

A photograph of a single-story restaurant building with a brick and stone facade, large windows, and a metal roof. The building is illuminated by interior lights, and a sign is visible on the roof. The scene is set against a dark blue twilight sky. The foreground shows a paved parking lot and some landscaping.

FOR LEASE

# RESTAURANT

537 South Main Street, Swainsboro, GA 30401

**SHERMAN &  
HEMSTREET**  
Real Estate Company

**ALEX HANSBARGER**

Commercial Sales Associate

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706.722.8334

# Property Summary



## PROPERTY DESCRIPTION

Sherman & Hemstreet is proud to present this 3,590 square foot restaurant property on 1.08-acres available for purchase. Previously known as Emanuel's Mexican Restaurant, this strategically placed building offers 60 parking spaces, tall pylon and facade signage, drive-thru call box with potentially 2 order windows, and walk-in cooler and freezer. Ideal for fast food, dine-in, catering to all types of cuisine. Roof and central HVAC replaced between 2020 and 2021. 14,400 daily traffic (2022 reporting).

All commercial equipment, refrigerators, fryers, furniture, tables, etc. can be purchased along with property.

This property is also available for purchase at \$650,000.



### ALEX HANSBARGER

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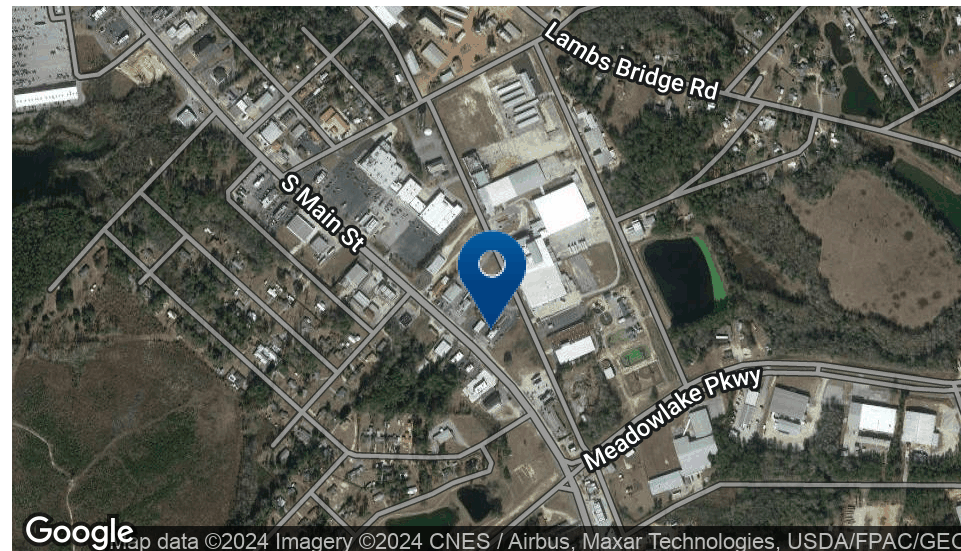
## OFFERING SUMMARY

Lease Rate:	\$16.71 SF/yr (NNN)
Available SF:	3,590 SF
Lot Size:	1.08 Acres
Building Size:	3,590 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	260	1,686	2,617
Total Population	430	3,604	5,996
Average HH Income	\$26,714	\$30,357	\$36,749



# Executive Summary



## OFFERING SUMMARY

Lease Rate:	\$16.71 SF/yr (NNN)
Sale Price:	\$650,000
Building Size:	3,590 SF
Available SF:	3,590 SF
Lot Size:	1.08 Acres
Price / SF:	\$181.06
Year Built:	1997
Renovated:	2021
Zoning:	C3
Daily Traffic:	14,400 (2022)

## LOCATION OVERVIEW

Also known as US Hwy 1, 537 South Main is on the highest traffic location in the city of Swainsboro, heart of Emanuel County. This restaurant is near major retailers such as Walmart, Hibbett Sports, McDonalds, Sonic, and Hardee's. Emanuel County is home to several major industries including American Door and Drawer, Total Solution America, LLC, Kongsberg Automotives, and Chemetron Fire Systems, as well as the regional UPS Distribution Center.

