



FOR SALE

The image is an aerial photograph of a commercial area in Richmond Hill, Georgia. A large, rectangular plot of land is outlined in yellow, indicating it is for sale. This plot is situated on Interchange Drive, which runs diagonally from the bottom left towards the center right. To the left of the plot is a building with an 'OYO HOTEL' sign. Above the plot, near Interstate 95, is a callout for 'the LOCAL 17'. To the right of the plot is a building with a 'ROYAL INN' sign. Further right, near Highway 17, are callouts for 'ACE Hardware' and 'ACE Hardware'. The background shows various commercial buildings, parking lots, and trees. The overall scene is a typical commercial development area.

# PAD-SITE READY DEVELOPMENT SITE

235 Interchange Dr, Richmond Hill, GA 31324



# Property Summary

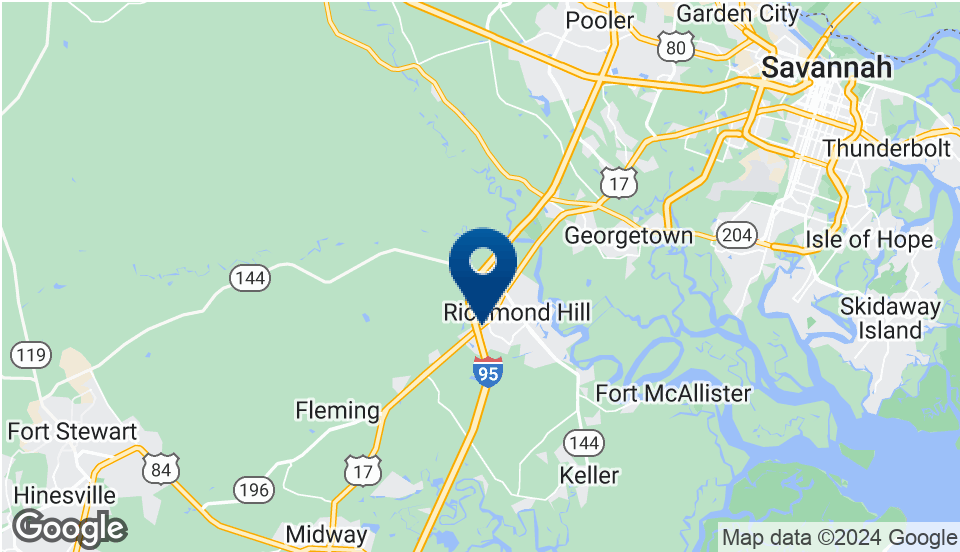


## PROPERTY DESCRIPTION

Sherman & Hemstreet is proud to offer 235 & 245 Interchange Drive off Hwy 17/I-95. Both parcel being offered makes up the 1.24-acres of prime commercial land ready for development. The Interchange subdivision provides offsite detention for the subject, with water and sewer lines already installed on-site. Site has SouthCoastal Health across the street, Gaughf Dermatology, D'Corner Latin Cuisine and several hotels in its surroundings.

Daily traffic on Hwy 17 at Interchange Drive entrance hits 23,600.

Daily traffic on I-95 traffic at exit is over 80,000.



## OFFERING SUMMARY

Sale Price:	\$650,000
Lot Size:	1.24 Acres
Water/Sewer:	Available On-Site
Detention:	Available Off-Site

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,719	4,849	7,394
Total Population	4,258	12,606	19,037
Average HH Income	\$61,952	\$72,659	\$80,693



