

Property Summary Report

1067 W Oglethorpe Hwy - Liberty Station
 Hinesville, GA 31313 - Liberty County Submarket



BUILDING

Type:	Retail
Subtype:	Freestanding
Center Type:	Strip Center
Tenancy:	Multiple
Year Built:	2009
GLA:	7,202 SF
Floors:	1
Typical Floor:	7,202 SF
Docks:	None
Construction:	Masonry

LAND

Land Area:	1.10 AC
Zoning:	C2
Parcel	059C-019

EXPENSES PER SF

Taxes:	\$2.60 (2017)
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KEY TENANTS

Suds Laundromat LLC	2,881 SF	Pizza Hut	1,000 SF
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AMENITIES

Bus Line, Pylon Sign, Signage

LEASING

Available Spaces: 1,600 SF Available in 1 Space

Availability: 22.2% Available; 22.2% Vacant

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	103	Retail	Relet	1,600	1,600	1,600	\$16.00/NNN	Vacant	3 Yrs

TRAFFIC & FRONTAGE

Traffic Volume: 23,930 on W Oglethorpe Hwy & Baker Ln (2017)

451 on Becky St & Seminole Dr (2017)

Frontage: 245' on W Oglethorpe Hwy (with 1 curb cut)

252' on Baker Ln

Made with TrafficMetrix® Products



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TRANSPORTATION

Parking: 40 free Surface Spaces are available; Ratio of 5.55/1,000 SF
 Walk Score ®: Car-Dependent (22)
 Transit Score ®: Minimal Transit (0)

PROPERTY CONTACTS

Recorded Owner: **Liberty Station Llc**

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	22.2%	↔ 0.0%
Submarket 2-4 Star	4.0%	▼ -1.0%
Market Overall	4.1%	▼ -0.6%

NNN Asking Rents Per SF	Current	YOY
Current Building	\$16.00	▲ 33.3%
Submarket 2-4 Star	\$14.81	▲ 1.5%
Market Overall	\$14.82	▲ 1.4%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	41,090	▼ 33.3%
Months On Market	11.0	▲ 3.1 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$10.3	▲ 101.6%
12 Mo. Price Per SF	\$224	▲ 144.6%

Consumer Spending Report

Liberty Station

1067 W Oglethorpe Hwy, Hinesville, GA 31313

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **7,202 SF**
 Year Built: **2009**
 Total Available: **1,600 SF**
 % Leased: **77.78%**
 Rent/SF/Yr: **\$16.00**



2018 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$55,326	\$235,994	\$359,122
Total Apparel	\$3,689	\$15,701	\$23,504
Women's Apparel	1,317	5,611	8,429
Men's Apparel	730	3,084	4,652
Girl's Apparel	333	1,428	2,146
Boy's Apparel	233	1,010	1,493
Infant Apparel	240	1,025	1,517
Footwear	836	3,542	5,268
Total Entertainment & Hobbies	\$4,360	\$18,703	\$28,552
Entertainment	746	3,175	4,837
Audio & Visual Equipment/Service	2,340	10,040	15,157
Reading Materials	116	506	804
Pets, Toys, & Hobbies	1,157	4,982	7,754
Personal Items	4,102	17,589	26,914
Total Food and Alcohol	\$15,137	\$64,461	\$97,543
Food At Home	8,828	37,466	56,270
Food Away From Home	5,522	23,619	36,055
Alcoholic Beverages	787	3,376	5,218
Total Household	\$7,295	\$31,076	\$47,342
House Maintenance & Repair	1,473	6,080	9,067
Household Equip & Furnishings	3,014	12,982	20,000
Household Operations	2,284	9,761	14,766
Housing Costs	523	2,253	3,510

Consumer Spending Report

Liberty Station

1067 W Oglethorpe Hwy, Hinesville, GA 31313

2018 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
Total Transportation/Maint.	\$15,305	\$65,311	\$99,839
Vehicle Purchases	6,868	29,436	45,560
Gasoline	5,690	24,104	36,366
Vehicle Expenses	209	919	1,364
Transportation	707	3,090	4,773
Automotive Repair & Maintenance	1,830	7,763	11,776
Total Health Care	\$2,549	\$10,792	\$16,517
Medical Services	1,327	5,612	8,622
Prescription Drugs	978	4,131	6,299
Medical Supplies	245	1,048	1,596
Total Education/Day Care	\$2,890	\$12,360	\$18,911
Education	2,080	8,839	13,396
Fees & Admissions	810	3,521	5,516

