



FOR LEASE

60,480 SF
WAREHOUSE

610 E Main Street, Swainsboro, GA 30401

**SHERMAN &
HEMSTREET**
Real Estate Company

ALEX HANSBARGER

Commercial Sales Associate

ahansbarger@shermanandhemstreet.com

706.722.8334

610 E Main Street- Property Info



Lease Rate	\$3.00/SF/YR (MG)
Sale Price	\$1,775,000

PROPERTY OVERVIEW

60,480 SF distribution warehouse off Main Street/U.S. 1. Site offers on-site parking in rear and property includes 6.35-acres. Warehouse includes 4 dock-high doors, 1 drive-in bay, roughly 3,132 SF of office space, 3-phase electrical service, and new roof to be installed in 2023. Route 1 runs adjacent to the industrial park's entrance for direct import/export highway access. 12 miles down the 4-lane Route 1, then 45 miles down I:16 for a direct link to the Savannah Ports.

OFFERING SUMMARY

Building Size:	60,480 SF
Lot Size:	6.35 Acres
Number of Units:	1
Year Built:	1958
Zoning:	C-8
Market:	Swainsboro
Submarket:	Savannah

PROPERTY HIGHLIGHTS

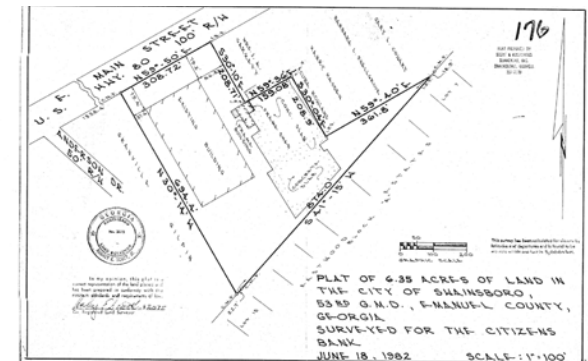
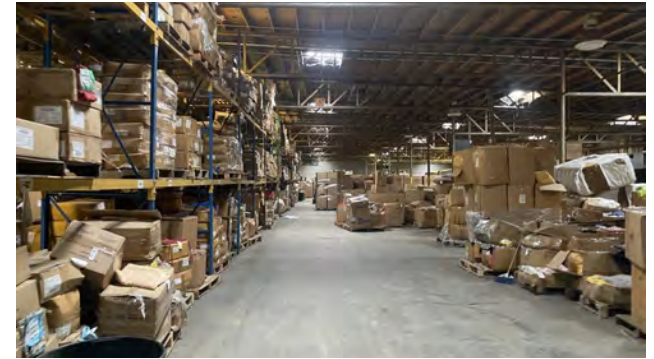
- 3-PHASE ELECTRIC
- FULLY SPRINKLERED
- 3,132 SF FINISHED OFFICE/BREAK ROOM
- OFF STREET PARKING
- 4 DOCK HIGH DOORS, 1 DRIVE-IN BAY



