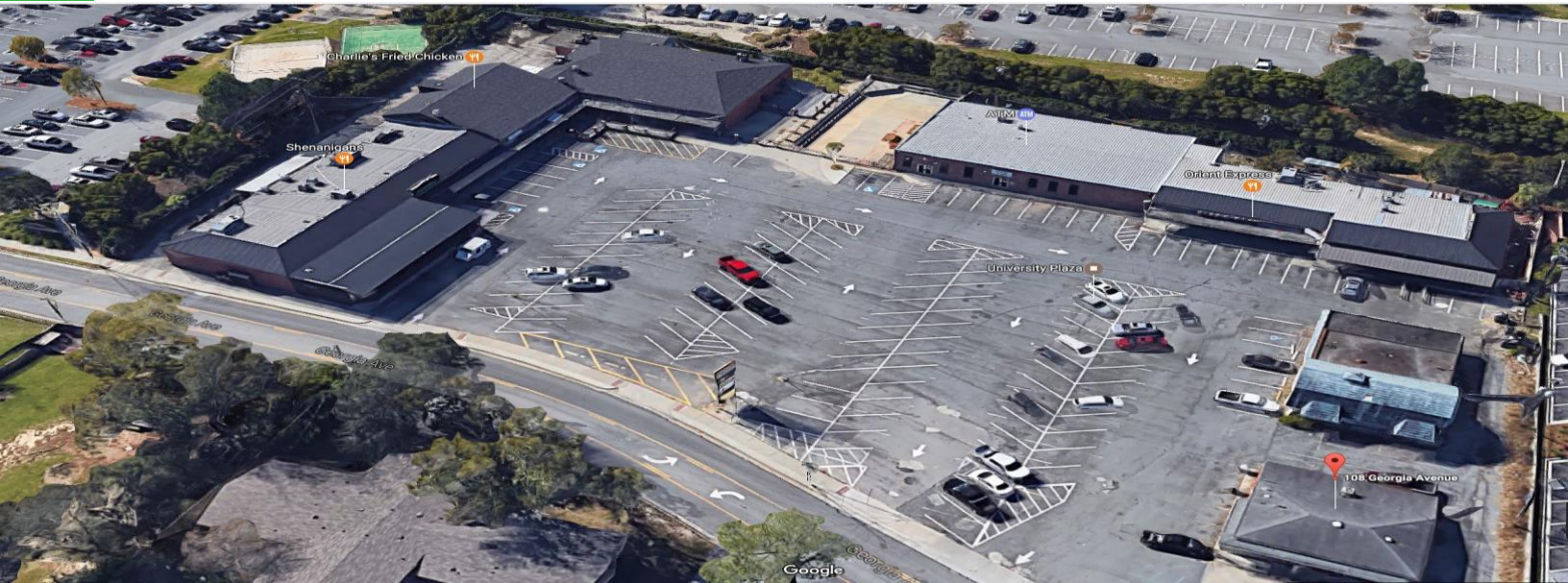


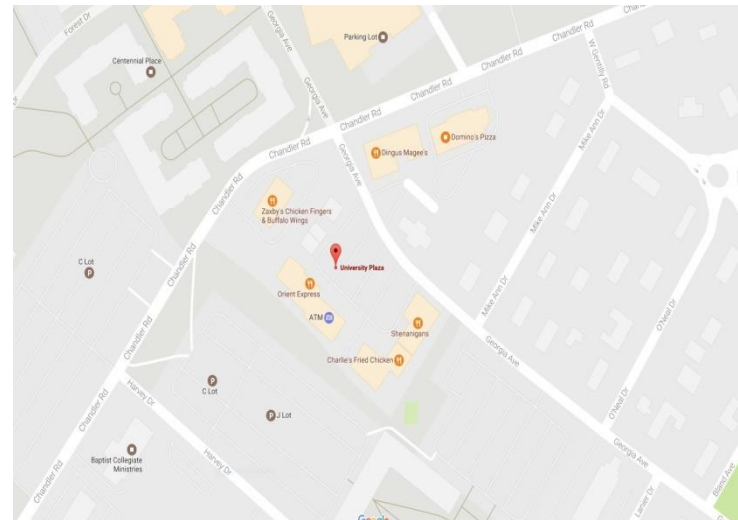
**FOR SALE****\$2,200,000****PLATINUM PARTNERS**

## Georgia Ave, Statesboro GA 30458 1 & 8 University Plaza

**Size: 26,711 sf****Lot size: 2.4 acres****Built: 1965****Parcel #s: MS61000052000; MS61000052A000;  
MS61000052B000; MS61000055A000**

Accessibility to subject is considered good. This center consists of four tax parcels. Has excellent access to four curb cuts. Visibility is good for the location but inferior to properties along the road that have greater traffic counts. Subject is surrounded by Georgia Southern University and dorms.

Site is located within Statesboro city limits, a relatively small college town with strong medical facilities. Situated adjacent to Georgia Southern University. Located in zone X. Located in an established mixed use area of Statesboro along an arterial highway. Population is 25,000; city is experiencing growth pattern.

**Contact:**

Linda Soliman

912-663-9685 Cell

888-232-7120 Office

Linda.soliman@coldwellbanker.com

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**Coldwell Banker Commercial  
PLATINUM PARTNERS**  
6349 Abercorn Street  
Savannah, GA 31405  
888-232-7120 Office  
912-356-3622 Fax