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# Retailer Map



**SHERMAN & HEMSTREET**  
Real Estate Company

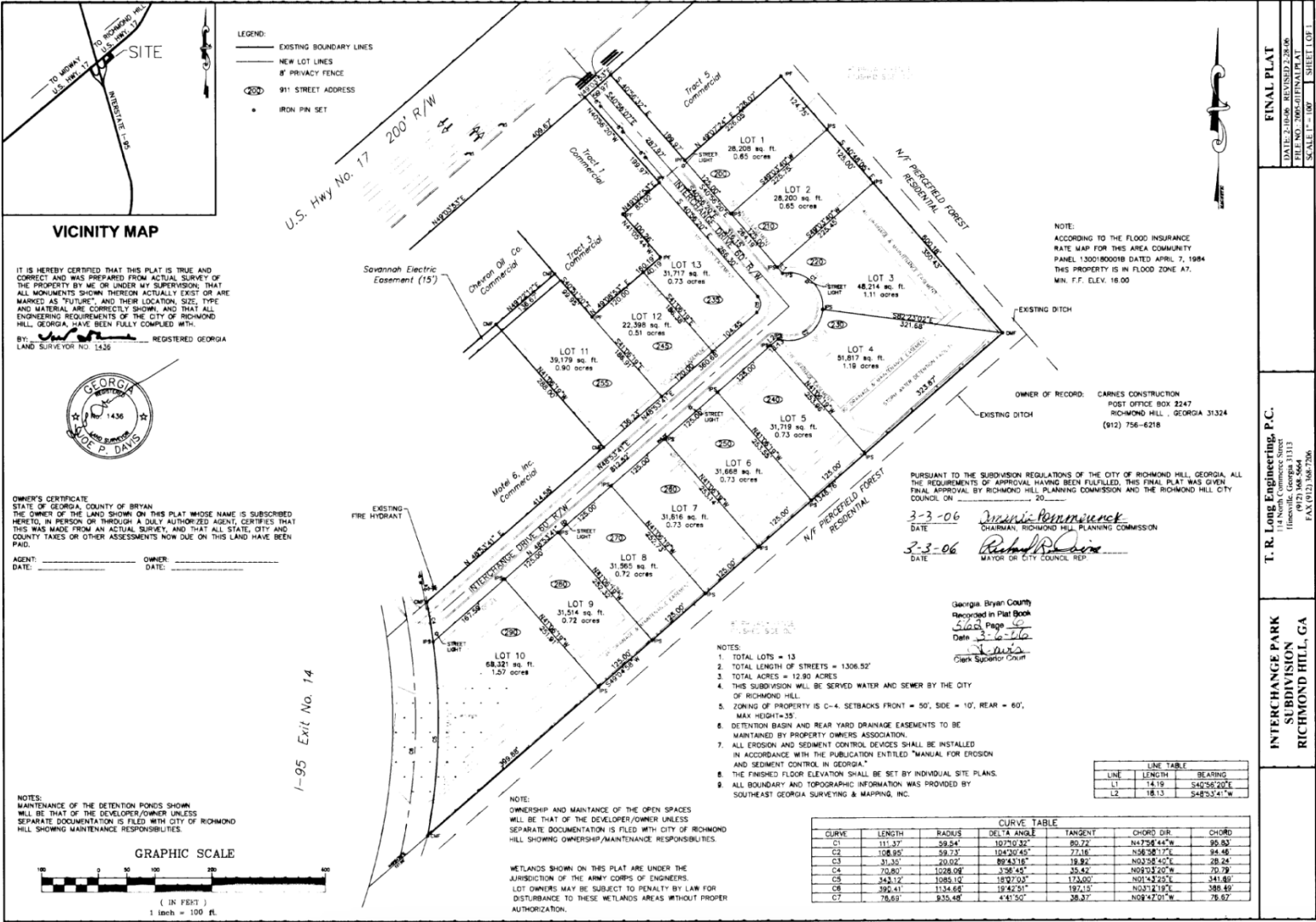
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FOR SALE | 235 & 245 INTERCHANGE DRIVE | 235 INTERCHANGE DR, RICHMOND HILL, GA 31324



