



The image is an aerial photograph of a commercial park in Richmond Hill, GA. A blue semi-transparent overlay covers the top half of the image. In the center-left, a blue box with a white arrow points to a building and contains the text 'Site For Sale'. Several other blue boxes with white arrows point to different businesses in the park: 'NAPA AUTO PARTS' (top left), 'Tim & Dave's Nursery' (top center), 'CAR WASH EXPRESS' (top center), 'MAVIS TIRE' (top right), 'J MARTIN AUTO' (top right), 'DG' (top right), and 'FAMILY DOLLAR' (top right). The road in the foreground is labeled 'Hwy 1125, 300 Daily Traffic'. The background shows a dense line of trees.

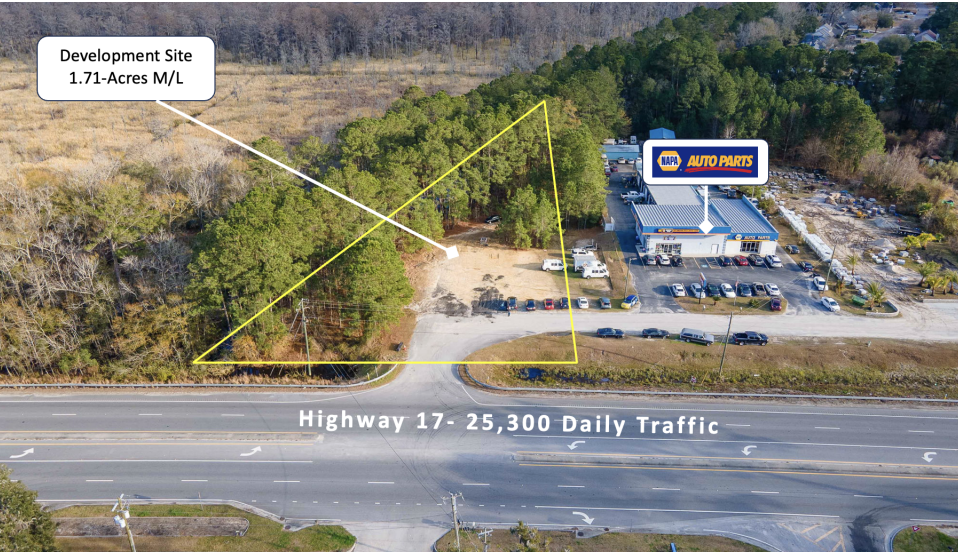
FOR SALE

267 MULBERRY

COMMERCIAL PARK

Richmond Hill, GA 31324

Property Summary

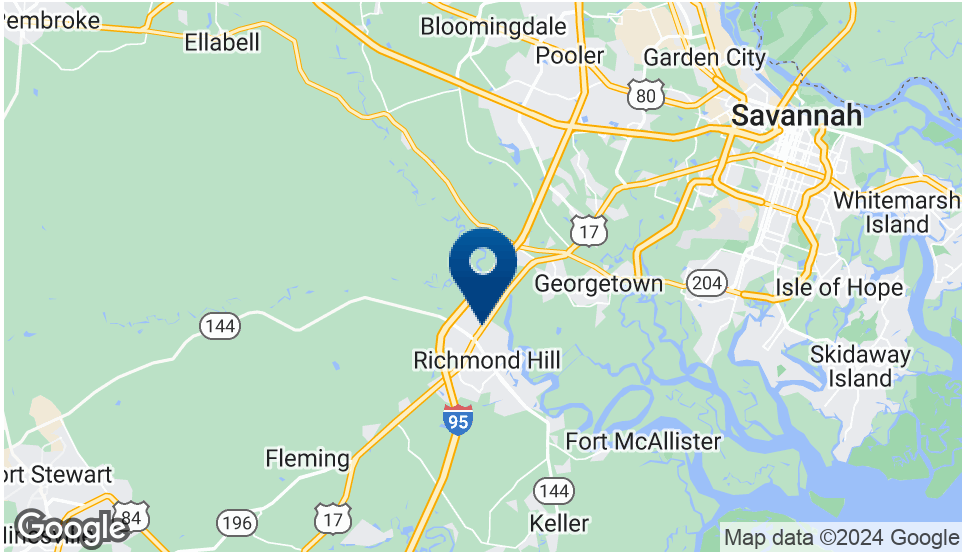


PROPERTY DESCRIPTION

1.71-acre development site available in the growing county of Bryan near I-95. Site sits on the far North section of Mulberry Commercial Park, entering directly onto Hwy 17, offering 25,300 daily drive by traffic. Water and sewer provided by the city.

