



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Former Steak 'n Shake
244 Henry Boulevard
Statesboro, GA 30458

EXCLUSIVELY MARKETED BY:



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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Offer For Sale the 3,512 SF Former Steak 'n Shake at 244 Henry Boulevard in Statesboro, Georgia. This Deal Includes an Owner/User Opportunity Which is Anchored to a Walmart Supercenter and Adjacent to an ALDI, Providing For a Unique Investment.

OFFERING SUMMARY

PRICE	\$2,200,000
PRICE PER SF	\$626.42

PROPERTY SUMMARY

ADDRESS	244 Henry Boulevard Statesboro, GA 30458
COUNTY	Bulloch
BUILDING AREA	3,512 SF
LAND AREA	0.88 AC
YEAR BUILT	2012



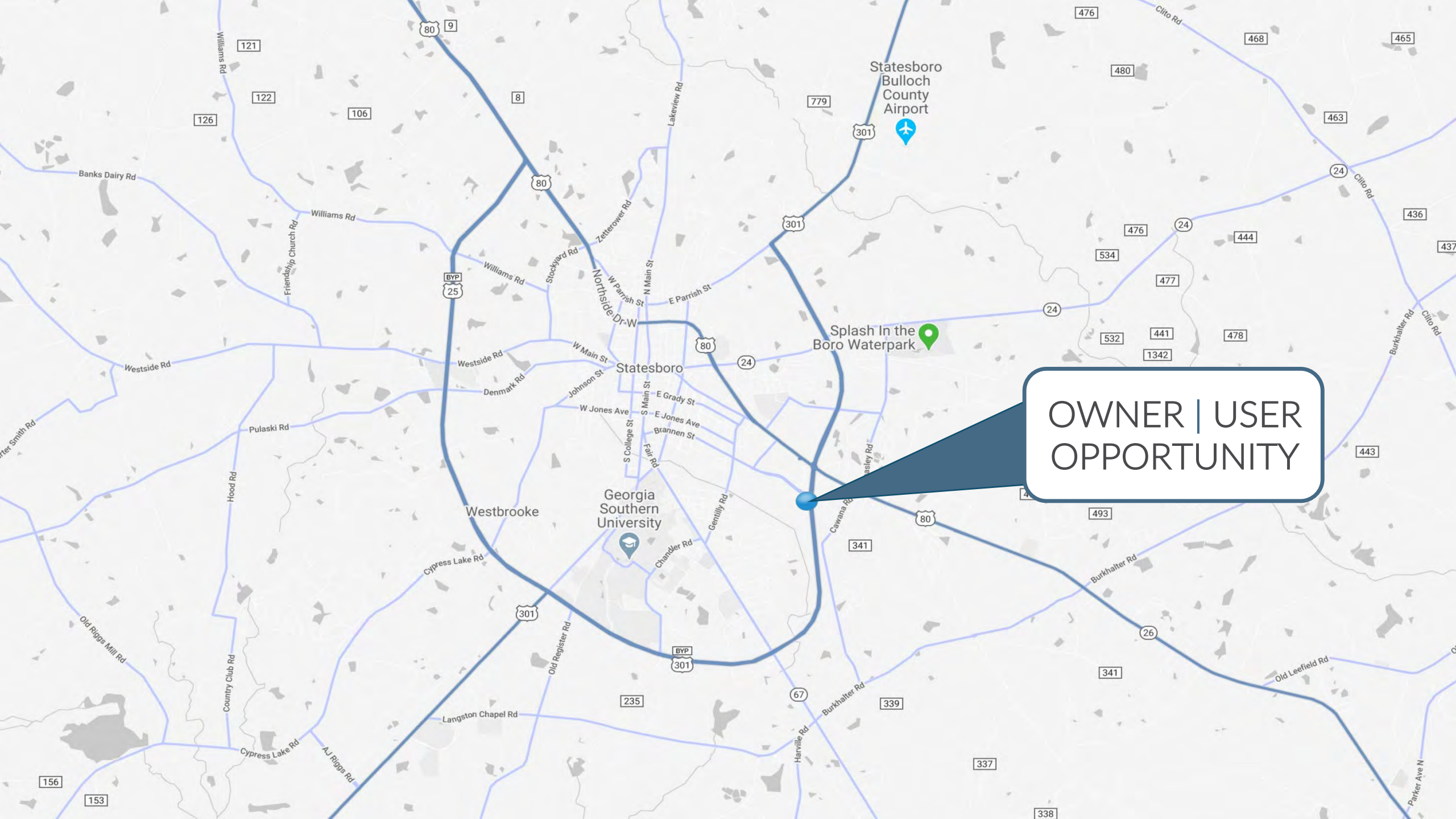
ACTUAL PROPERTY IMAGE

FORMER STEAK 'N SHAKE

HIGHLIGHTS

- Owner/User Opportunity
- Located in an Opportunity Zone
- Outparcel to a Walmart Supercenter
- Adjacent to a Brand New ALDI
- Centrally Located Between Several National And Regional Retailers
- Directly Off of US Route 301 Which Sees Over 11,000 VPD
- Situated Less Than 1-Mile From the Statesboro Mall
- Located 2-Miles From the Georgia Southern University Which Serves Over 28,000 Students and Staff Members
- Over 63,600 Residents Live Within a 10-Mile Radius With an Average Household Income of \$58,516
- Nearby Tenants Include: ALDI, Lowe's, Hobby Lobby, T.J. Maxx, Petco, Belk, JCPenney, Big Lots, Starbucks, Goodwill, Walgreens and More





OWNER | USER
OPPORTUNITY



STATESBORO MALL

262,000 SF Mall -
Includes Over 32 of the
Finest Stores & Restaurants



Walmart

FRANKLIN
CHEVROLET

OCEAN GALLEY SEAFOOD WAFFLE HOUSE Office DEPOT

AT&T

AUTO GLASS SERVICE



BIG LOTS!



Chick-fil-A

TSC TRACTOR SUPPLY CO.



