



FOR SALE

# SELF SERVE CAR WASH

310 N Main St, Swainsboro, GA 30401

# Property Summary



## PROPERTY DESCRIPTION

Self-serve car wash available on Main Street in Swainsboro, GA. Property offers 3 bay facility with 2 vacuum stations, and 1 drive-in bay. Site includes thru access, curb cuts on Main Street and Green Street, and has over 8,000 daily drive-by traffic (GDOT reporting 2022).

## LOCATION DESCRIPTION

3100 N Main Street is located just north of the downtown square in Swainsboro. 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. Modoc Road leads directly to the four lane U.S. Route #1, and on to Interstate I-16 12 miles to the south.

## OFFERING SUMMARY

Sale Price:	\$119,000
Lot Size:	0.7 Acres
Building Size:	1,935 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	484	1,548	2,547
Total Population	1,197	3,850	6,582
Average HH Income	\$45,635	\$56,733	\$62,453



### ALEX HANSBARGER

Commercial Sales Associate  
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# Additional Photos



**SHERMAN &  
HEMSTREET**  
Real Estate Company

**ALEX HANSBARGER**

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# Retailer Map

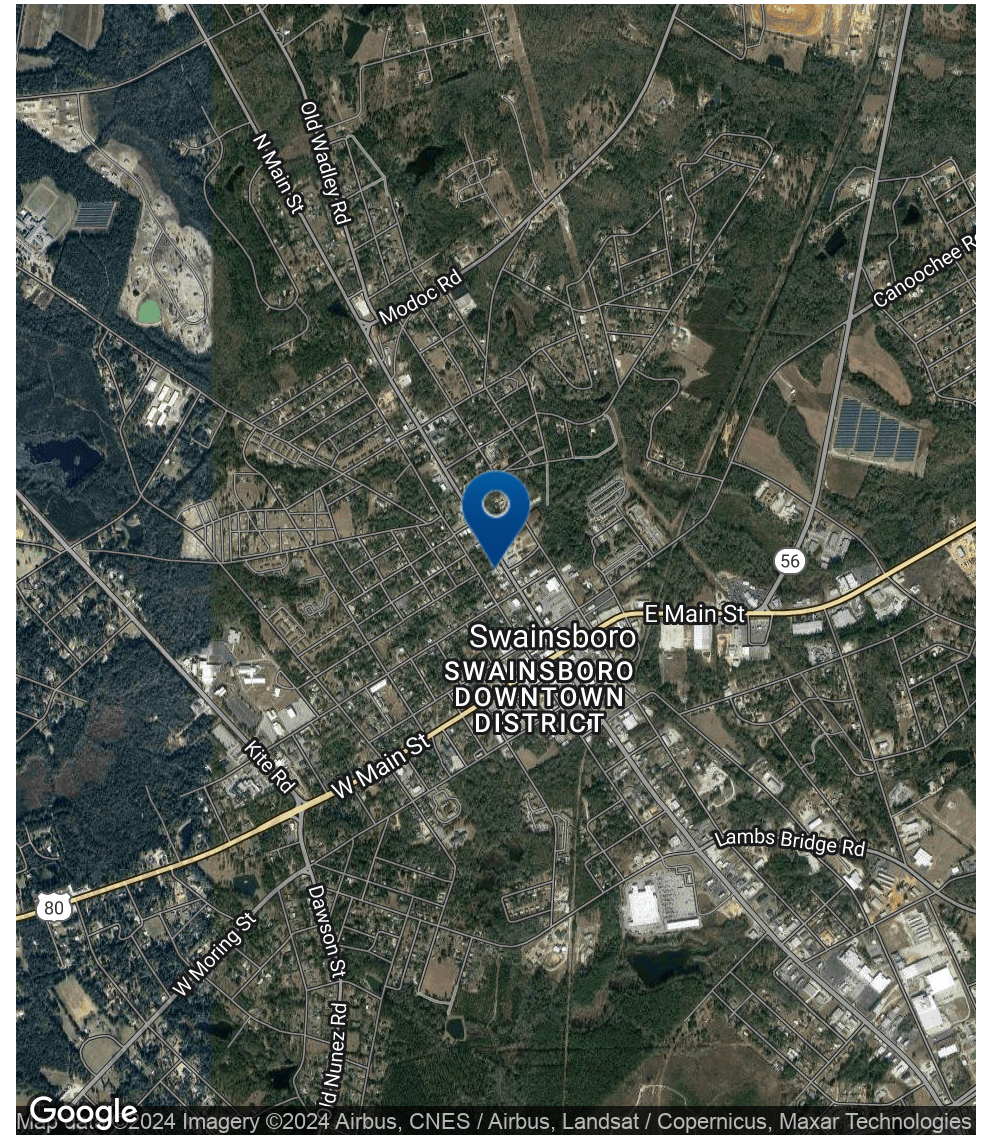
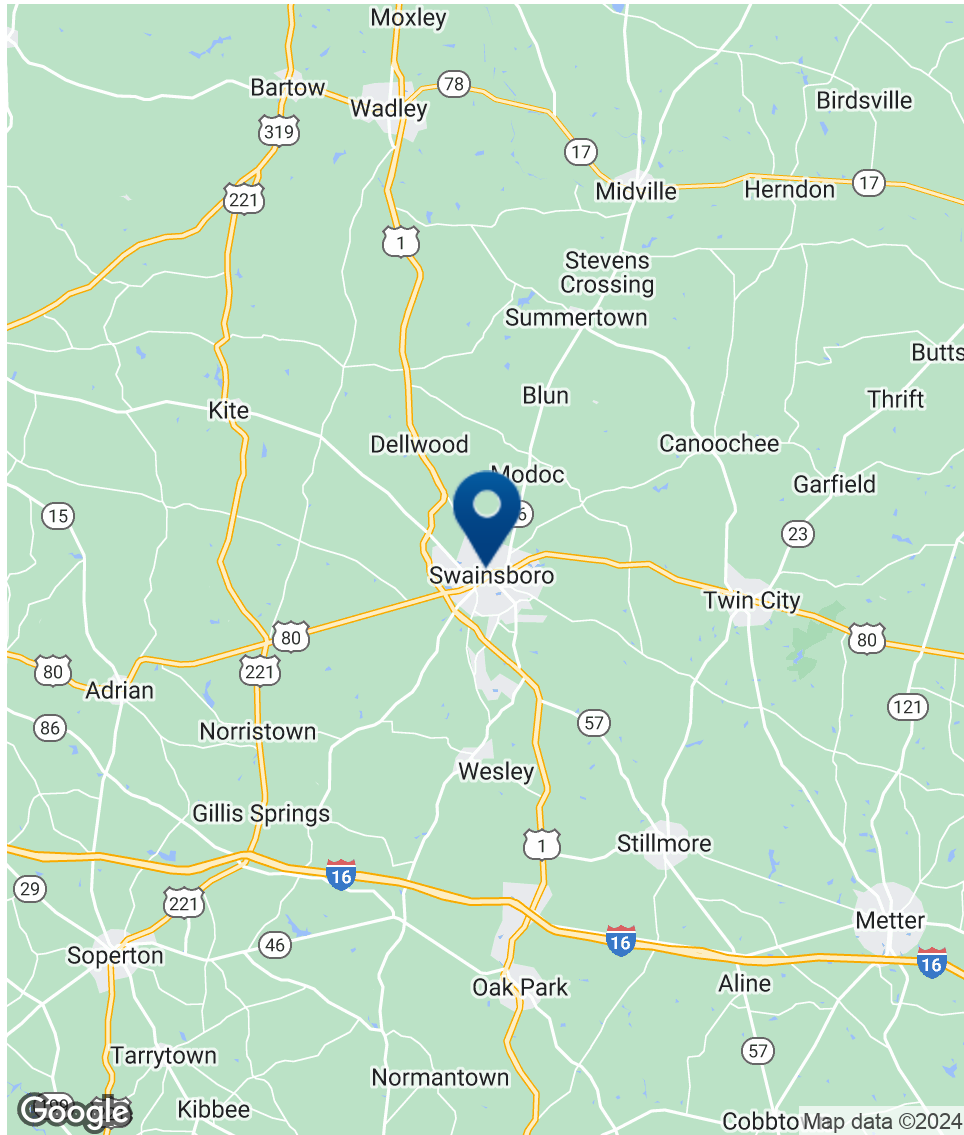


