



RETAIL INVESTMENT

Sales price:

\$475,000

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4515 GA-HWY 40

4515 Georgia Highway-40, St. Mary's, Georgia 31558

Property highlights

- Excellent opportunity for an investor to self manage and backfill vacancies to achieve a nice cash flow
- Owner user to use existing income to offset expenses and have a place to grow business
- Most tenants are month to month and have a good leasing history
- Very versatile property for retail and service users
- 197' frontage on Georgia Highway 40, averaging 18,600 vehicles per day
- Asking price is below replacement cost

To access financial information, click here:

[CONFIDENTIALITY AGREEMENT](#)



Site Plan

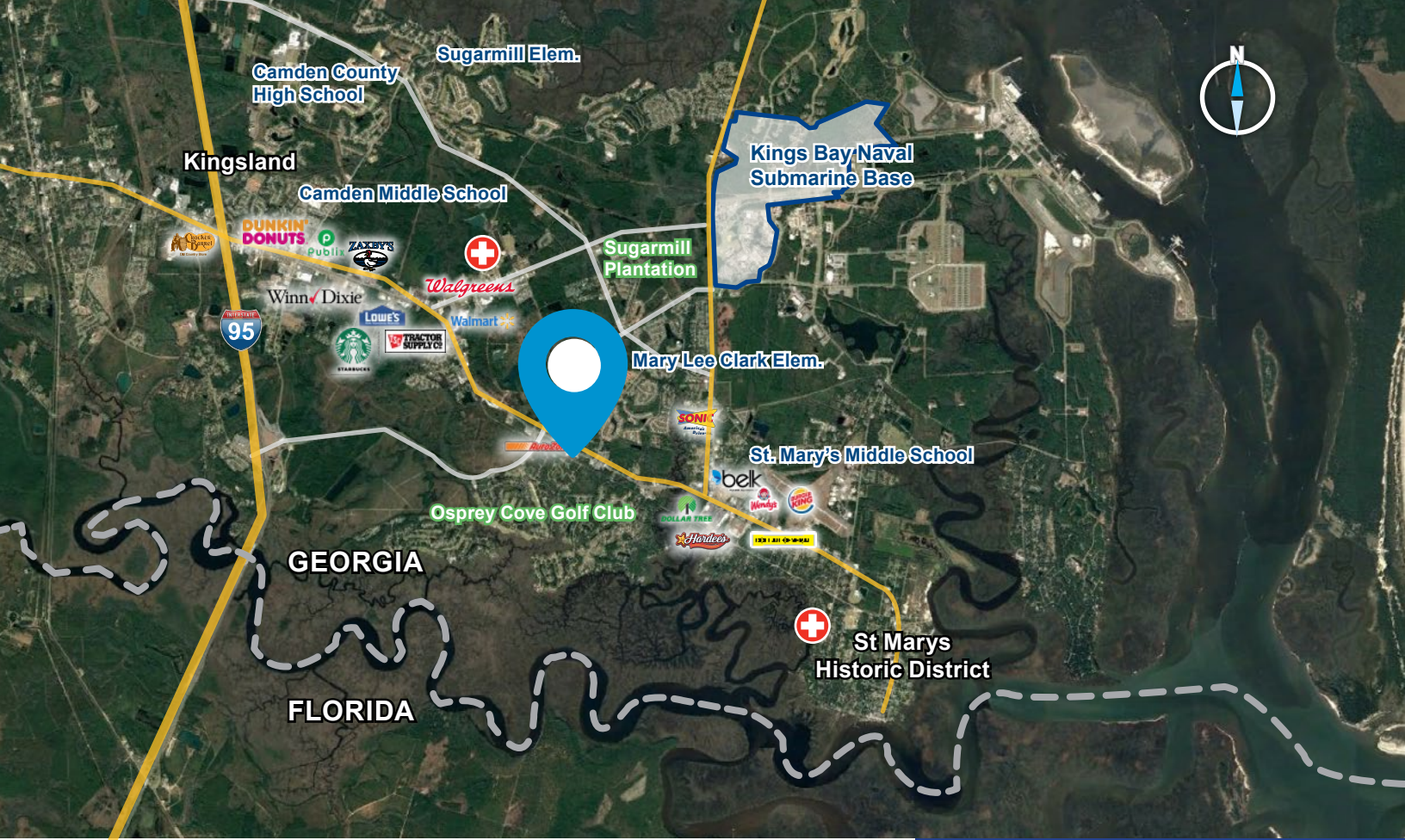
Unit	Size	Tenant
A	1,800 SF	Service Master
B	1,800 SF	Sergie Blue
C	1,800 SF	Vacant
D	1,800 SF	Vacant
E	1,800 SF	Hair Salon
F	1,800 SF	Paragon Prospects

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The Saint Marys property offers excellent opportunity for investors and backfill vacancies to achieve a nice cash flow. The site offers a potential for owner user to use existing income to offset expenses with a versatile group of retail and service users.

Area Demographics



Current Population (2020)

1 mile: 4,315
3 mile: 16,841
5 mile: 33,949



Average Household Income (2020)

1 mile: \$100,980
3 mile: \$81,305
5 mile: \$79,533



Projected Population (2025)

1 mile: 4,547
3 mile: 17,447
5 mile: 35,615



Average Household Income (2025)

1 mile: \$112,865
3 mile: \$89,669
5 mile: \$87,820

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