## PROPERTY HIGHLIGHTS

- 60 PARKING SPACES
- PYLON AND FACAD SIGNAGE
- DRIVE THRU WITH 1 WINDOW (CONSTRUCTED FOR 2)
- DUAL ACCESS POINTS (MAIN STREET & ELECTRIC DRIVE)
- 2 WALK IN COOLERS/FREEZERS (1 ATTACHED, 1 DETACHED)
- ROOF AND CENTRAL HVAC REPLACED BETWEEN 2020 & 2021
- WIRED FOR SECURITY SYSTEM
- COMMERCIAL GRADE EQUIPMENT AND FURNITURE CAN BE INCLUDED

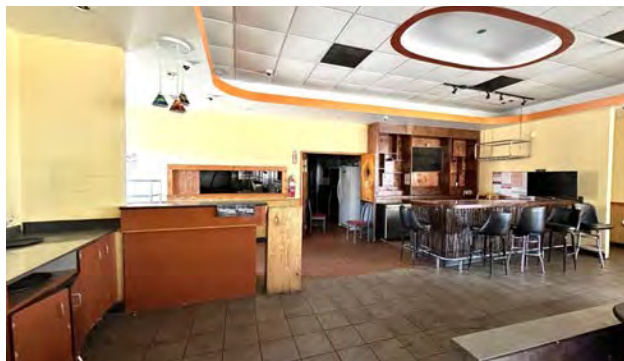


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# Additional Photos



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FOR SALE | 537 SOUTH MAIN STREET | 537 SOUTH MAIN STREET, SWAINSBORO, GA 30401



