



FOR LEASE

# COTTON RIDGE MEDICAL PLAZA

1601 Fair Rd, Statesboro, GA 30458

**SHERMAN &  
HEMSTREET**  
Real Estate Company

**ALEX HANSBARGER**

Commercial Sales Associate

[ahansbarger@shermanandhemstreet.com](mailto:ahansbarger@shermanandhemstreet.com)

706.722.8334



# Property Summary



## PROPERTY DESCRIPTION

Cotton Ridge Medical Plaza offers great highway exposure, medical professional amenities, and well-maintained common lobby areas for patients and customers. This 36,456 SF medical complex includes ample parking, great signage opportunities, 23,900 daily drive by traffic, and ideal comradery between 11 medical suites within the building.

## LOCATION DESCRIPTION

Statesboro is home to multiple manufacturing & warehouse facilities: Briggs & Stratton, GAF, Great Dane, ThermoKing, Viracon, WL Plastics, and Wal-Mart Distribution Center (the chain's largest in the world). The economy of Statesboro consists of a diverse blend of education, manufacturing, and agribusiness sectors. Statesboro serves as a regional economic hub and has more than one billion dollars in annual retail sales.

Statesboro is also a sub-market area to Savannah, GA, just 45 mins north up Interstate-16 and Hwy 301/Hwy 67. Property is located in one of the most prominent commercial districts, off Veterans Memorial Pkwy on Fair Road/Hwy 67.



## OFFERING SUMMARY

Lease Rate:	\$18.50 SF/yr
Number of Units:	11
Available SF:	3,227 SF
Lot Size:	3.84 Acres
Building Size:	36,456 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	9,877	17,035	24,912
Total Population	28,710	44,856	63,083
Average HH Income	\$43,593	\$50,719	\$56,215

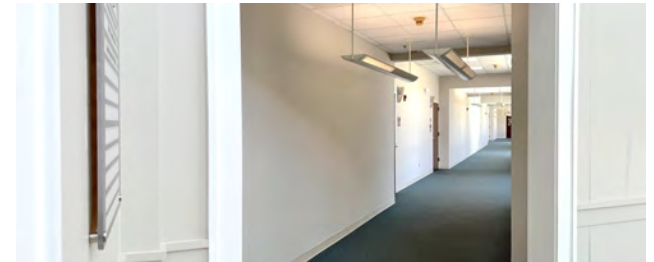
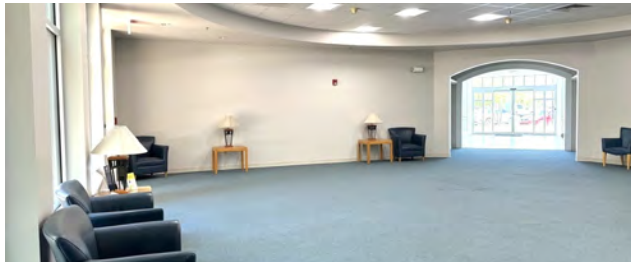
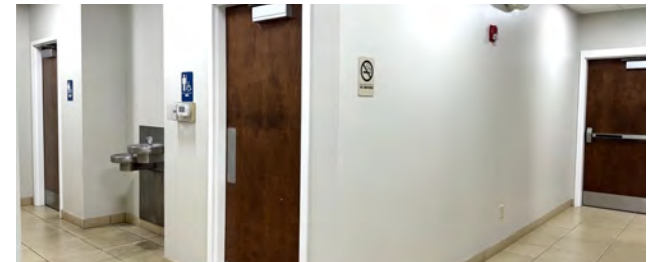


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# Additional Photos



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# Lease Spaces



## LEASE INFORMATION

Lease Type:	NNN
Total Space:	3,227 SF

Lease Term:	Negotiable
Lease Rate:	\$18.50 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 500	Available	3,227 SF	NNN	\$18.50 SF/yr	1st floor medical office offering ample waiting room area, reception desk, and 11 private office/exam rooms, 8 with built-in cabinets and sinks. Signage available at monument and interior directory. NNN lease.