LONGHORN STEAKHOUSE

DOLLAR TREE



NISSAN SAVANNAH

AMC THEATRES

Sport Clips HAIRCUTS

Aaron's

MORRIS BANK

SONIC



Panera BREAD

Krystal

Brannen St

ALDI

Henry Blvd

301

Veterans Memorial Pkwy

LOWE'S

OWNER | USER
OPPORTUNITY





Henry Blvd

Brannen St

Veterans Memorial Pkwy



OWNER | USER
OPPORTUNITY



OLDE
TYMES
RESTAURANT

Bernard's
JEWELERS

ANDERSON'S
GENERAL STORE



CROSSROADS
COMMUNITY CHURCH



LOWE'S

CITIZENS
BANK
OF THE SOUTH

chilis



Holiday Inn

Veterans Memorial Pkwy

OWNER | USER
OPPORTUNITY



Brannen St



Cracker
Barrel
Old Country Store

Henry Blvd



OWNER | USER
OPPORTUNITY



STATESBORO | BULLOCH COUNTY | GEORGIA

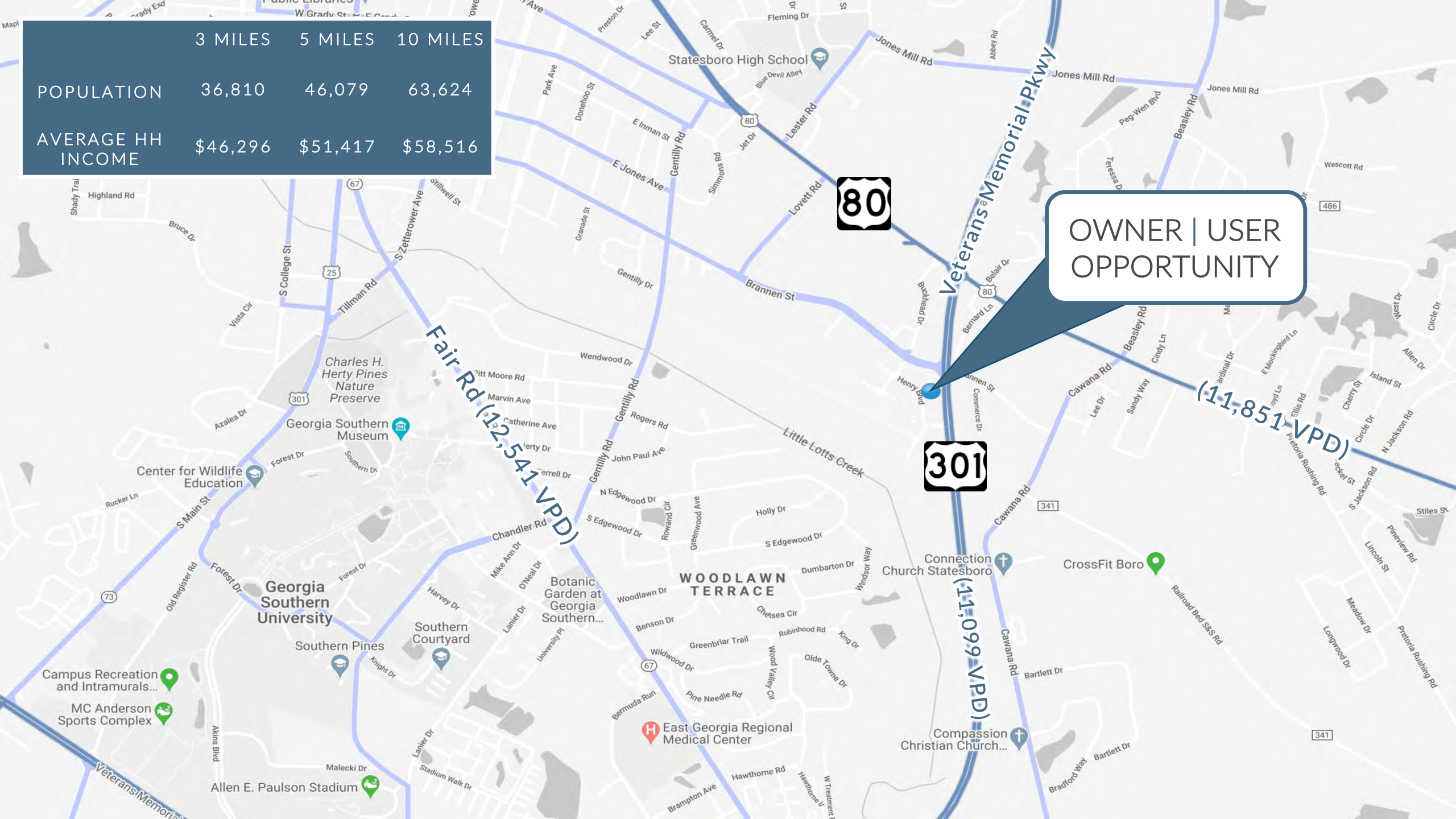
Statesboro is the largest city and county seat of Bulloch County in the state of Georgia. The city is located in the southeastern part of the state. Statesboro is home to the flagship campus of Georgia Southern University and is part of the Savannah-Hinesville-Statesboro Combined Statistical Area. As of 2018, the Statesboro Micropolitan Statistical Area, which consists of Bulloch County, had an estimated population of 74,722 residents. The city had an estimated 2018 population of 31,667 people. Statesboro is the largest Micropolitan Statistical Area in Georgia. It is the largest city in the Magnolia Midlands Region. In 2017, Statesboro was selected in the top three of the national America's Best Communities competition and was named one of nine Georgia "live, work, play" cities by the Georgia Municipal Association.

The economy of Statesboro is based on education, manufacturing, and agribusiness sectors. Statesboro serves as a regional economic hub and has more than one billion dollars in annual retail sales. Georgia Southern University is the largest employer in the city, with 6,700 regional jobs tied directly and indirectly to the campus. Agriculture is responsible for \$100 million in annual farm gate revenues. Statesboro is home to multiple manufacturing facilities. Statesboro Briggs & Stratton Plant is the third-largest employer in the region with 950 employees. The Development Authority of Bulloch County retains over 100 acres of GRAD (Georgia Ready for Accelerated Development) land at the Gateway Industrial Park. Southern Gateway Park is a newly developed 200-acre tract located at the intersection of U.S. 301 and Interstate 16 in close proximity to the Court of Savannah. Southern Gateway is served by municipal water, sewer and natural gas lines. GAF, the largest privately owned roofing manufacturer in North America, relocated to Statesboro in the early 21st century.

The culture of Statesboro reflects a blend of both its southern heritage and college town identity. The city has developed a unique culture, common in many college towns, that coexists with the university students in creating an art scene, music scene and intellectual environment. Statesboro is home to numerous restaurants, bars, live music venues, bookstores and coffee shops that cater to its creative college town climate. Statesboro's downtown was named one of eight "Renaissance Cities" by Georgia Trend magazine. Georgia Southern offers a variety of cultural options available both for the university and the wider community: the Georgia Southern Symphony, the Georgia Southern Planetarium, Georgia Southern Museum, and the Botanical Gardens at Bland Cottage. The city is also home to the Splash in the Boro which is a water park that includes a family aquatics center for the whole family to enjoy in the hot summer months..



	3 MILES	5 MILES	10 MILES
POPULATION	36,810	46,079	63,624
AVERAGE HH INCOME	\$46,296	\$51,417	\$58,516



CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



ACTUAL PROPERTY IMAGE



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