Zoning caters to motoring public along high volume roadways, allowing for restaurants with outdoor seating (drive-thru requires conditional approval), small engine repair shops, planned shopping centers, government buildings, or places of worship.

Site can be conditionally approved for indoor self-storage facility, or auto, truck and trailer rentals.



OFFERING SUMMARY

Sale Price:	\$380,000
Lot Size:	1.71 Acres
Water/Sewer:	City of Richmond Hill

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	472	5,622	11,392
Total Population	1,446	14,637	28,525
Average HH Income	\$88,667	\$75,478	\$74,806



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Aerial Overview

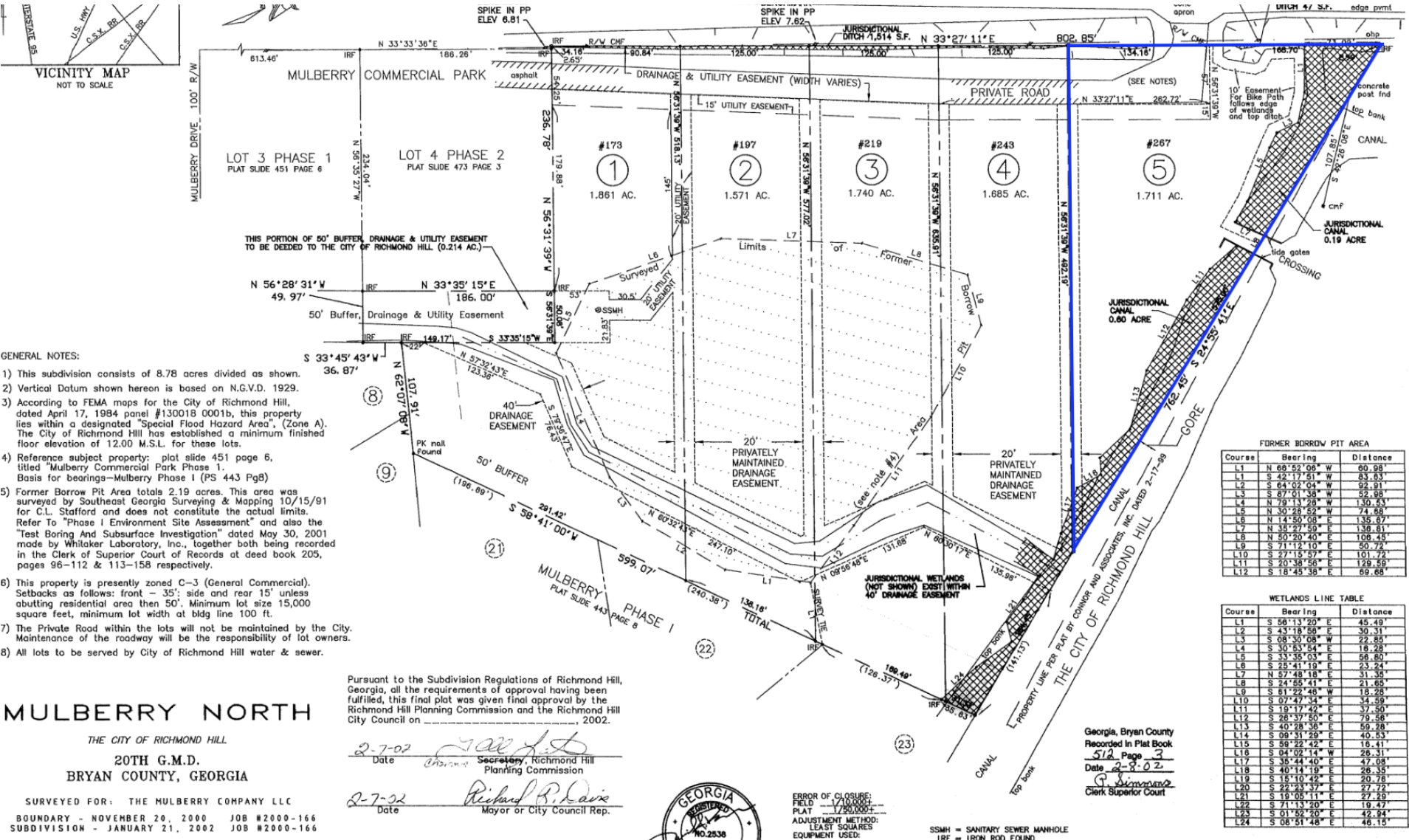


**SHERMAN &
HEMSTREET**
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Site Plans



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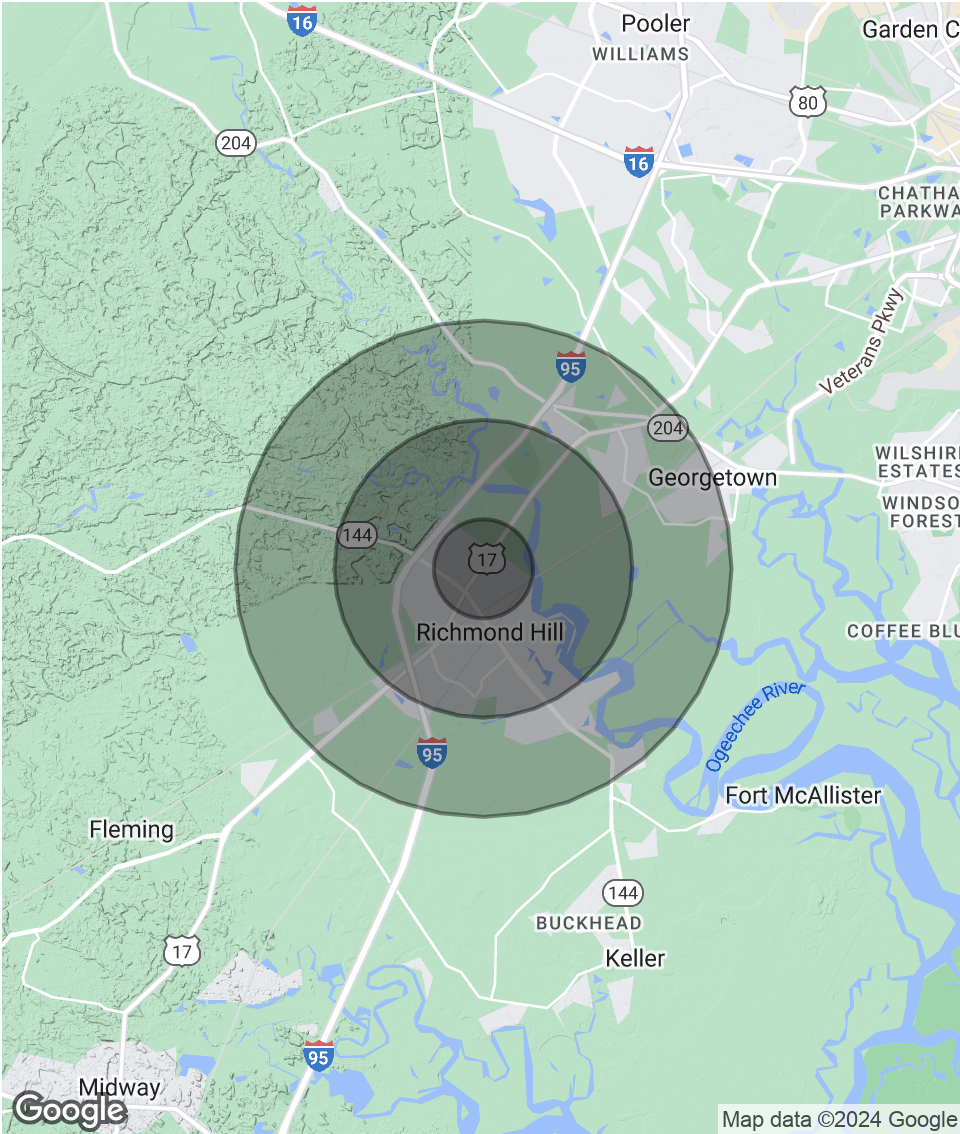
SHERMAN & HEMSTREET REAL ESTATE COMPANY | 4316 WASHINGTON ROAD, EVANS, GA 30809 | SHERMANANDHEMSTREET.COM

Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,446	14,637	28,525
Average Age	34.1	33.4	36.0
Average Age (Male)	31.8	30.8	34.7
Average Age (Female)	35.2	34.2	36.9

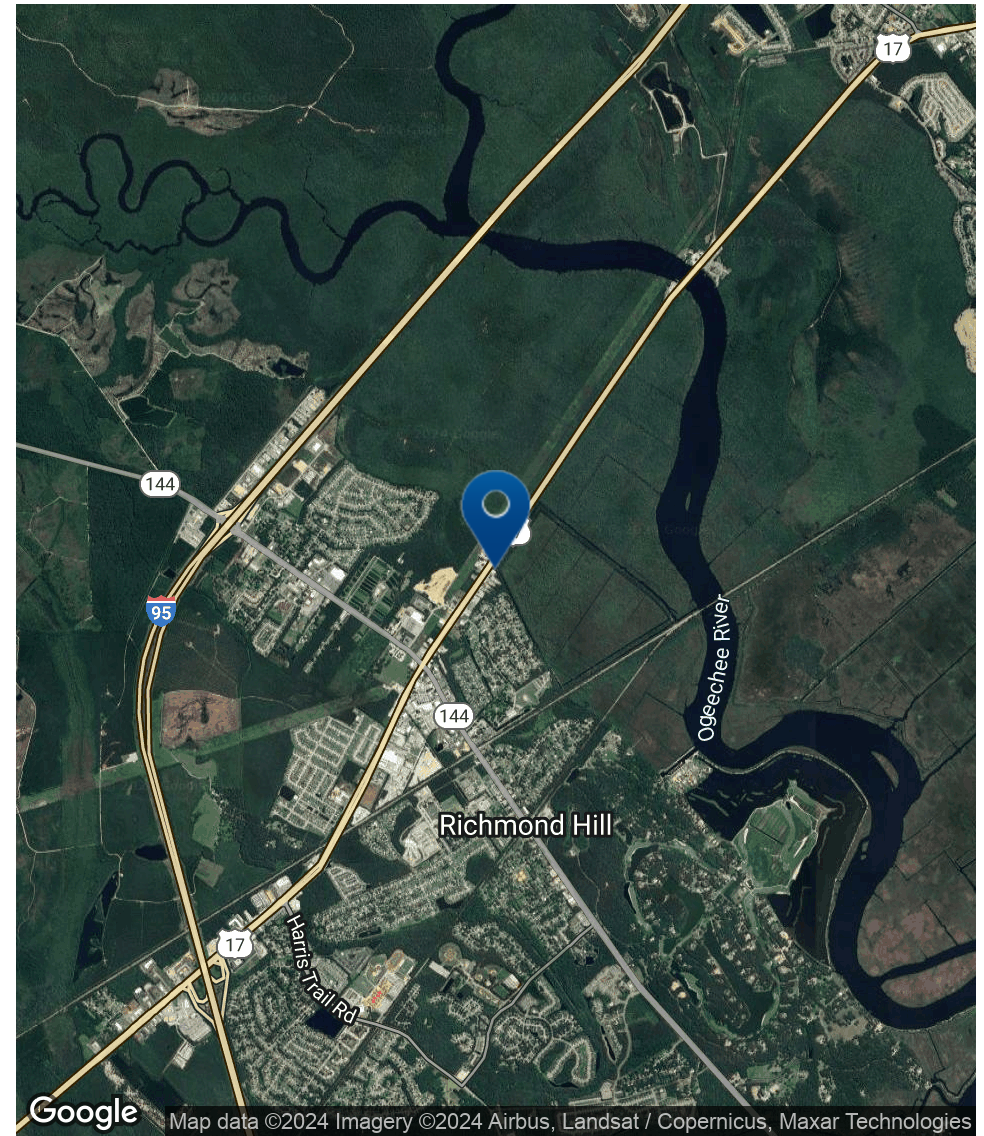
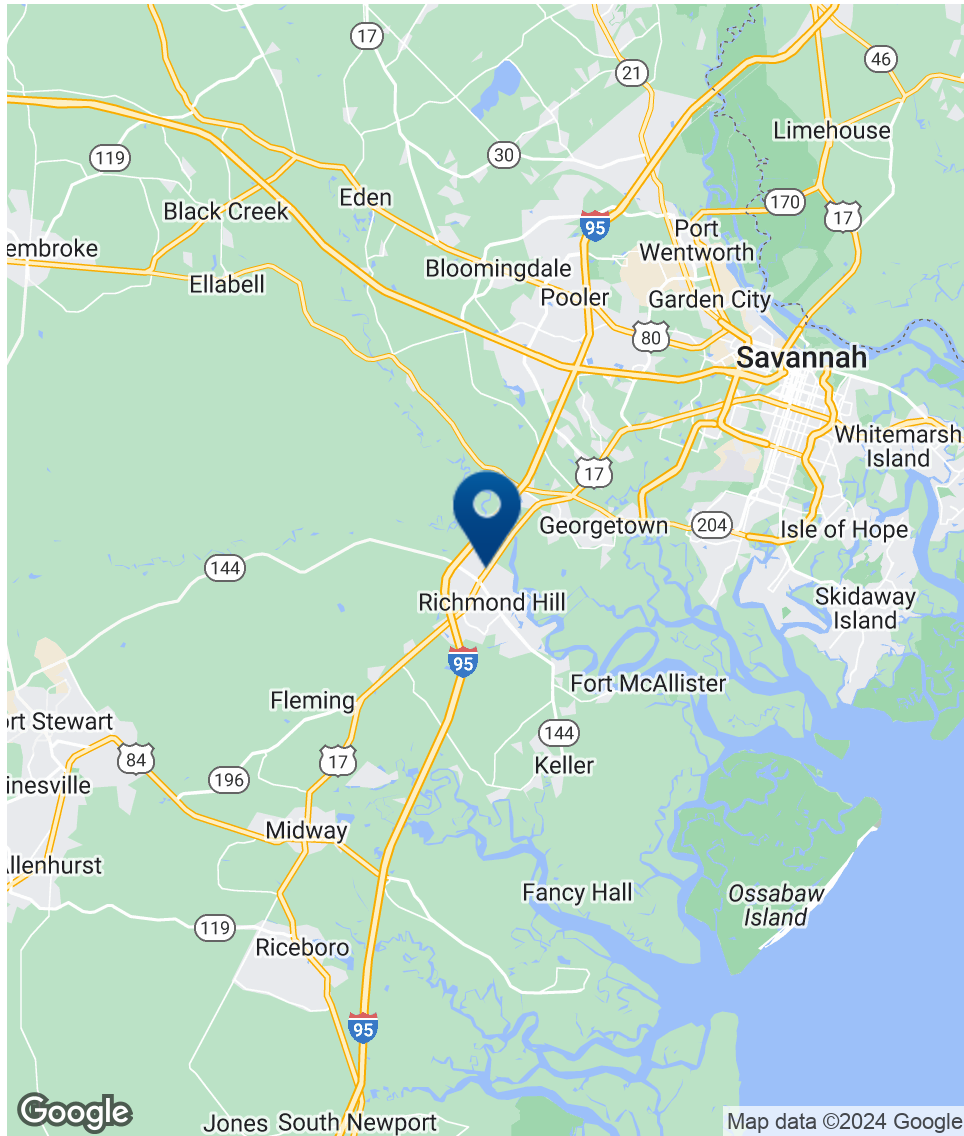
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	472	5,622	11,392
# of Persons per HH	3.1	2.6	2.5
Average HH Income	\$88,667	\$75,478	\$74,806
Average House Value	\$224,936	\$205,863	\$205,833

2020 American Community Survey (ACS)



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Location Map



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Advisor Bio



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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

Effingham Chamber of Commerce- Ambassador

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