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# Location Map



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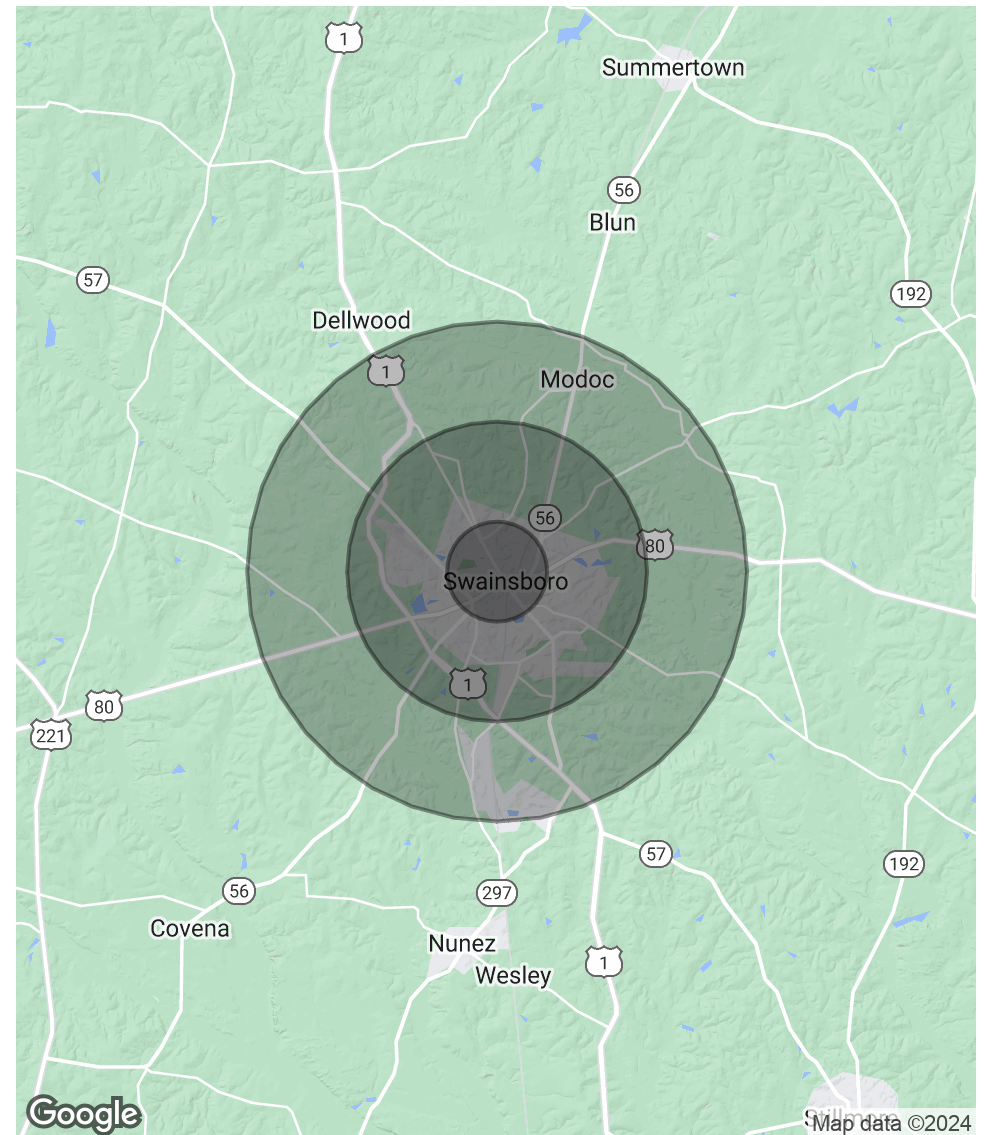
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# Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,197	3,850	6,582
Average Age	38	40	40
Average Age (Male)	34	37	38
Average Age (Female)	41	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	484	1,548	2,547
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$45,635	\$56,733	\$62,453
Average House Value	\$171,207	\$138,148	\$130,315

*Demographics data derived from AlphaMap*



# 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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