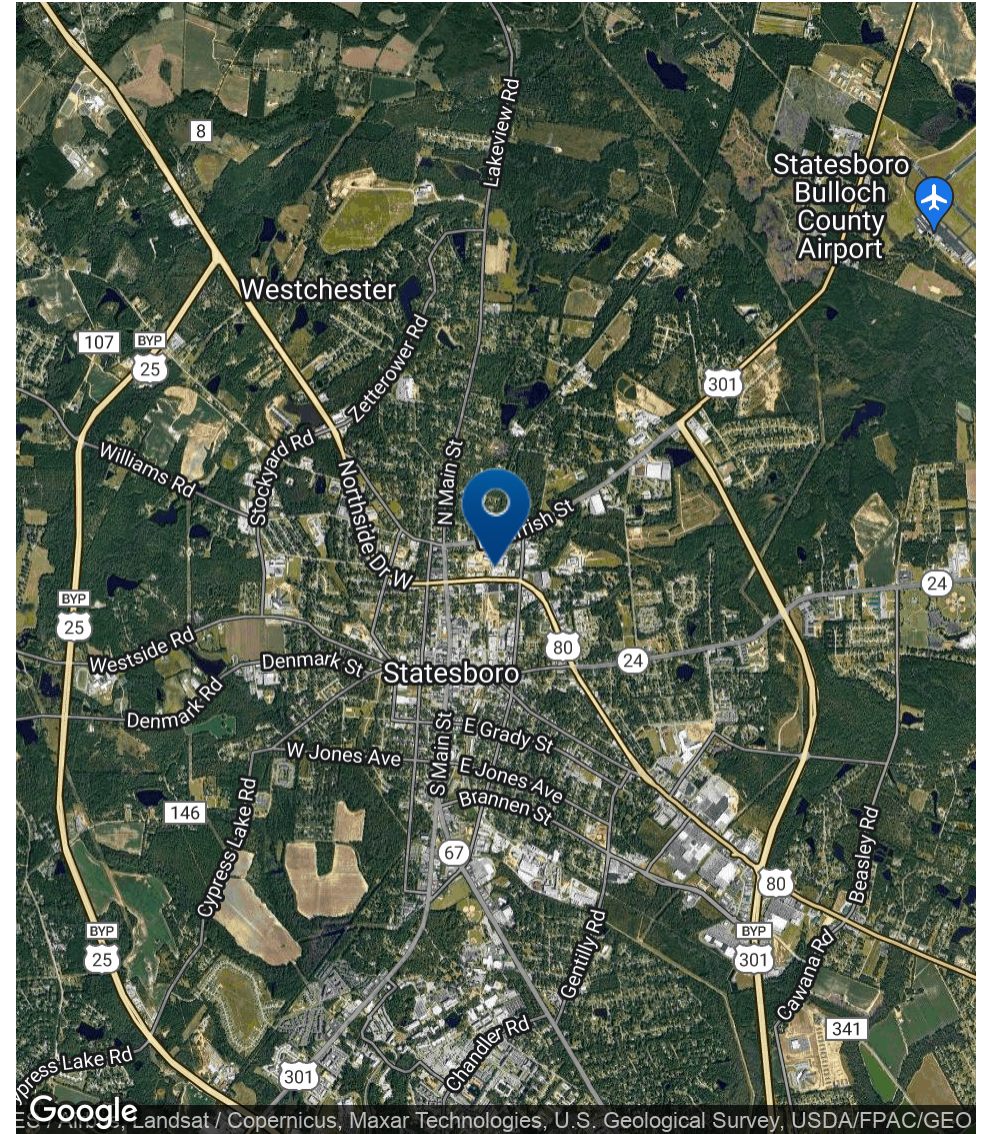


**SHERMAN &
HEMSTREET**
Real Estate Company

ALEX HANSBARGER

Commercial Sales Associate
ahansbarger@shermanandhemstreet.com
706.722.8334

A map of the Savannah, Georgia area, showing major highways, cities, and a blue location pin near Statesboro. The map includes labels for cities like Augusta, Waynesboro, Statesboro, Savannah, and Brunswick, as well as highways like I-95, I-16, and US-17. A blue location pin is placed near Statesboro, Georgia.



