



FOR LEASE

3,200 SF BUILDING ON  
3.13-ACRES

344 Standard Lane, Springfield, GA 31329

**SHERMAN &  
HEMSTREET**  
Real Estate Company

**ALEX HANSBARGER**

Commercial Sales Associate

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

706.722.8334

# Property Summary



## PROPERTY DESCRIPTION

Currently operating as a weigh station, property offers a 3,200 SF prefabrication building on 3.13-acres that can be utilized for commercial type uses. Building is fully insulated, offers 1-phase electrical power, newly constructed office with 2 bathrooms (finished in March, 2024), and 2 roll up doors. Clear height is 12 feet in center to beam, 10 feet on eaves. Land is roughly cleared and level, ideal for storage yard and parking. Entrance has newly poured concrete and reused security fencing along frontage.

## PROPERTY HIGHLIGHTS

- 21.8 MILES FROM HYUNDAI METAPLANT VIA HWY 119
- SCALE CAN BE ADDITIONAL INCLUDED. INQUIRE FOR DETAILS
- PROPERTY IS ALSO AVAILABLE FOR SALE AT \$500,000



## OFFERING SUMMARY

Sale Price:	\$500,000
Lease Rate:	\$19.22 SF/yr (MG)
Lot Size:	3.13 Acres
Building Size:	3,200 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	2,138	4,492	17,561
Total Population	6,300	13,084	49,496
Average HH Income	\$85,065	\$91,271	\$101,476



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# Property Details

Sale Price	\$500,000
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Lease Rate	\$19.22 SF/YR
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LOCATION INFORMATION	
Street Address	344 Standard Lane
County	Effingham
Market	Springfield
Sub-market	Savannah
Cross-Streets	Highway 21
Nearest Airport	Savannah/Hilton Head International



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PROPERTY INFORMATION	
Property Subtype	Flex Space
Zoning	Permitted for Commercial Uses
Lot Size	3.13 Acres
APN #	0366A064
Lot Frontage	393 ft
Power	I-Phase
Clear Height	10'-12' to Beam
Water	Private Well
Sewer	City of Springfield

BUILDING INFORMATION	
Building Size	3,200 SF
Ceiling Height	10'-12' to Beam
Office Space	200 SF
Year Built	1989
Year Last Renovated	2024
Construction Status	Existing
Bathrooms	2
Framing	Steel
Roof	Metal
Free Standing	Yes
Foundation	6 inch concrete

# Additional Photos



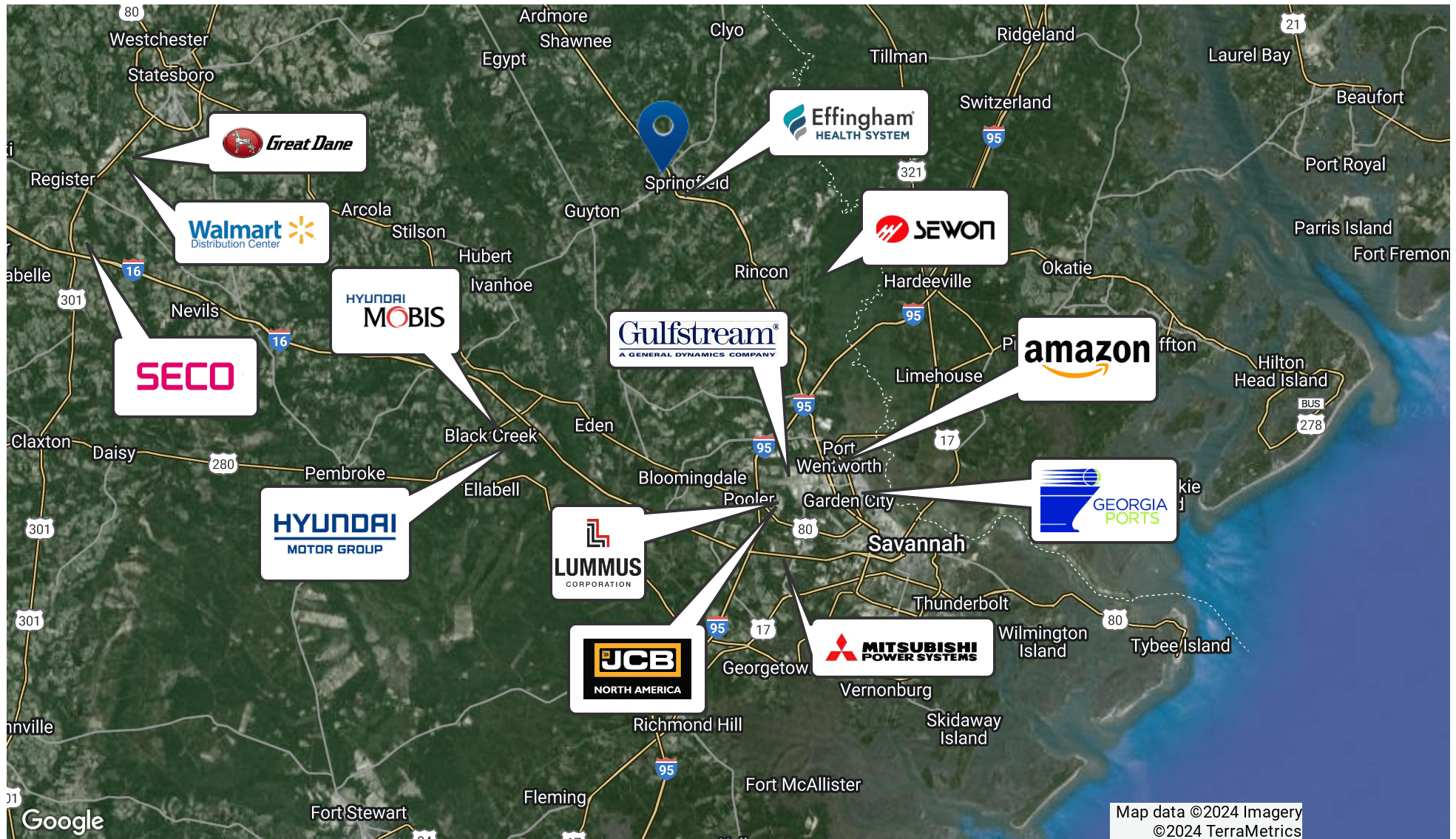
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FOR SALE | EFFINGHAM FLEX PROPERTY | 344 STANDARD LANE, SPRINGFIELD, GA 31329

