

Downtown
Laurel Street



Available



FOR LEASE

745 MCCALL ROAD

745 McCall Road, Springfield, GA 31329

Property Summary



PROPERTY DESCRIPTION

Sherman & Hemstreet is pleased to offer this 7,215 square foot, newly constructed, retail center for lease. The 1,355 square foot end-cap, Suite 103, will be delivered Jan, 2024 to the prospective tenant. Space is ideal for dine-in restaurant or take-out. Building will have a liquor packaging store and vape shop in the far left and middle suite. 745 McCall Road is located next door to the new BP and Baldino's at the corner of Hwy 21 as you enter Springfield.

Highway 21 at the entrance to McCall Road has traffic counts of 15,400 daily drive by traffic according to GDOT 2022 reports. Population of Springfield has increased 9.26% since 2020, with Effingham County at a 31.15% increase since 2010.

OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
Available SF:	1,355 SF
Lot Size:	1.01 Acres
Building Size:	7,215 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	3,166	5,334	18,423
Total Population	7,474	13,922	48,997
Average HH Income	\$79,594	\$90,074	\$83,525



ALEX HANSBARGER

Commercial Sales Associate
ahansbarger@shermanandhemstreet.com
706.722.8334

Retailer Map



SHERMAN & HEMSTREET
Real Estate Company

ALEX HANSBARGER

Commercial Sales Associate
ahansbarger@shermanandhemstreet.com
706.722.8334

FOR LEASE | 745 MCCALL ROAD | 745 MCCALL ROAD, SPRINGFIELD, GA 31329

Additional Photos

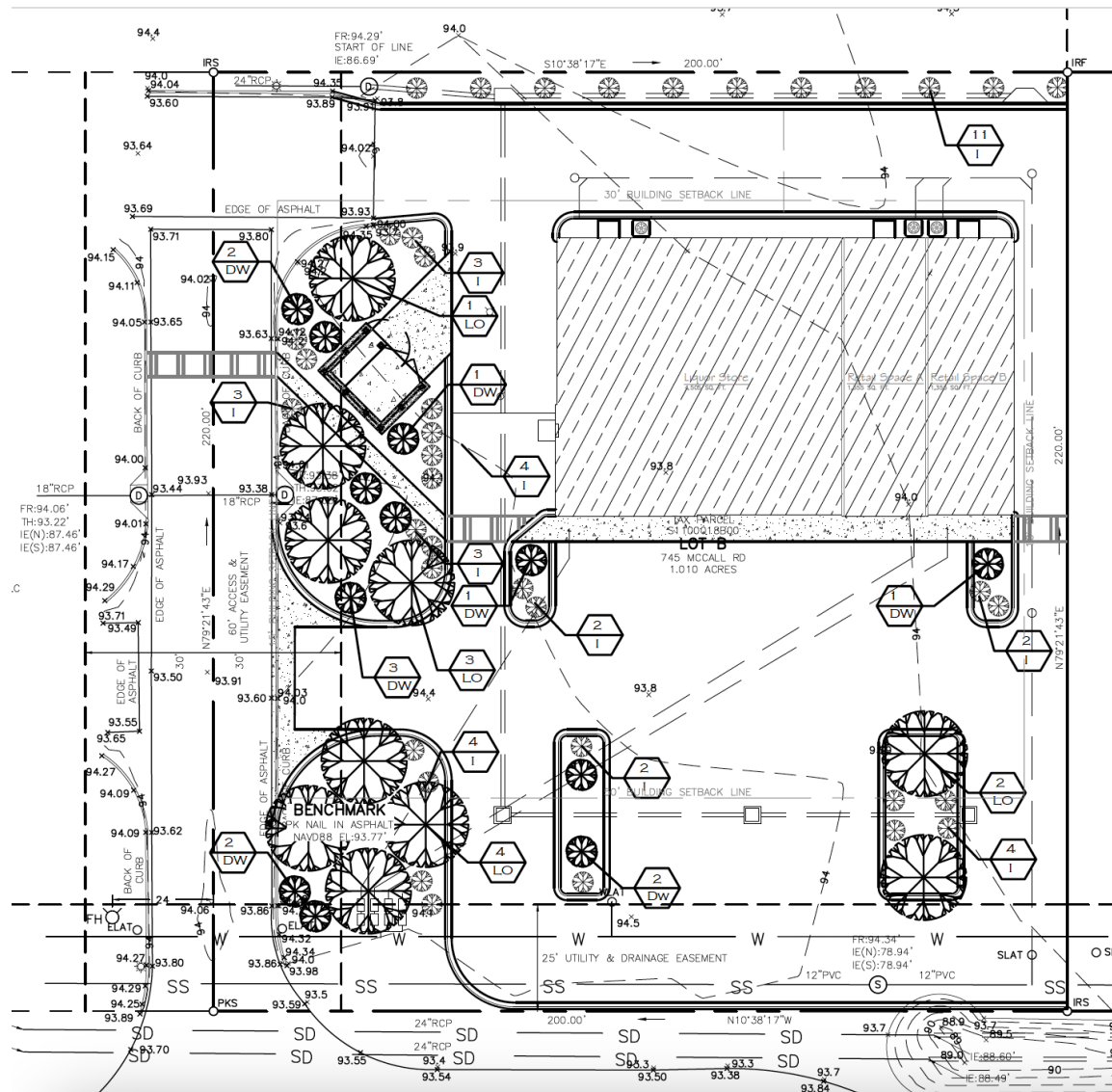


**SHERMAN &
HEMSTREET**
Real Estate Company

ALEX HANSBARGER
Commercial Sales Associate
ahansbarger@shermanandhemstreet.com
706.722.8334