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Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	97	1,082	11
Retail & Wholesale Trade	23	303	13
Hospitality & Food Service	9	239	27
Real Estate, Renting, Leasing	12	40	3
Finance & Insurance	11	38	3
Information	4	29	7
Scientific & Technology Services	4	13	3
Management of Companies	0	0	0
Health Care & Social Assistance	4	20	5
Educational Services	2	240	120
Public Administration & Sales	0	0	0
Arts, Entertainment, Recreation	1	8	8
Utilities & Waste Management	5	12	2
Construction	7	72	10
Manufacturing	1	2	2
Agriculture, Mining, Fishing	0	0	0
Other Services	14	66	5

Demographic Detail Report

Liberty Station

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Radius	1 Mile	3 Mile	5 Mile
Population			
2023 Projection	7,221	30,445	47,404
2018 Estimate	7,357	31,156	47,498
2010 Census	7,443	32,288	47,157
Growth 2018 - 2023	-1.85%	-2.28%	-0.20%
Growth 2010 - 2018	-1.16%	-3.51%	0.72%
2018 Population by Age			
	7,357	31,156	47,498
Age 0 - 4	744 10.11%	3,161 10.15%	4,643 9.78%
Age 5 - 9	638 8.67%	2,755 8.84%	4,059 8.55%
Age 10 - 14	491 6.67%	2,117 6.79%	3,148 6.63%
Age 15 - 19	442 6.01%	1,878 6.03%	2,821 5.94%
Age 20 - 24	726 9.87%	3,036 9.74%	4,623 9.73%
Age 25 - 29	786 10.68%	3,292 10.57%	5,209 10.97%
Age 30 - 34	642 8.73%	2,704 8.68%	4,295 9.04%
Age 35 - 39	473 6.43%	1,994 6.40%	3,166 6.67%
Age 40 - 44	372 5.06%	1,586 5.09%	2,528 5.32%
Age 45 - 49	342 4.65%	1,450 4.65%	2,284 4.81%
Age 50 - 54	377 5.12%	1,562 5.01%	2,403 5.06%
Age 55 - 59	385 5.23%	1,568 5.03%	2,351 4.95%
Age 60 - 64	329 4.47%	1,352 4.34%	2,003 4.22%
Age 65 - 69	250 3.40%	1,062 3.41%	1,556 3.28%
Age 70 - 74	171 2.32%	756 2.43%	1,092 2.30%
Age 75 - 79	98 1.33%	455 1.46%	662 1.39%
Age 80 - 84	52 0.71%	240 0.77%	359 0.76%
Age 85+	39 0.53%	187 0.60%	299 0.63%
Age 65+	610 8.29%	2,700 8.67%	3,968 8.35%
Median Age	29.10	29.00	29.30
Average Age	31.70	31.70	31.80

Demographic Detail Report

Liberty Station						
1067 W Oglethorpe Hwy, Hinesville, GA 31313						
Radius	1 Mile		3 Mile		5 Mile	
2018 Population By Race	7,357		31,156		47,498	
White	3,008	40.89%	12,823	41.16%	21,303	44.85%
Black	3,652	49.64%	15,469	49.65%	22,043	46.41%
Am. Indian & Alaskan	39	0.53%	217	0.70%	332	0.70%
Asian	212	2.88%	827	2.65%	1,168	2.46%
Hawaiian & Pacific Island	70	0.95%	241	0.77%	347	0.73%
Other	376	5.11%	1,578	5.06%	2,307	4.86%
Population by Hispanic Origin	7,357		31,156		47,498	
Non-Hispanic Origin	6,282	85.39%	26,740	85.83%	41,395	87.15%
Hispanic Origin	1,074	14.60%	4,416	14.17%	6,103	12.85%
2018 Median Age, Male	27.80		27.60		28.20	
2018 Average Age, Male	30.30		30.30		30.60	
2018 Median Age, Female	30.60		30.60		30.70	
2018 Average Age, Female	33.00		33.10		33.10	
2018 Population by Occupation Classification	5,396		22,747		35,083	
Civilian Employed	3,029	56.13%	12,883	56.64%	19,113	54.48%
Civilian Unemployed	193	3.58%	753	3.31%	1,143	3.26%
Civilian Non-Labor Force	1,730	32.06%	6,999	30.77%	10,575	30.14%
Armed Forces	444	8.23%	2,112	9.28%	4,252	12.12%
Households by Marital Status						
Married	1,291		5,269		7,825	
Married No Children	678		2,816		4,193	
Married w/Children	613		2,453		3,633	
2018 Population by Education	4,820		19,953		30,470	
Some High School, No Diploma	269	5.58%	1,829	9.17%	2,805	9.21%
High School Grad (Incl Equivalency)	1,502	31.16%	5,813	29.13%	8,992	29.51%
Some College, No Degree	1,894	39.29%	7,281	36.49%	11,170	36.66%
Associate Degree	505	10.48%	1,745	8.75%	2,267	7.44%
Bachelor Degree	435	9.02%	2,254	11.30%	3,594	11.80%
Advanced Degree	215	4.46%	1,031	5.17%	1,642	5.39%