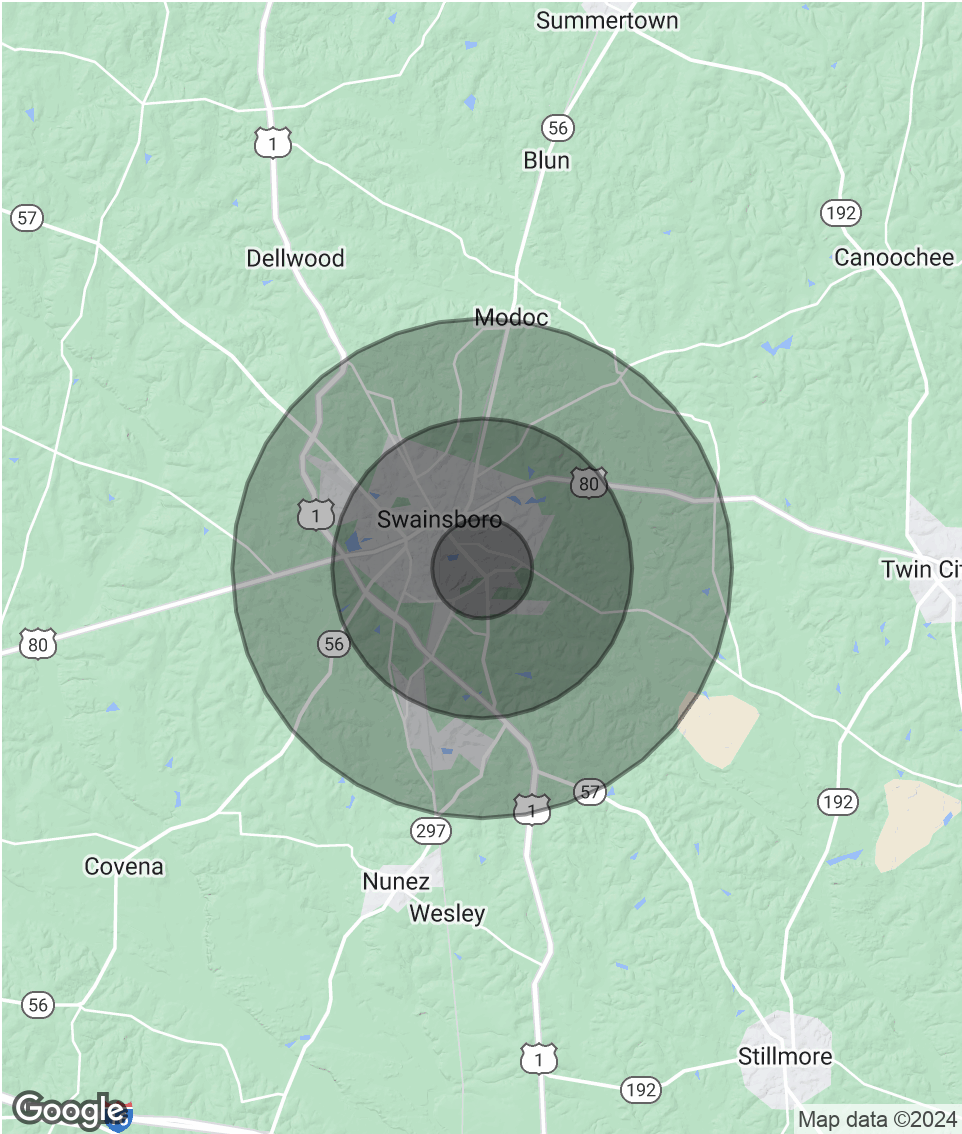


# Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	430	3,604	5,996
Average Age	48.2	31.2	33.1
Average Age (Male)	42.8	25.6	28.4
Average Age (Female)	48.6	35.2	36.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	260	1,686	2,617
# of Persons per HH	1.7	2.1	2.3
Average HH Income	\$26,714	\$30,357	\$36,749
Average House Value	\$73,601	\$81,563	\$81,647