FOR LEASE | 745 MCCALL ROAD | 745 MCCALL ROAD, SPRINGFIELD, GA 31329

Future Landscape

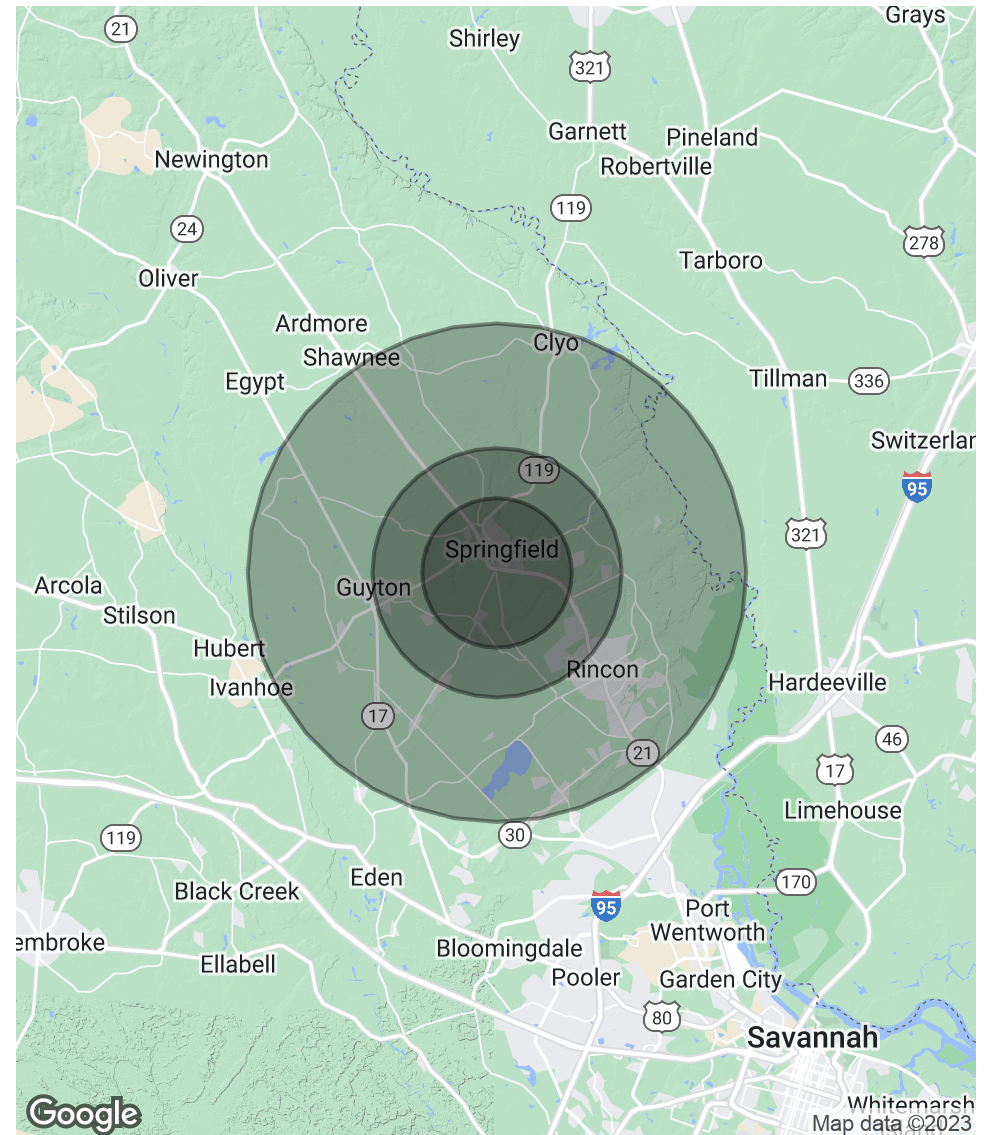


Demographics Map & Report

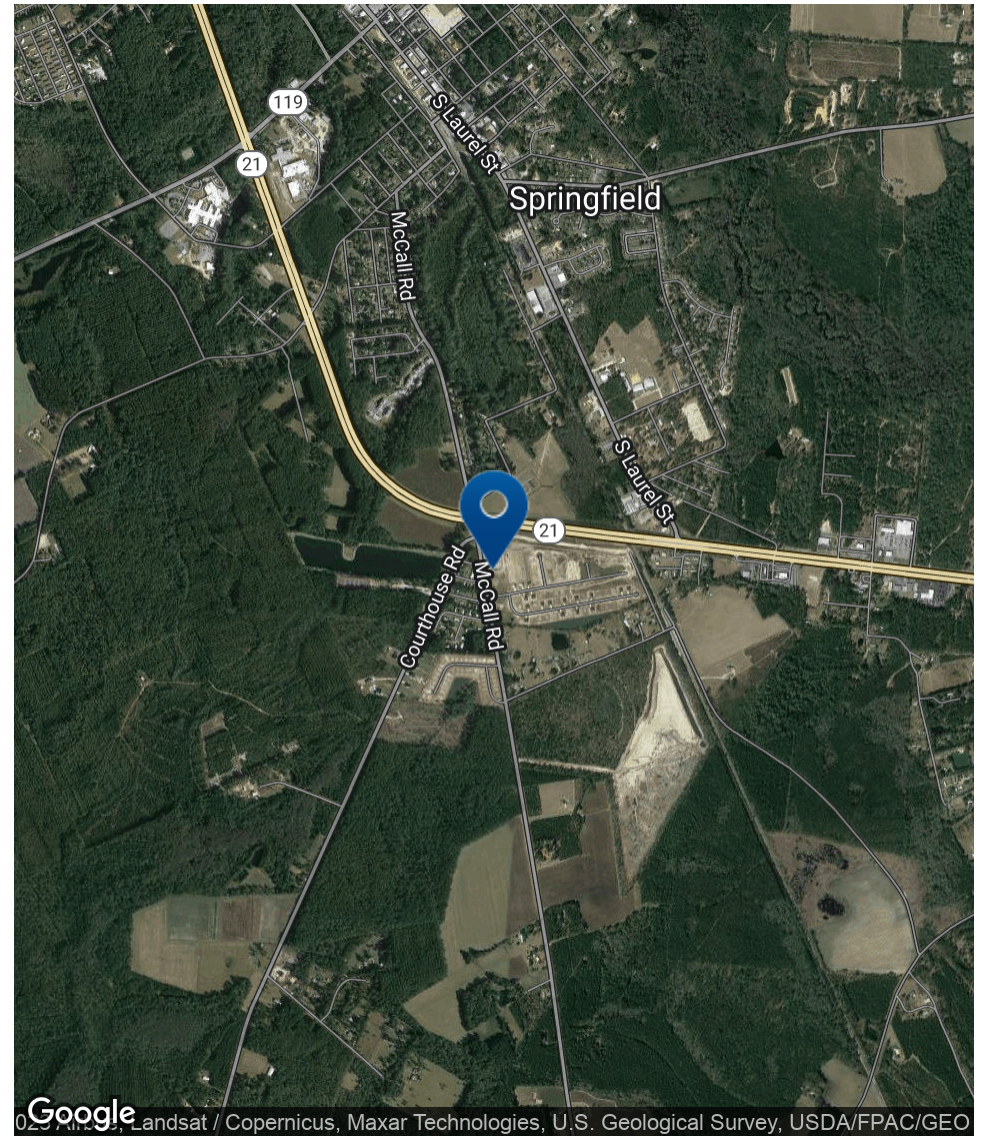
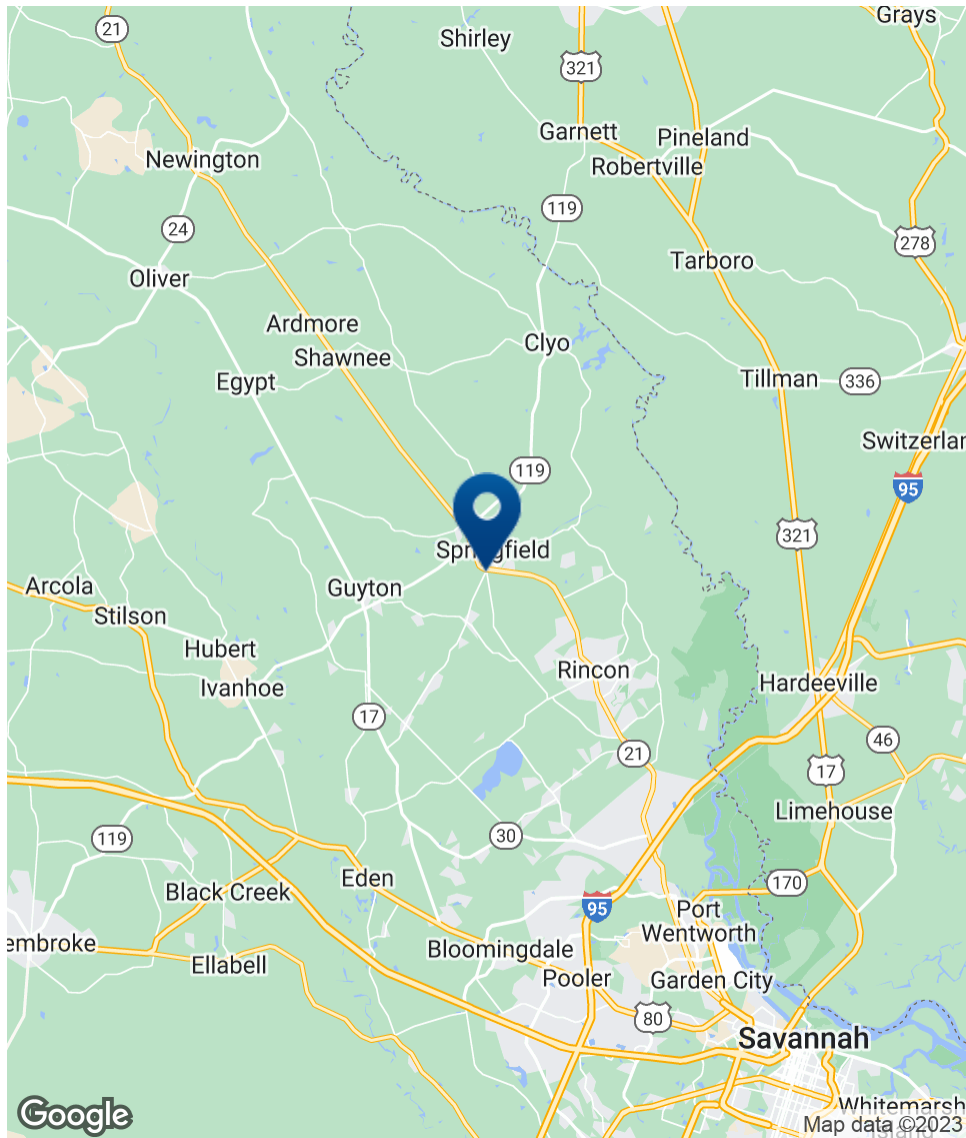
POPULATION	3 MILES	5 MILES	10 MILES
Total Population	7,474	13,922	48,997
Average Age	34.7	35.3	35.5
Average Age (Male)	34.8	35.1	34.7
Average Age (Female)	34.2	35.4	36.3

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	3,166	5,334	18,423
# of Persons per HH	2.4	2.6	2.7
Average HH Income	\$79,594	\$90,074	\$83,525
Average House Value	\$171,005	\$169,166	\$180,773

* Demographic data derived from 2020 ACS - US Census



Location Map



**SHERMAN &
HEMSTREET**
Real Estate Company

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

MEMBERSHIPS

Effingham Chamber of Commerce- Ambassador

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