



FOR LEASE
PROFESSIONAL OFFICE SPACE

9 ALLEN CAIL DR

Statesboro, GA 30458

**SHERMAN &
HEMSTREET**
Real Estate Company

ALEX HANSBARGER

Commercial Sales Associate

ahansbarger@shermanandhemstreet.com

706.722.8334

Property Summary



PROPERTY DESCRIPTION

Recently remodeled professional office suite available off Northside Drive and Coach Lee Hill Blvd. 9 Allen Cail offers ample private parking lot with 30 spaces, signage opportunities on brick monument sign at the road, and impressive facade to impress clientele and employees. This property is ideal for counseling services, law office, insurance agencies, and specialty professionals. Negotiable lease terms available.

PROPERTY HIGHLIGHTS

- **RECENTLY RENOVATED**
- **PRIVATE PARKING LOT (30 SPACES)**
- **SIGNAGE OPPORTUNITY**
- **NEGOTIABLE LEASE TERMS**



OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (MG)
Available SF:	900 SF
Lot Size:	0.53 Acres
Building Size:	4,050 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,562	16,970	24,784
Total Population	3,032	44,299	62,804
Average HH Income	\$46,789	\$49,558	\$56,356



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Suite C Interior Photos

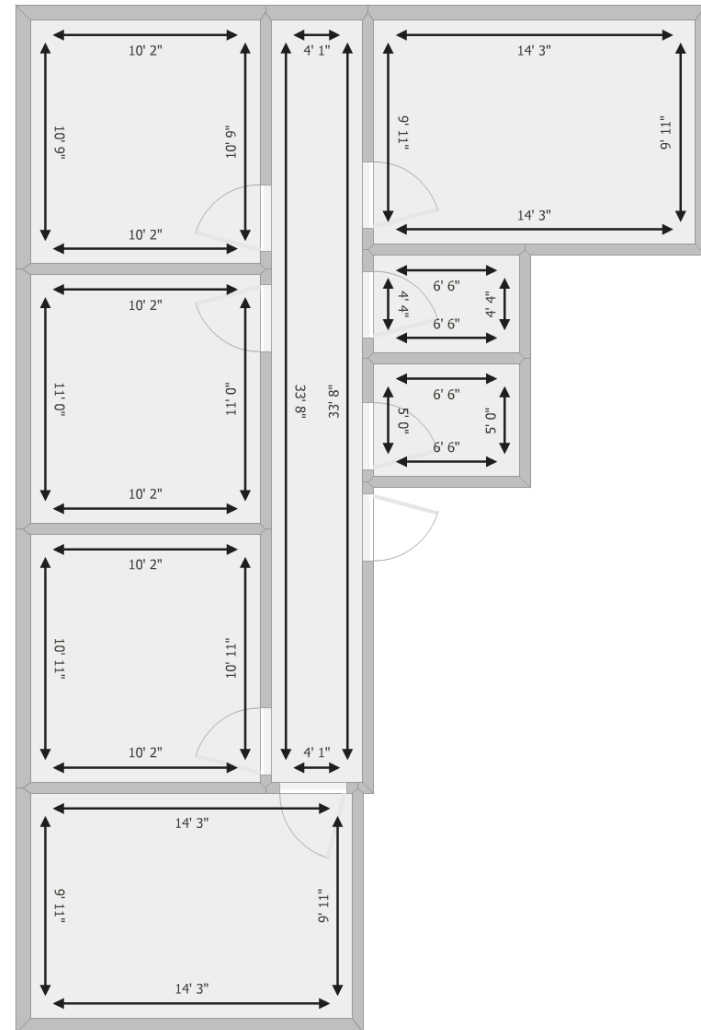
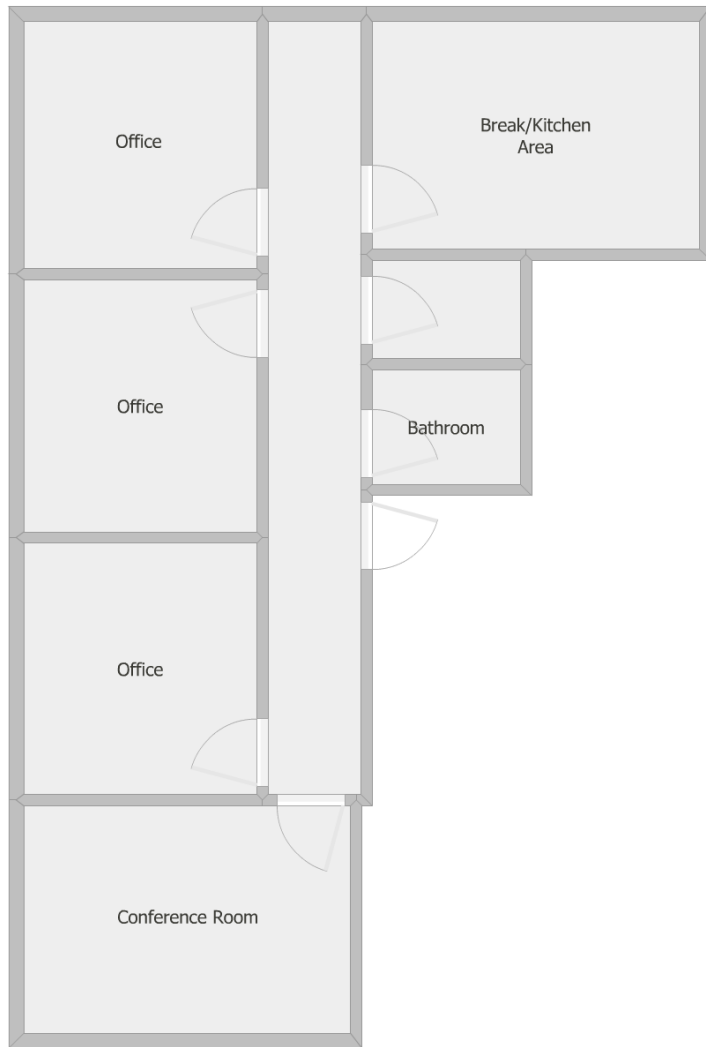