ALEX HANSBARGER

Commercial Sales Associate
 ahansbarger@shermanandhemstreet.com
 706.722.8334

Additional Photos



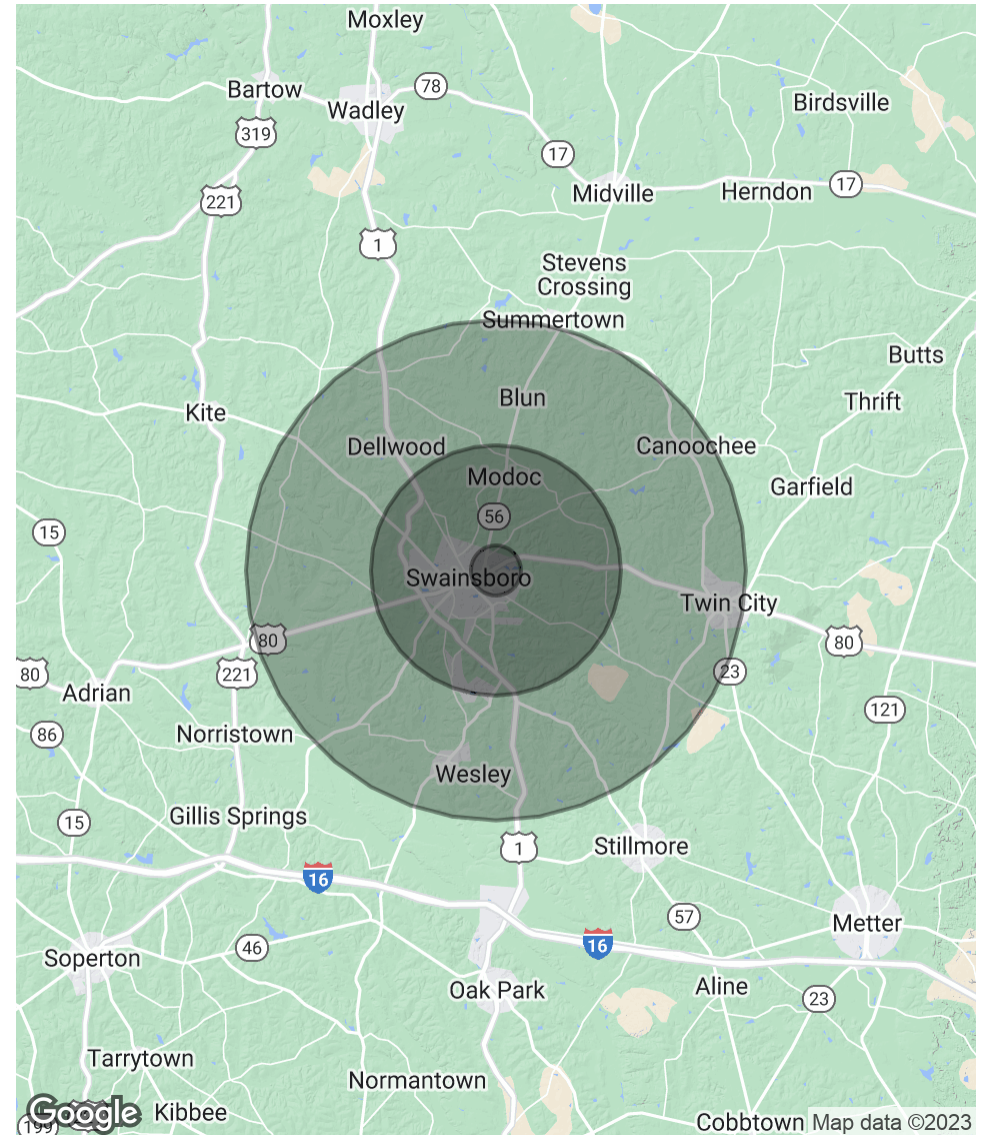
Swainsboro, GA Demographics/Workforce

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	755	6,108	15,270
Average Age	23.1	33.9	35.8
Average Age (Male)	17.3	29.6	31.8
Average Age (Female)	29.3	37.0	38.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	329	2,701	6,574
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$28,051	\$36,898	\$40,498
Average House Value	\$87,711	\$84,123	\$82,261