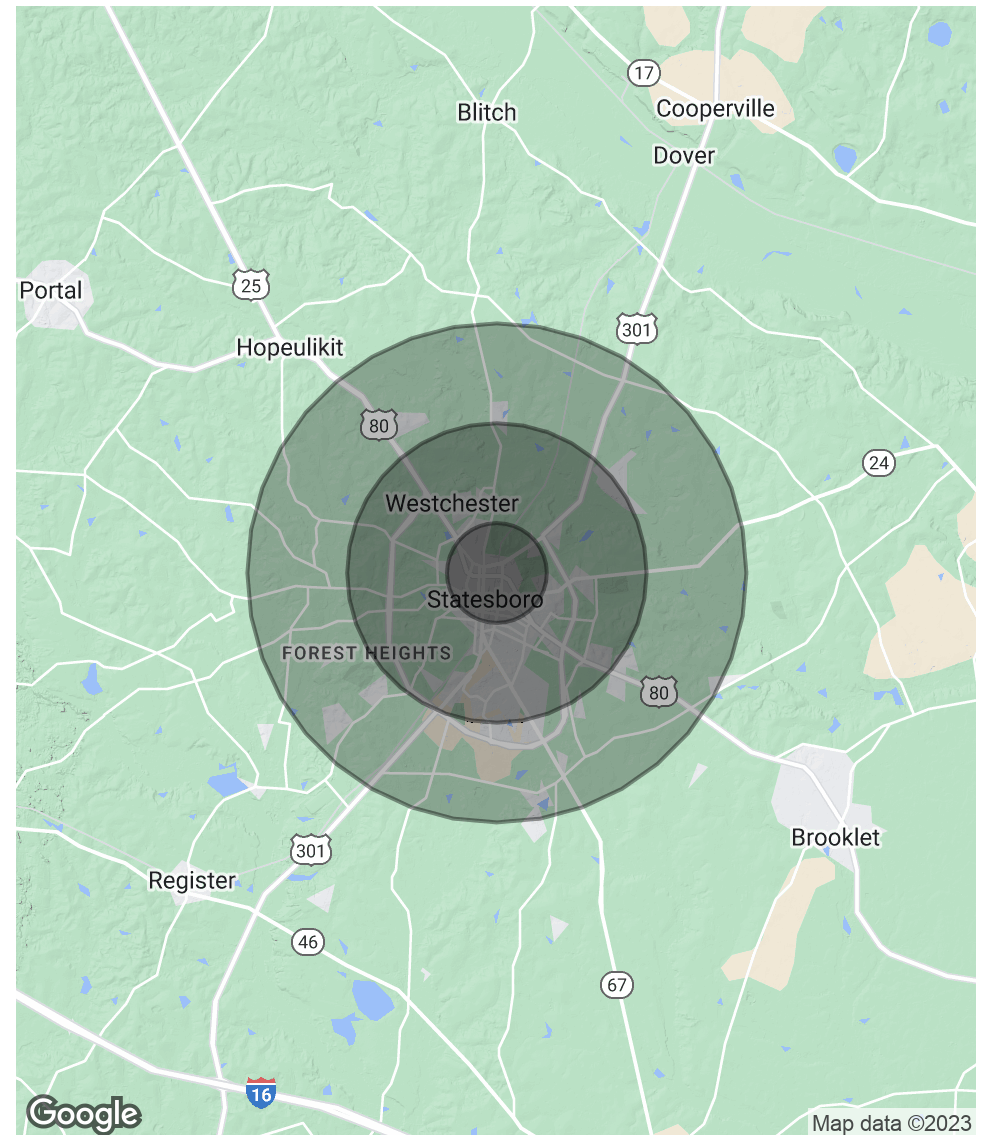
ALEX HANSBARGER
Commercial Sales Associate
ahansbarger@shermanandhemstreet.com
706.722.8334

Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,664	25,232	44,077
Average Age	34.0	29.5	30.1
Average Age (Male)	35.5	28.5	30.3
Average Age (Female)	37.7	31.9	31.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,843	9,225	17,001
# of Persons per HH	2.0	2.7	2.6
Average HH Income	\$30,797	\$42,004	\$50,172
Average House Value	\$92,251	\$114,818	\$123,700

* Demographic data derived from 2020 ACS - US Census



Retailer Map

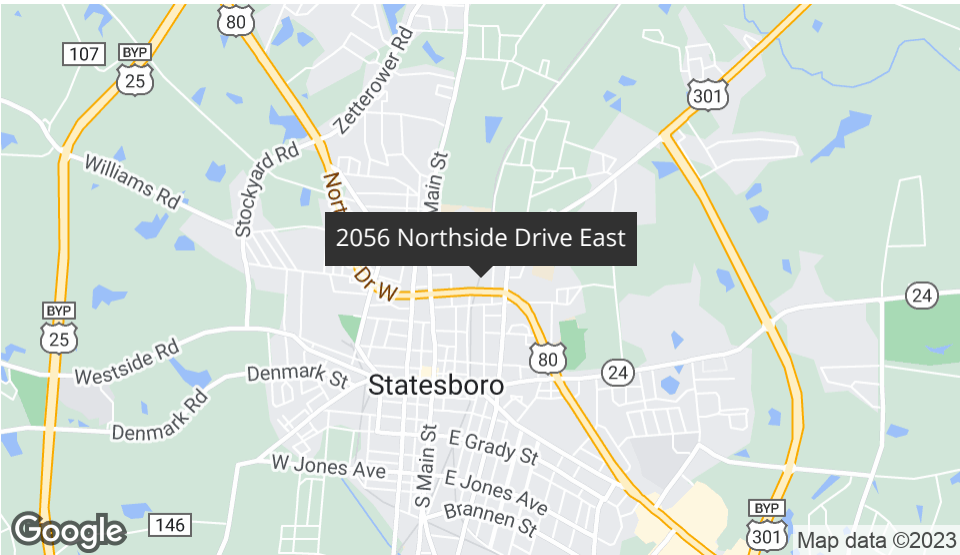


SHERMAN & HEMSTREET
Real Estate Company

ALEX HANSBARGER

Commercial Sales Associate
ahansbarger@shermanandhemstreet.com
706.722.8334

City Information



LOCATION DESCRIPTION

Statesboro is home to multiple manufacturing & warehouse facilities: Briggs & Stratton, GAF, Great Dane, ThermoKing, Viracon, WL Plastics, and Wal-Mart Distribution Center (the chain’s largest in the world). Statesboro’s downtown was named one of eight “Renaissance Cities” by Georgia Trend magazine. The economy of Statesboro consists of a diverse blend of education, manufacturing, and agribusiness sectors. Statesboro serves as a regional economic hub and has more than one billion dollars in annual retail sales. Statesboro is also a sub-market area to Savannah, GA, just 45 mins north up Interstate-16 and Hwy 301/Hwy 67. Property is located in one of the most prominent commercial districts, in the heart of the city on Northside Drive off Hwy 301.



LOCATION DETAILS

Sub Market	Savannah
County	Bulloch
Sub-Market	Savannah/Chatham County
Major University	Georgia Southern University
Cross Streets	Davis Street



ALEX HANSBARGER
Commercial Sales Associate
ahansbarger@shermanandhemstreet.com
706.722.8334

Advisor Bio



ALEX HANSBARGER

Commercial Sales Associate

ahansbarger@shermanandhemstreet.com

Direct: 706.722.8334 | **Cell:** 912.509.2108

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

Sherman & Hemstreet Real Estate Company

624 Ellis St.
Augusta, GA 30901
706.722.8334



ALEX HANSBARGER

Commercial Sales Associate

ahansbarger@shermanandhemstreet.com

706.722.8334