Survey



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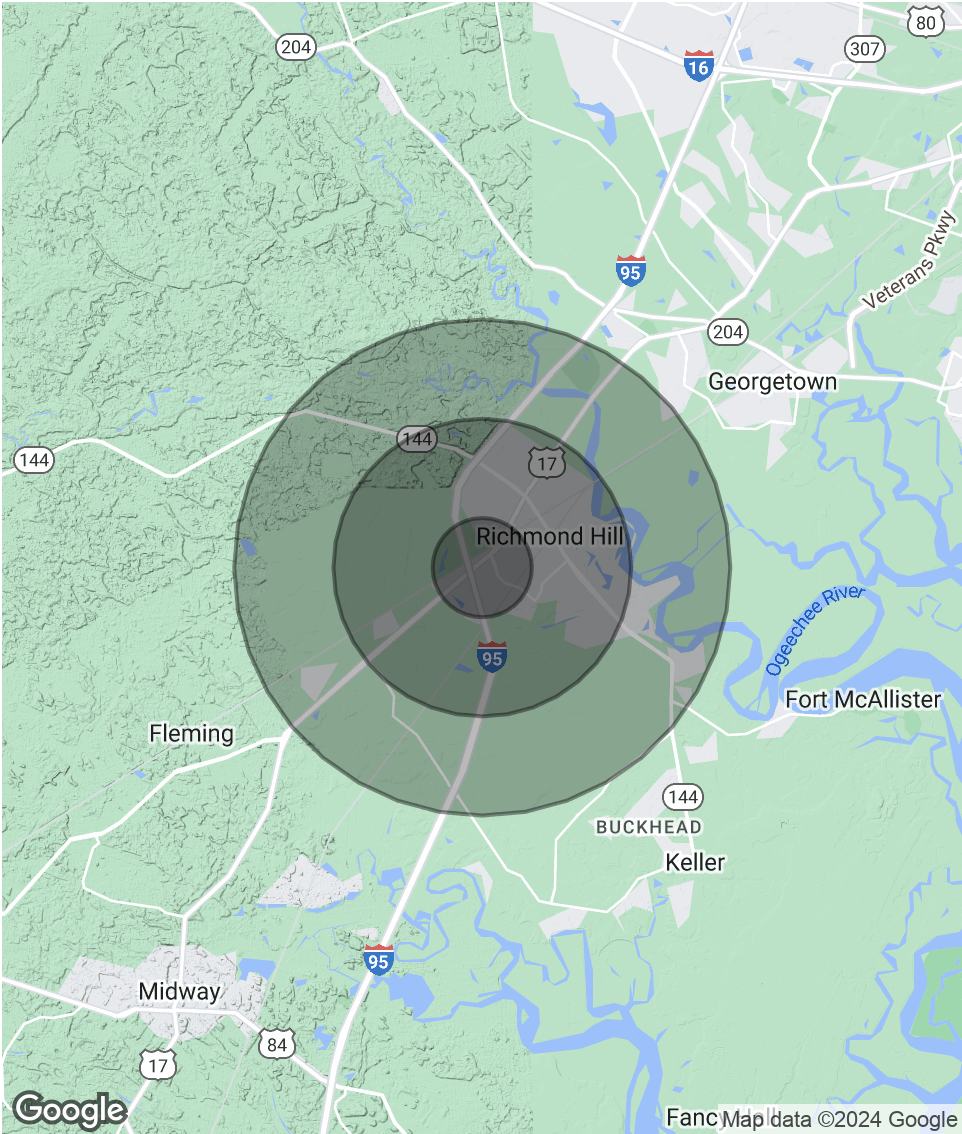
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# Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,258	12,606	19,037
Average Age	33.6	33.1	34.1
Average Age (Male)	29.0	31.1	32.4
Average Age (Female)	35.1	33.6	34.5