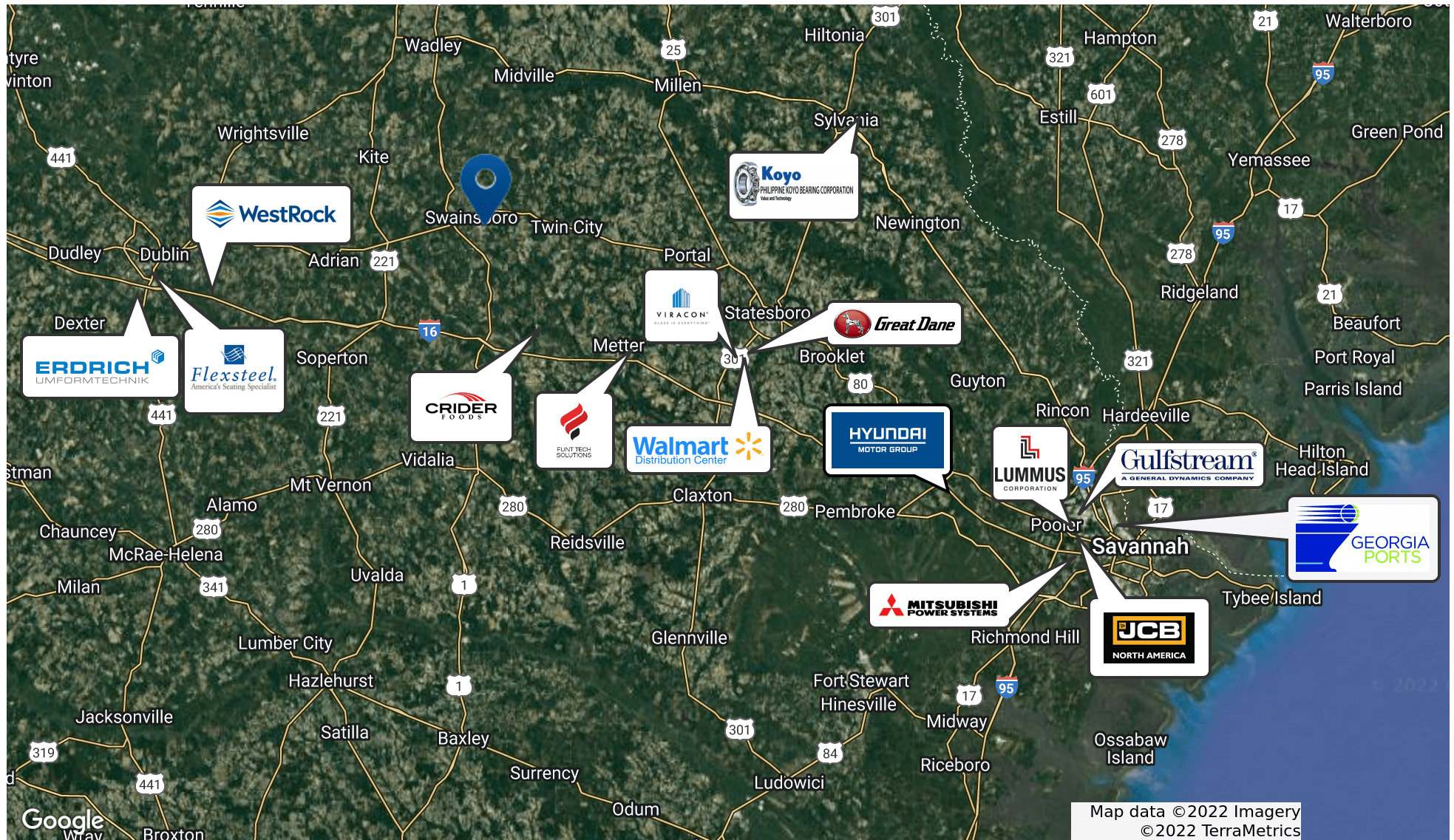
* Demographic data derived from 2020 ACS - US Census

LABOR FORCE (45 MILE RADIUS)	AS OF APRIL, 2022
Total	119,448
Employed	115,019
Unemployed	4,429



ALEX HANSBARGER
 Commercial Sales Associate
 ahansbarger@shermanandhemstreet.com
 706.722.8334

Regional Retailer Map- I:16 Corridor



Advisor Bio



ALEX HANSBARGER

Commercial Sales Associate

ahansbarger@shermanandhemstreet.com

Direct: **706.722.8334** | Cell: **912.509.2108**

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

624 Ellis St.
Augusta, GA 30901
706.722.8334



ALEX HANSBARGER

Commercial Sales Associate

ahansbarger@shermanandhemstreet.com

706.722.8334