# Retailer Map

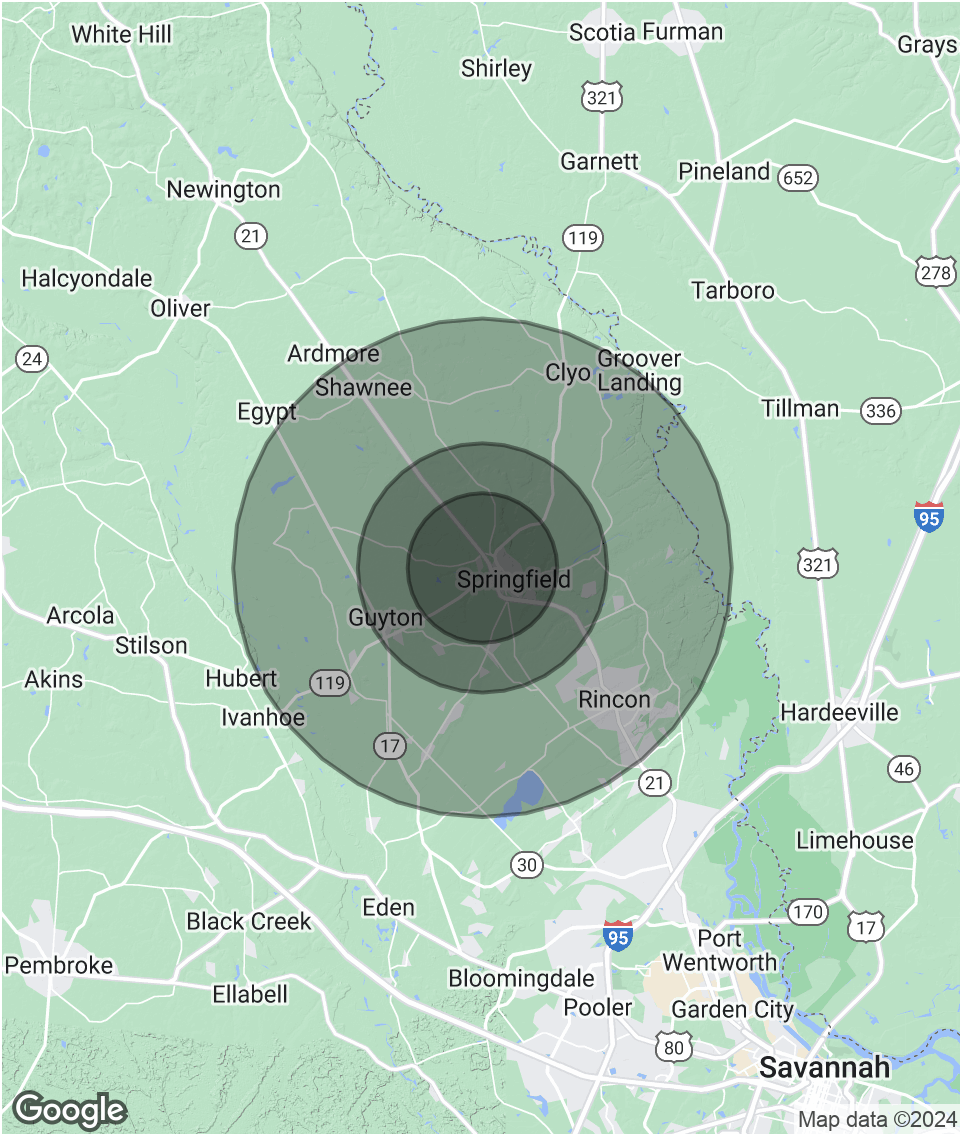


# Demographics Map & Report

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	6,300	13,084	49,496
Average Age	38	38	38
Average Age (Male)	37	37	37
Average Age (Female)	40	39	39