Demographic Detail Report

Liberty Station						
1067 W Oglethorpe Hwy, Hinesville, GA 31313						
Radius	1 Mile		3 Mile		5 Mile	
2018 Population by Occupation	5,432		23,491		35,049	
Real Estate & Finance	99	1.82%	473	2.01%	726	2.07%
Professional & Management	979	18.02%	4,493	19.13%	6,928	19.77%
Public Administration	552	10.16%	2,528	10.76%	3,782	10.79%
Education & Health	497	9.15%	2,312	9.84%	3,644	10.40%
Services	780	14.36%	3,085	13.13%	4,353	12.42%
Information	0	0.00%	80	0.34%	127	0.36%
Sales	788	14.51%	3,472	14.78%	4,982	14.21%
Transportation	0	0.00%	12	0.05%	36	0.10%
Retail	443	8.16%	1,969	8.38%	2,560	7.30%
Wholesale	66	1.22%	275	1.17%	453	1.29%
Manufacturing	179	3.30%	708	3.01%	1,159	3.31%
Production	487	8.97%	1,862	7.93%	2,771	7.91%
Construction	235	4.33%	962	4.10%	1,488	4.25%
Utilities	180	3.31%	743	3.16%	1,012	2.89%
Agriculture & Mining	0	0.00%	5	0.02%	164	0.47%
Farming, Fishing, Forestry	0	0.00%	16	0.07%	49	0.14%
Other Services	147	2.71%	496	2.11%	815	2.33%
2018 Worker Travel Time to Job	3,464		14,941		23,236	
<30 Minutes	2,636	76.10%	11,610	77.71%	18,150	78.11%
30-60 Minutes	535	15.44%	2,354	15.76%	3,541	15.24%
60+ Minutes	293	8.46%	977	6.54%	1,545	6.65%
2010 Households by HH Size	2,679		11,776		16,745	
1-Person Households	525	19.60%	2,471	20.98%	3,628	21.67%
2-Person Households	812	30.31%	3,612	30.67%	5,119	30.57%
3-Person Households	606	22.62%	2,542	21.59%	3,544	21.16%
4-Person Households	407	15.19%	1,775	15.07%	2,495	14.90%
5-Person Households	201	7.50%	858	7.29%	1,229	7.34%
6-Person Households	89	3.32%	351	2.98%	489	2.92%
7 or more Person Households	39	1.46%	167	1.42%	241	1.44%
2018 Average Household Size	2.80		2.70		2.70	
Households						
2023 Projection	2,585		11,064		16,761	
2018 Estimate	2,638		11,336		16,838	
2010 Census	2,679		11,777		16,746	
Growth 2018 - 2023	-2.01%		-2.40%		-0.46%	
Growth 2010 - 2018	-1.53%		-3.74%		0.55%	