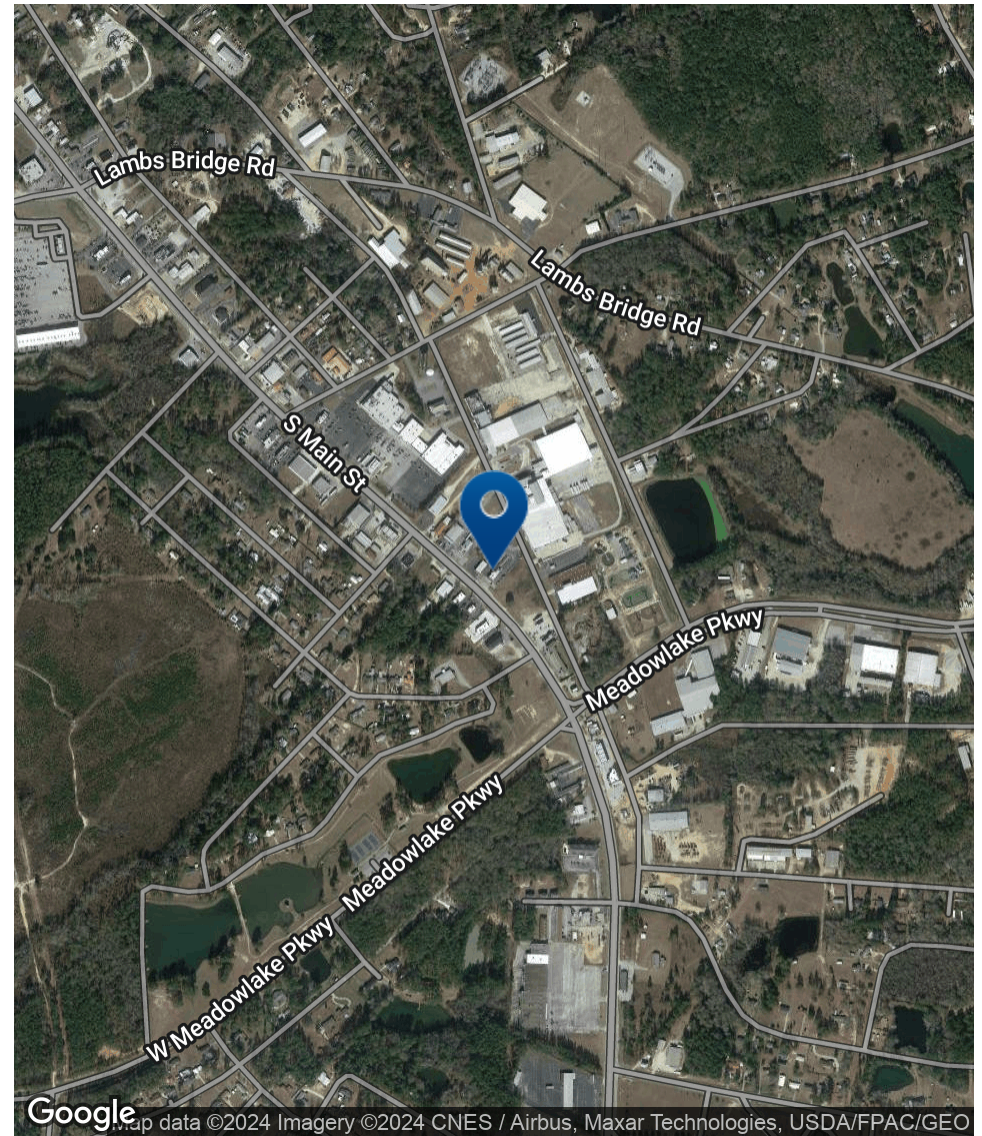
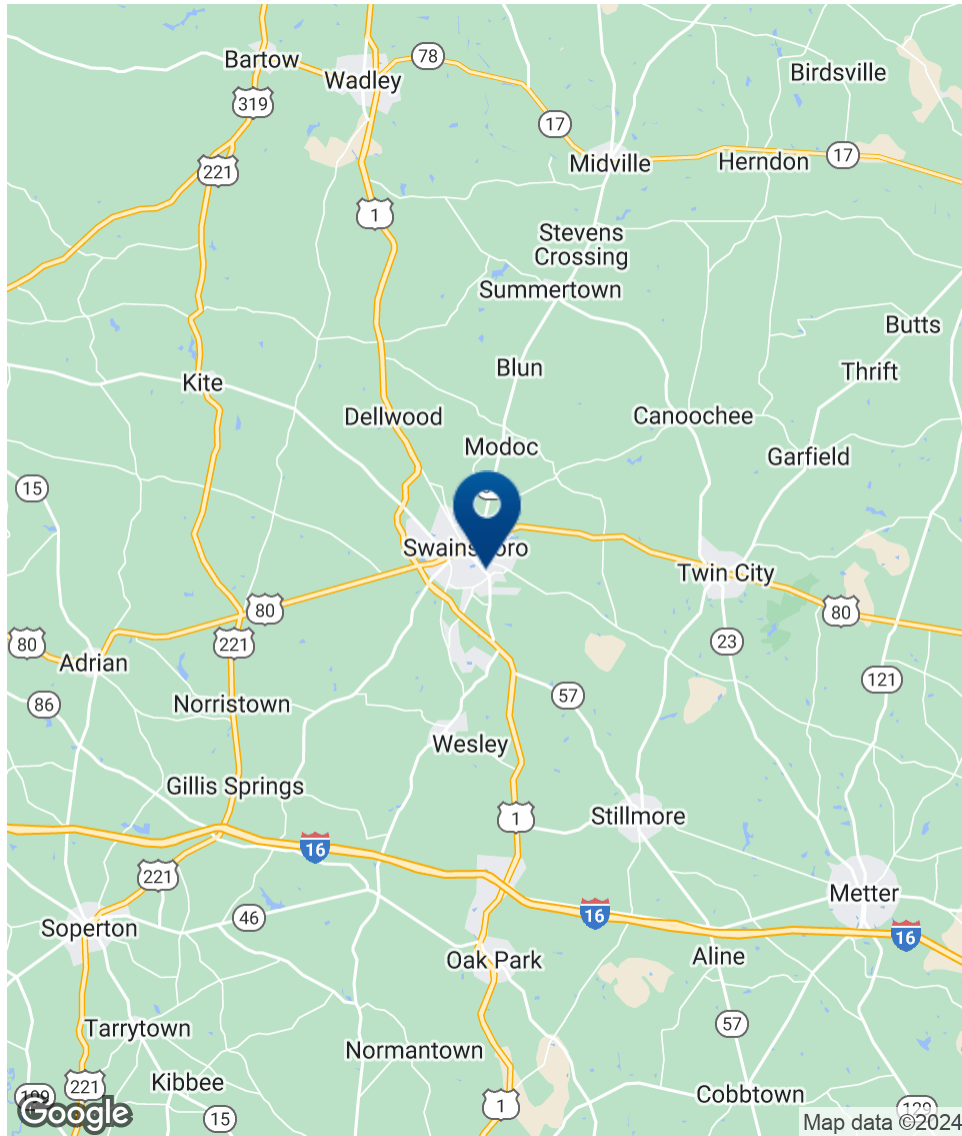
\* Demographic data derived from 2020 ACS - US Census



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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

### Sherman & Hemstreet Real Estate Company

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