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Suite C- Floor Plan



Retailer Map



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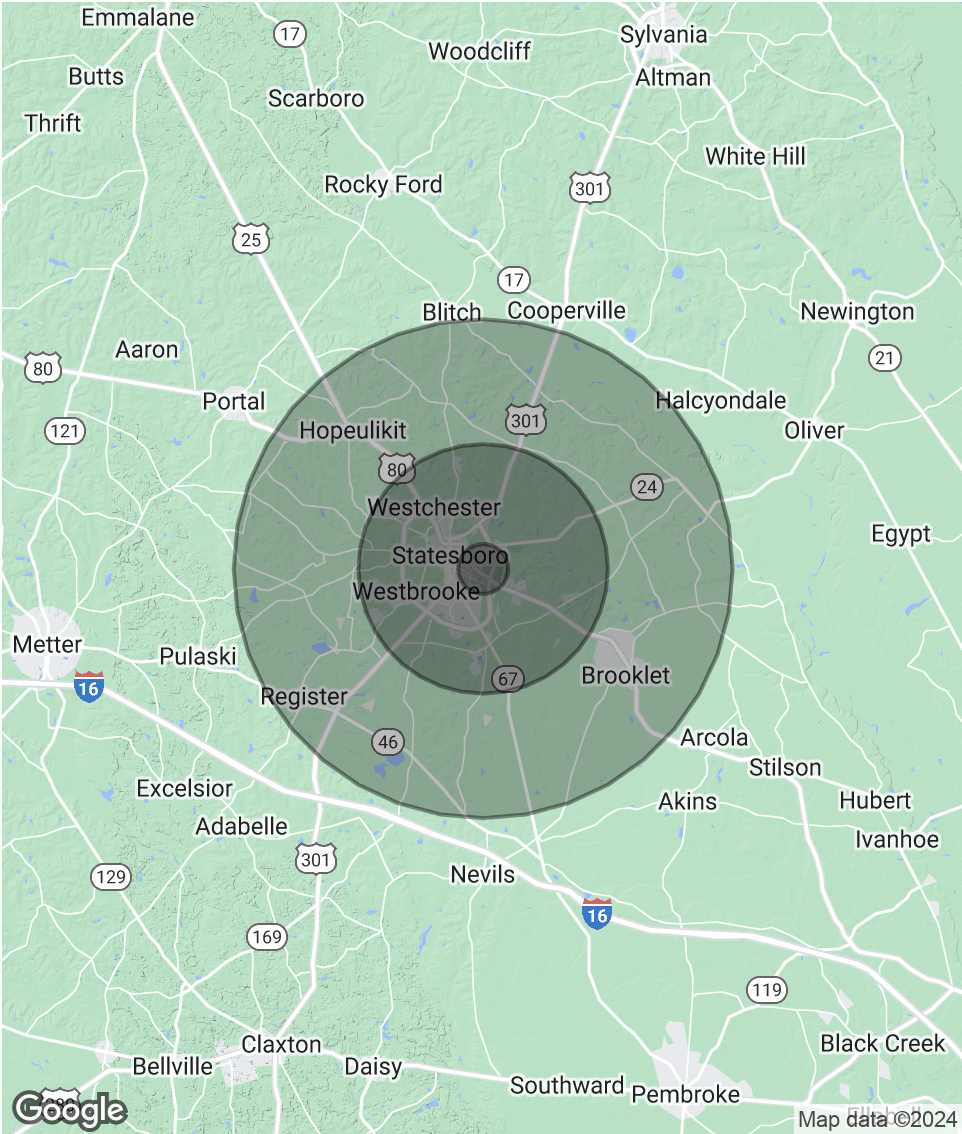
FOR LEASE | 9 ALLEN CAIL DR | STATESBORO, GA 30458

Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,032	44,299	62,804
Average Age	34.4	29.7	31.1
Average Age (Male)	29.3	29.7	31.1
Average Age (Female)	42.0	31.3	32.9

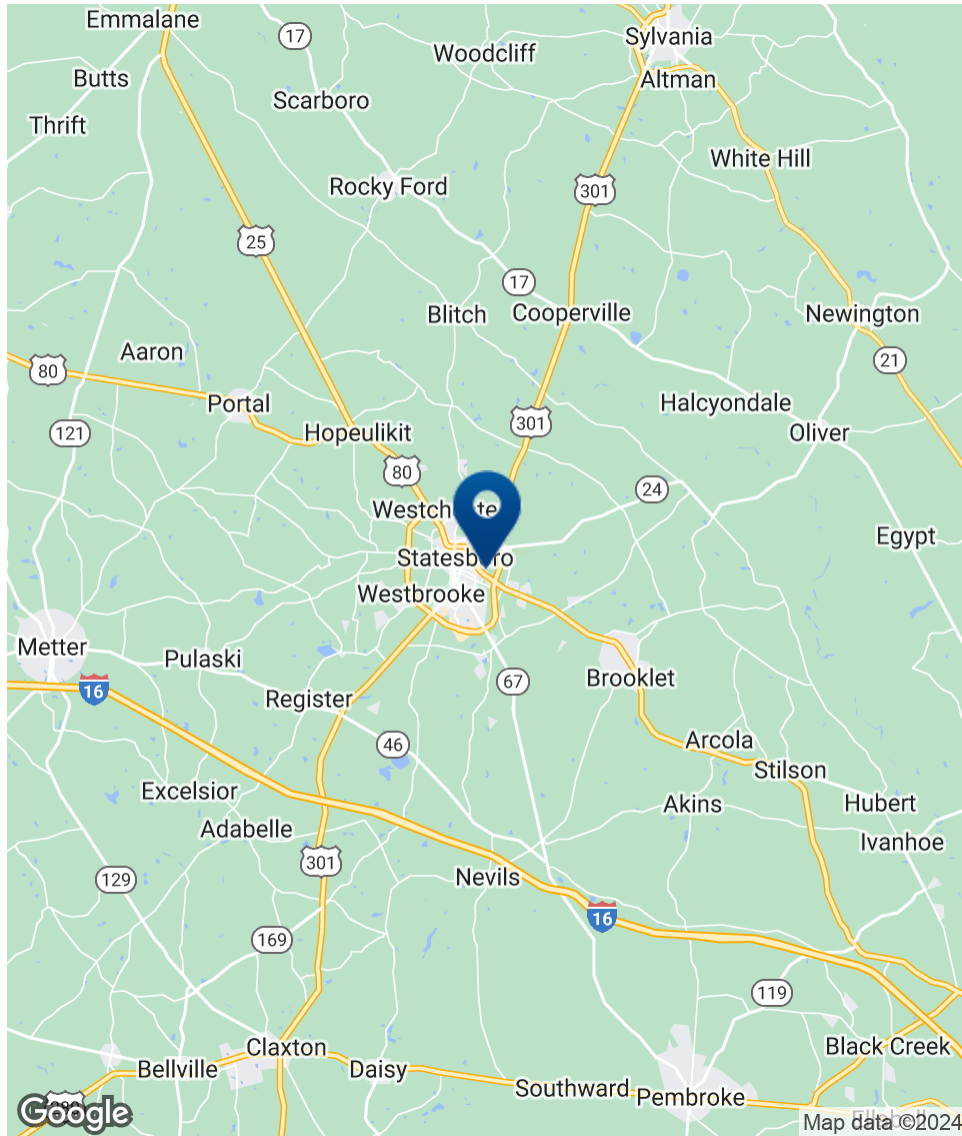
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,562	16,970	24,784
# of Persons per HH	1.9	2.6	2.5
Average HH Income	\$46,789	\$49,558	\$56,356
Average House Value	\$130,627	\$121,700	\$139,374

2020 American Community Survey (ACS)



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Location Map



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Advisor Bio



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GA #420237

PROFESSIONAL BACKGROUND

Alex Hansbarger specializes in commercial real estate sales and leasing and has over 8 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

Effingham Chamber of Commerce- Ambassador

Sherman & Hemstreet Real Estate Company

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