Demographic Detail Report

Liberty Station			
1067 W Oglethorpe Hwy, Hinesville, GA 31313			
Radius	1 Mile	3 Mile	5 Mile
2018 Households by HH Income	2,638	11,335	16,838
<\$25,000	615 23.31%	2,820 24.88%	3,883 23.06%
\$25,000 - \$50,000	887 33.62%	3,579 31.57%	5,276 31.33%
\$50,000 - \$75,000	621 23.54%	2,641 23.30%	3,963 23.54%
\$75,000 - \$100,000	274 10.39%	1,197 10.56%	1,882 11.18%
\$100,000 - \$125,000	102 3.87%	490 4.32%	840 4.99%
\$125,000 - \$150,000	29 1.10%	158 1.39%	287 1.70%
\$150,000 - \$200,000	41 1.55%	261 2.30%	475 2.82%
\$200,000+	69 2.62%	189 1.67%	232 1.38%
2018 Avg Household Income	\$56,414	\$55,198	\$56,729
2018 Med Household Income	\$44,536	\$43,810	\$45,893
2018 Occupied Housing	2,638	11,336	16,838
Owner Occupied	1,485 56.29%	6,116 53.95%	9,098 54.03%
Renter Occupied	1,153 43.71%	5,220 46.05%	7,740 45.97%
2010 Housing Units	2,871	12,656	17,511
1 Unit	2,222 77.39%	9,746 77.01%	13,260 75.72%
2 - 4 Units	465 16.20%	1,415 11.18%	1,855 10.59%
5 - 19 Units	159 5.54%	1,287 10.17%	2,077 11.86%
20+ Units	25 0.87%	208 1.64%	319 1.82%
2018 Housing Value	1,485	6,116	9,098
<\$100,000	414 27.88%	1,656 27.08%	2,418 26.58%
\$100,000 - \$200,000	896 60.34%	3,627 59.30%	5,318 58.45%
\$200,000 - \$300,000	109 7.34%	496 8.11%	846 9.30%
\$300,000 - \$400,000	55 3.70%	290 4.74%	447 4.91%
\$400,000 - \$500,000	0 0.00%	13 0.21%	16 0.18%
\$500,000 - \$1,000,000	11 0.74%	34 0.56%	53 0.58%
\$1,000,000+	0 0.00%	0 0.00%	0 0.00%
2018 Median Home Value	\$136,663	\$138,654	\$140,071
2018 Housing Units by Yr Built	3,242	14,539	20,905
Built 2010+	67 2.07%	465 3.20%	949 4.54%
Built 2000 - 2010	483 14.90%	2,536 17.44%	4,023 19.24%
Built 1990 - 1999	1,028 31.71%	4,741 32.61%	6,729 32.19%
Built 1980 - 1989	930 28.69%	3,681 25.32%	4,854 23.22%
Built 1970 - 1979	548 16.90%	1,997 13.74%	2,785 13.32%
Built 1960 - 1969	125 3.86%	620 4.26%	870 4.16%
Built 1950 - 1959	22 0.68%	266 1.83%	350 1.67%
Built <1949	39 1.20%	233 1.60%	345 1.65%
2018 Median Year Built	1989	1990	1991

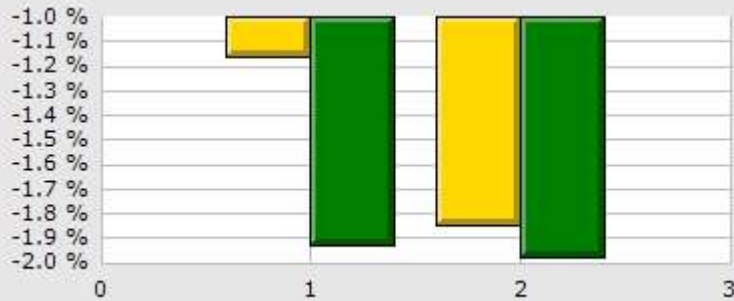
Liberty Station

1067 W Oglethorpe Hwy, Hinesville, GA 31313

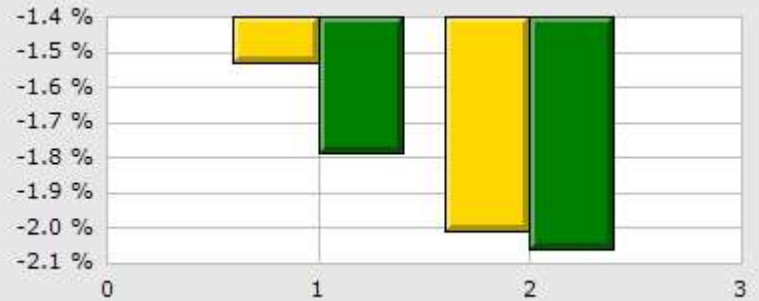
Type: **Retail/Freestanding (Strip Ctr)**
 County: **Liberty**