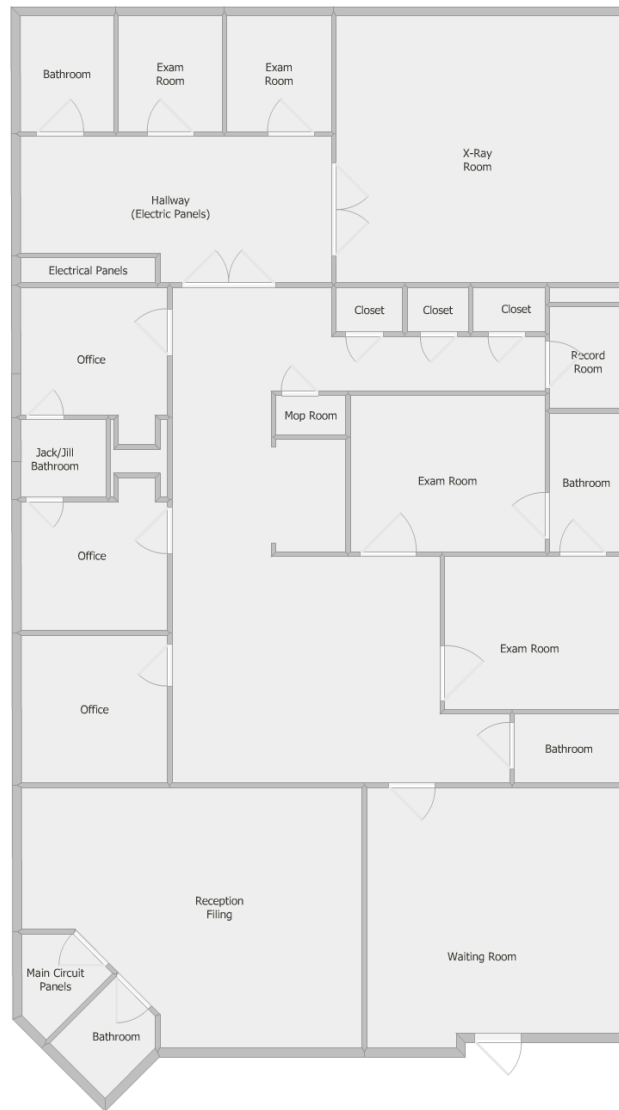


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# Suite 500- Floor Plan



# Site Map



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# Retailer Map



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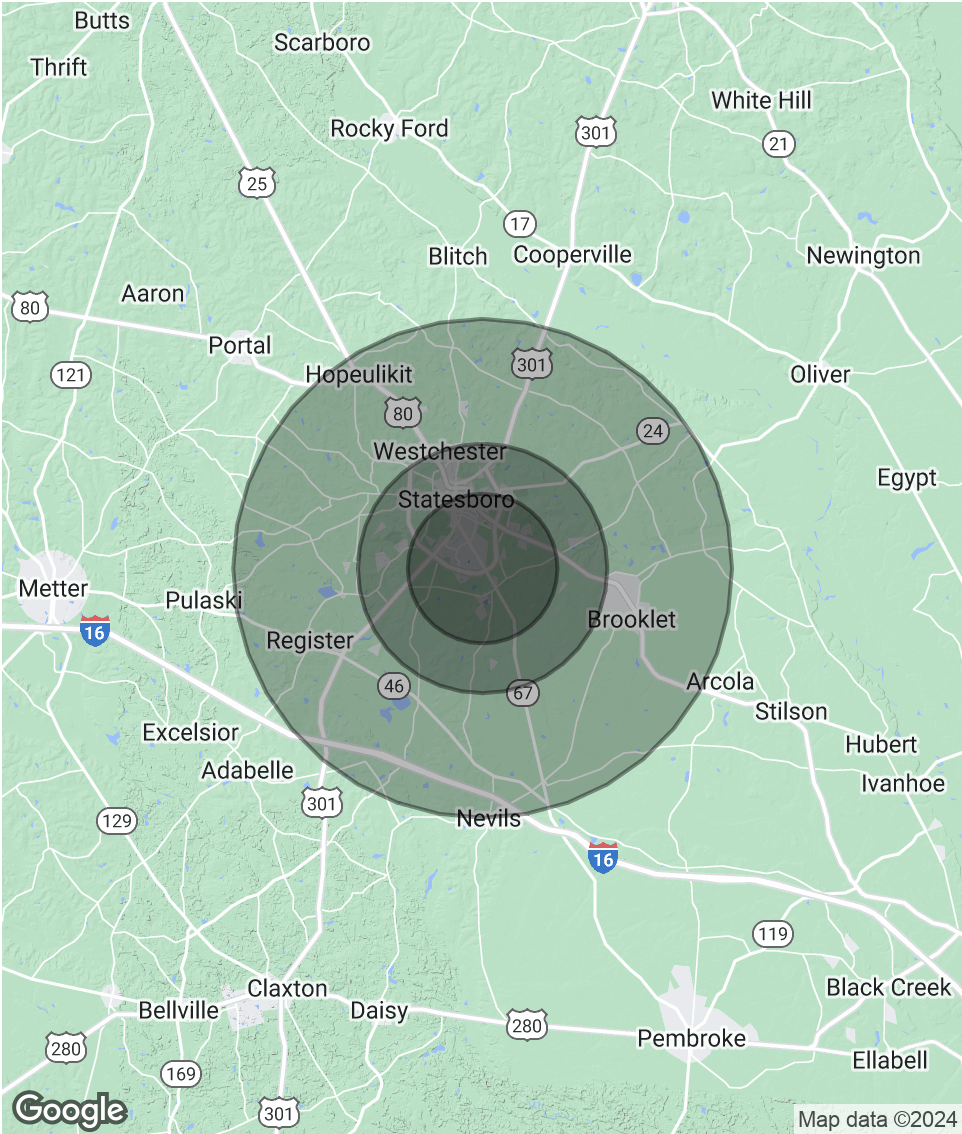