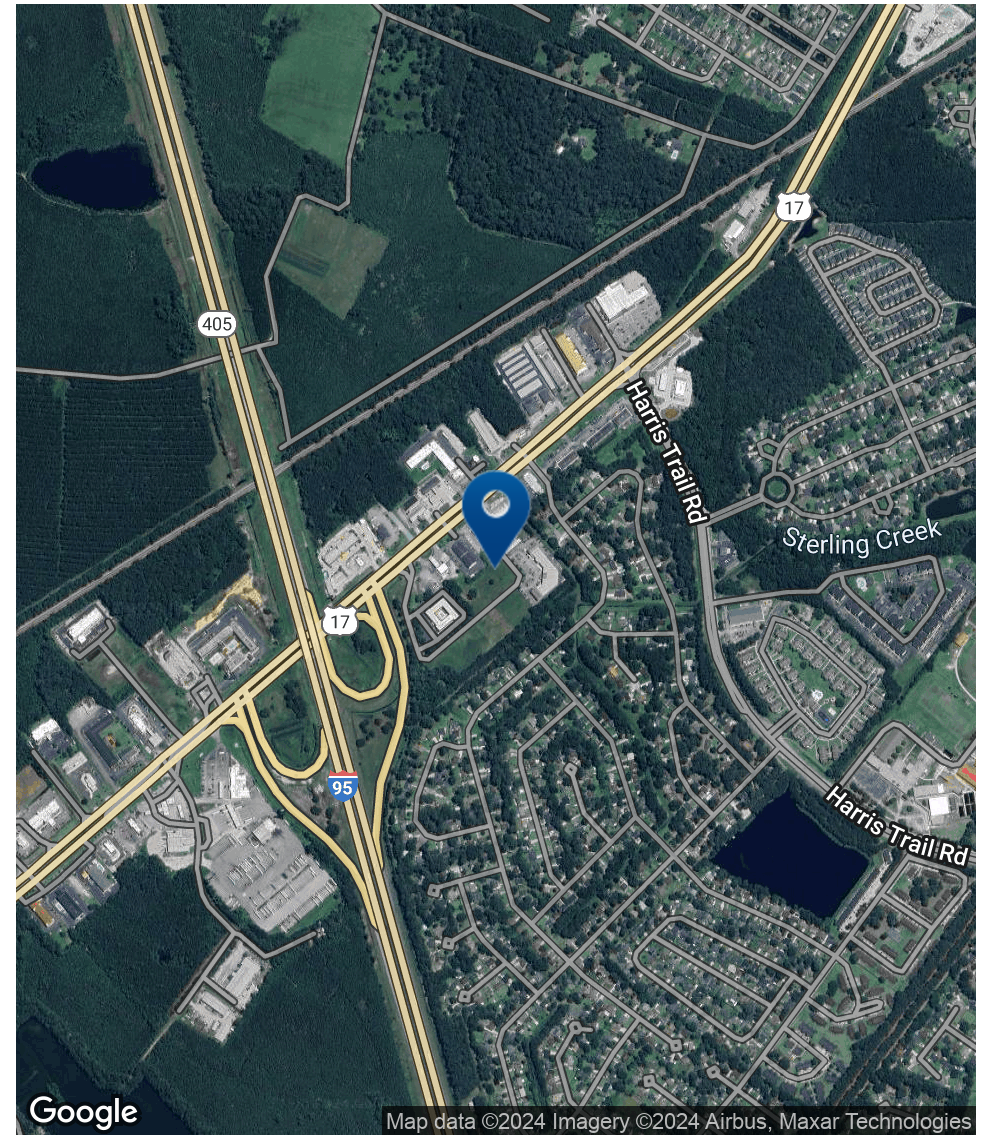
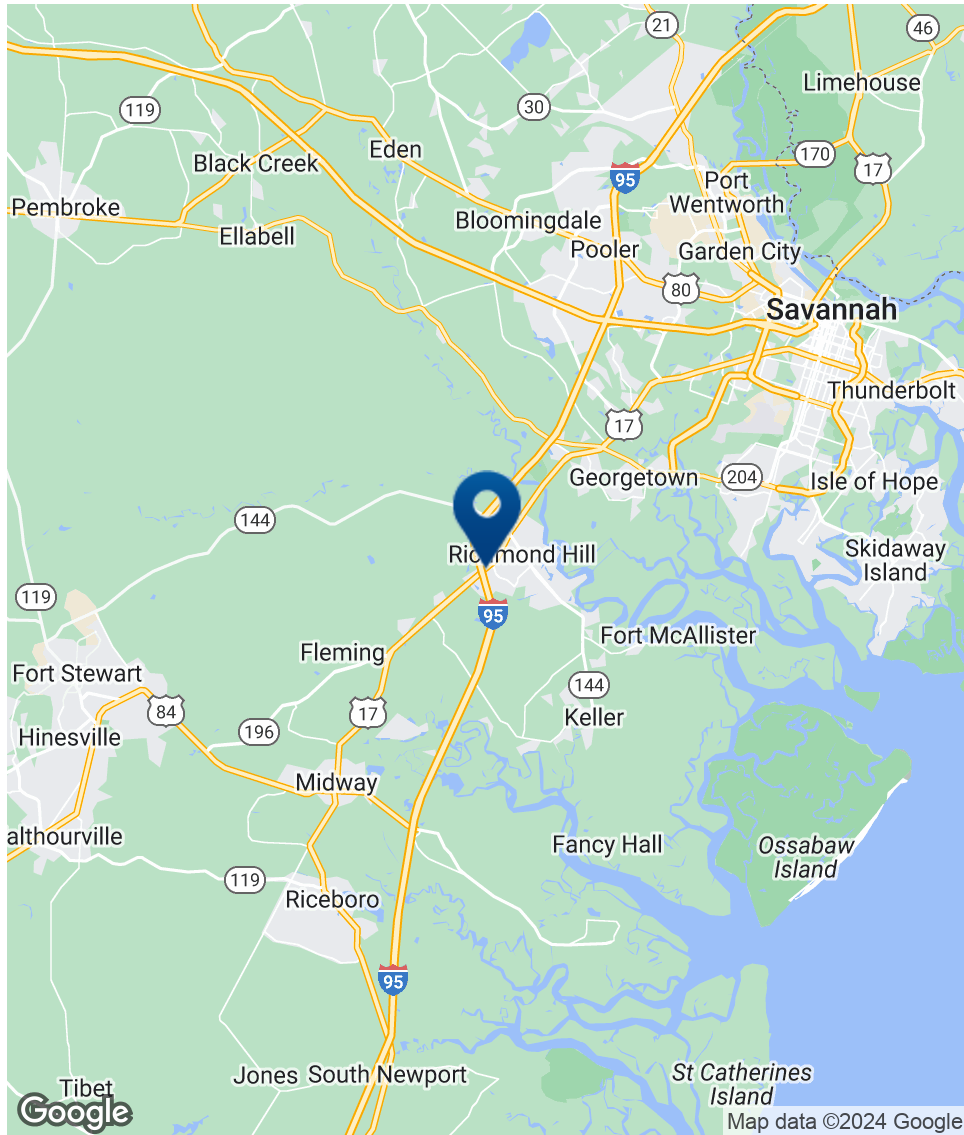
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,719	4,849	7,394
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$61,952	\$72,659	\$80,693
Average House Value	\$169,722	\$208,095	\$212,740

2020 American Community Survey (ACS)





# 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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