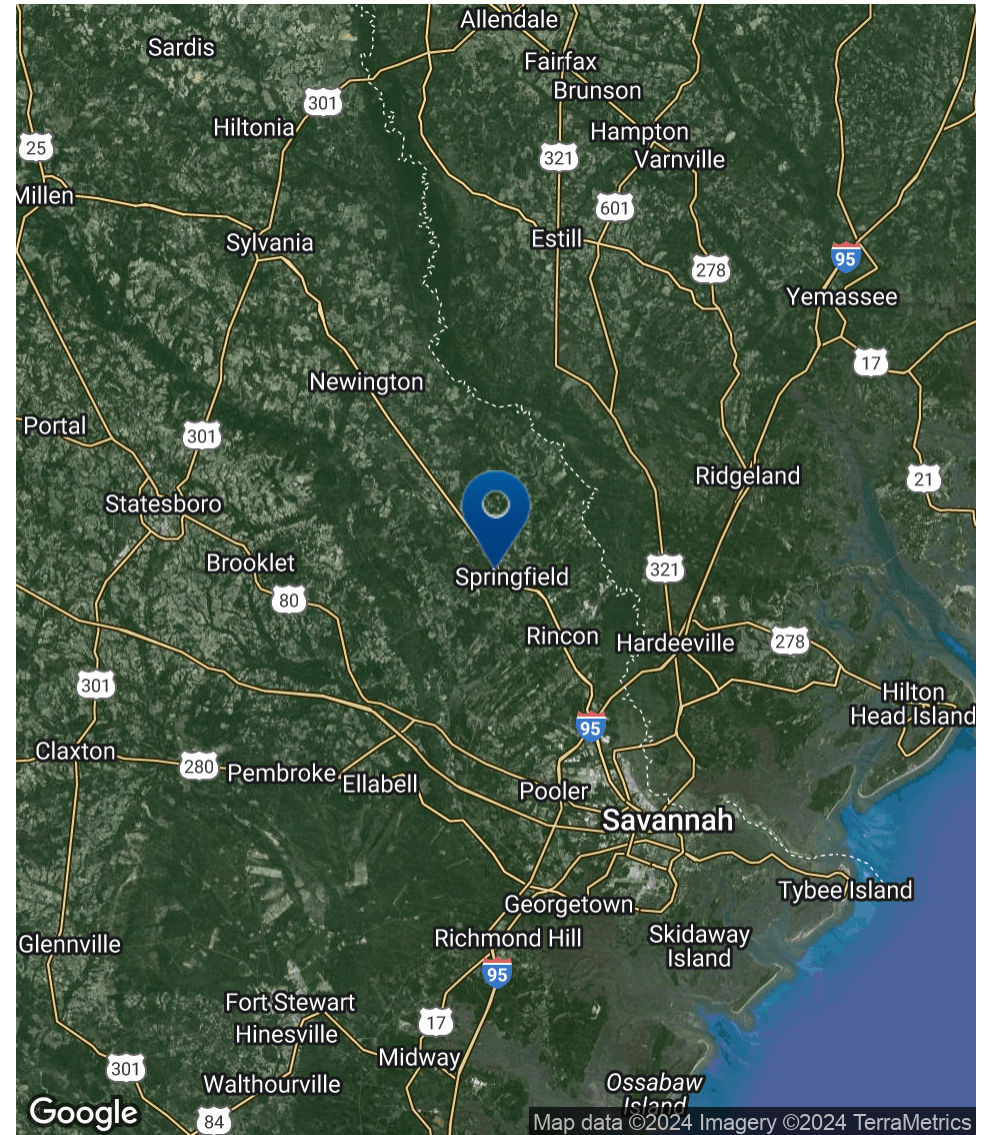
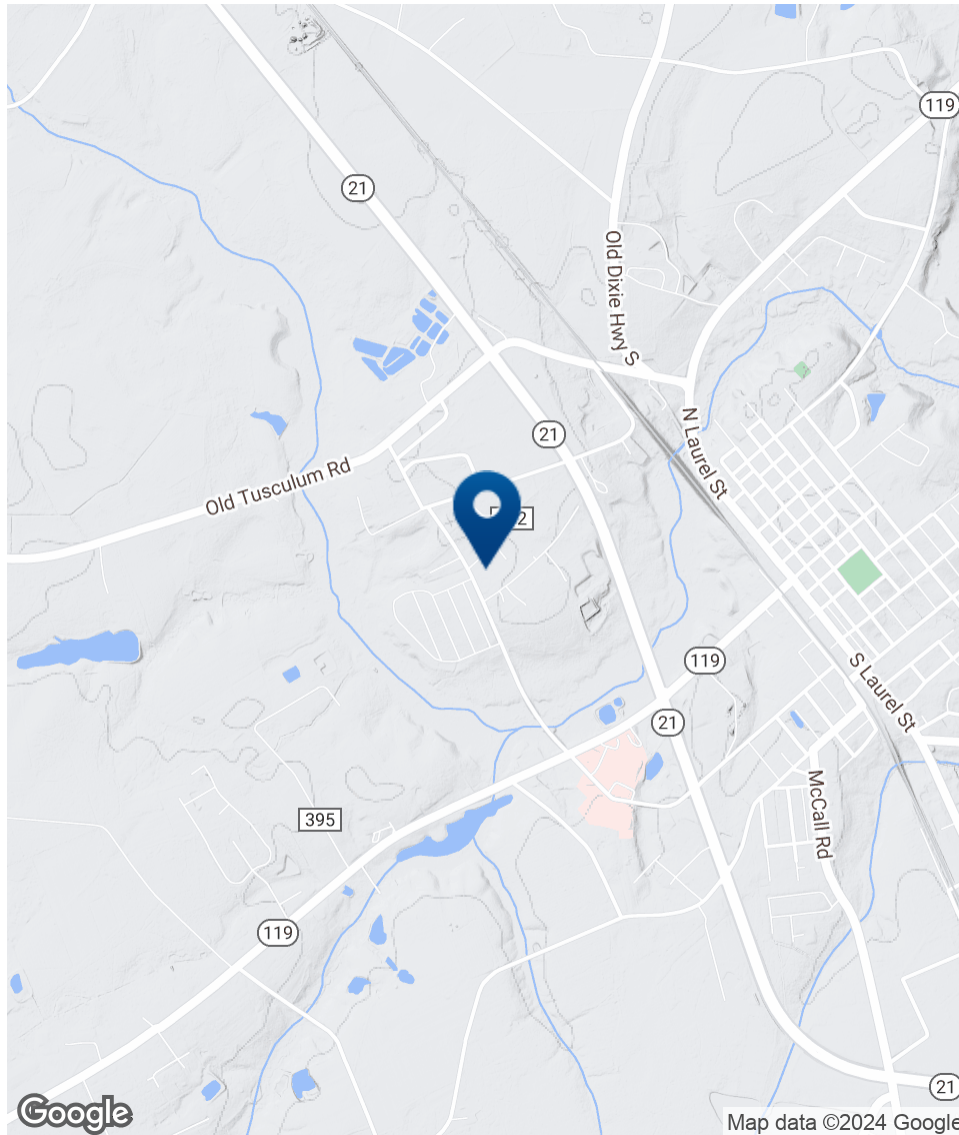
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,138	4,492	17,561
# of Persons per HH	2.9	2.9	2.8
Average HH Income	\$85,065	\$91,271	\$101,476
Average House Value	\$270,150	\$270,775	\$277,590

Demographics data derived from AlphaMap



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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

4316 Washington Road  
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## ALEX HANSBARGER

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