# Demographics Map & Report

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	28,710	44,856	63,083
Average Age	25.7	28.9	31.0
Average Age (Male)	25.7	29.1	30.9
Average Age (Female)	27.3	30.6	32.7

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	9,877	17,035	24,912
# of Persons per HH	2.9	2.6	2.5
Average HH Income	\$43,593	\$50,719	\$56,215
Average House Value	\$101,196	\$121,104	\$139,094

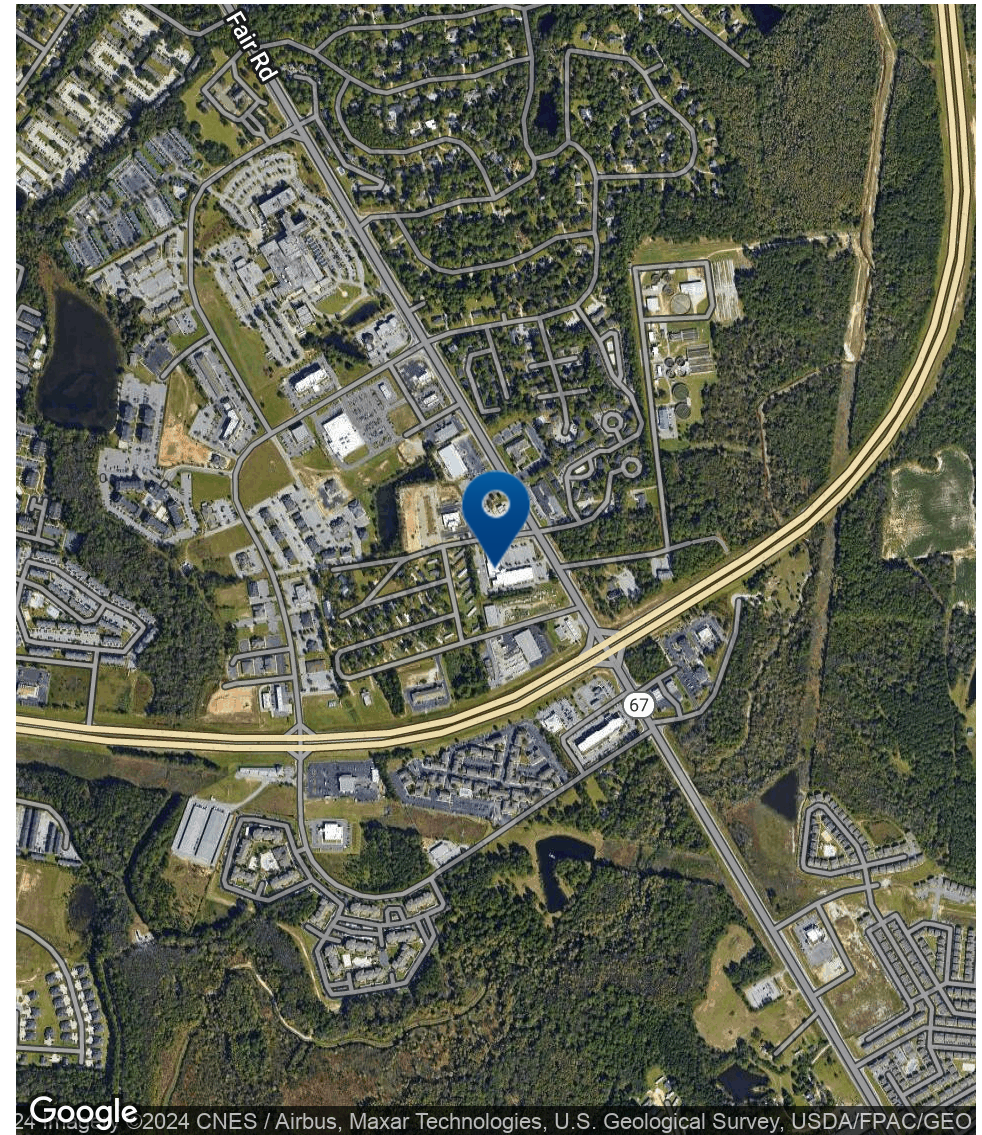