1 Mile (Yellow)
County (Green)

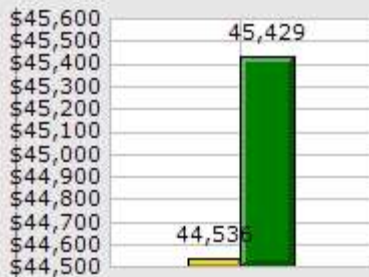
Population Growth



Household Growth



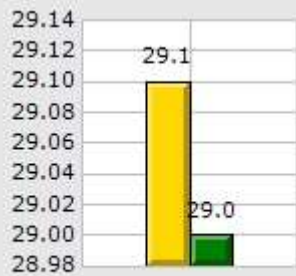
2018 Med Household Inc



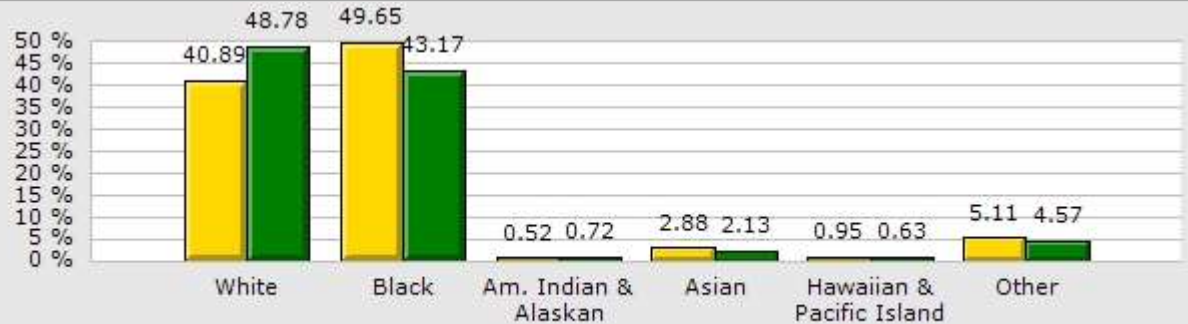
2018 Households by Household Income



2018 Median Age



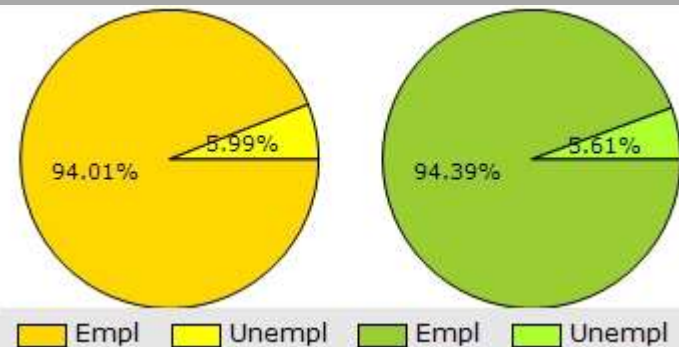
2018 Population by Race



2018 Renter vs. Owner



2018 Employed vs. Unemployed



Demographic Market Comparison Report

1 mile radius

Liberty Station

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Type: **Retail/Freestanding (Strip Ctr)**
 County: **Liberty**

	1 Mile		County	
Population Growth				
Growth 2010 - 2018	-1.16%		-1.93%	
Growth 2018 - 2023	-1.85%		-1.98%	
Empl	3,029	94.01%	24,161	94.39%
Unempl	193	5.99%	1,435	5.61%
2018 Population by Race				
	7,356		62,227	
White	3,008	40.89%	30,354	48.78%
Black	3,652	49.65%	26,862	43.17%
Am. Indian & Alaskan	38	0.52%	450	0.72%
Asian	212	2.88%	1,325	2.13%
Hawaiian & Pacific Island	70	0.95%	393	0.63%
Other	376	5.11%	2,843	4.57%
Household Growth				
Growth 2010 - 2018	-1.53%		-1.79%	
Growth 2018 - 2023	-2.01%		-2.06%	
Renter Occupied	1,153	43.71%	10,228	47.01%
Owner Occupied	1,485	56.29%	11,531	52.99%
2018 Households by Household Income				
	2,638		21,759	
Income <\$25K	615	23.31%	4,841	22.25%
Income \$25K - \$50K	887	33.62%	7,024	32.28%
Income \$50K - \$75K	621	23.54%	5,163	23.73%
Income \$75K - \$100K	274	10.39%	2,341	10.76%
Income \$100K - \$125K	102	3.87%	1,057	4.86%
Income \$125K - \$150K	29	1.10%	304	1.40%
Income \$150K - \$200K	41	1.55%	672	3.09%
Income \$200K+	69	2.62%	357	1.64%
2018 Med Household Inc	\$44,536		\$45,429	
2018 Median Age	29.10		29.00	

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Asian	212 2.88%	827 2.65%	1,168 2.46%
Hawaiian & Pacific Island	70 0.95%	241 0.77%	347 0.73%
Other	376 5.11%	1,578 5.06%	2,307 4.86%
U.S. Armed Forces	440	2,086	4,234
Households			
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