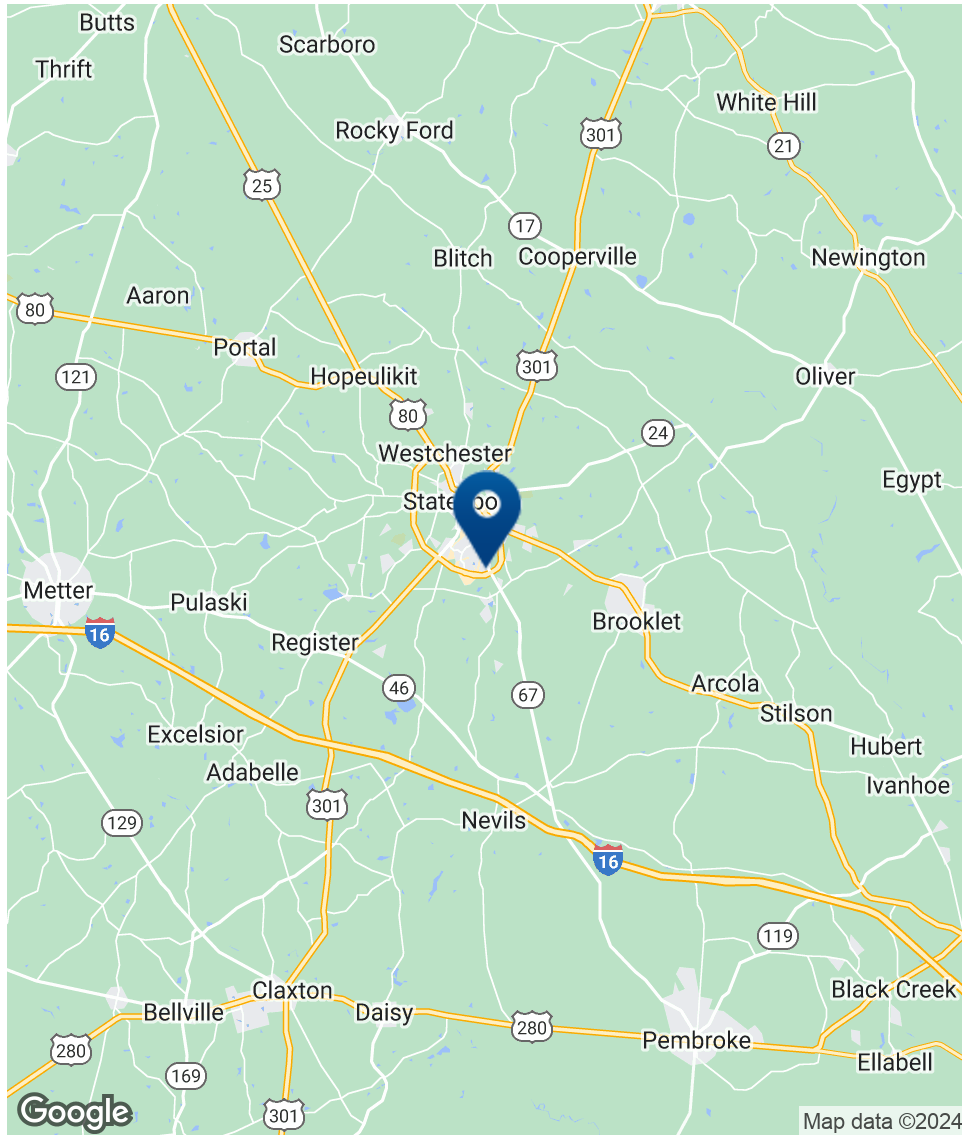
\* Demographic data derived from 2020 ACS - US Census



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# Location Map



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# Advisor Bio



## ALEX HANSBARGER

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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

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