



FOR LEASE

LAMKIN DR

4396 Lamkin Dr, Evans, GA 30809

**SHERMAN &
HEMSTREET**
Real Estate Company

CONNIE WILSON, CCIM

Sr. VP, Associate Broker
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JODI LYLES

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Property Summary



PROPERTY DESCRIPTION

Discover 4396 Lamkin Dr, Evans, GA, 30809, where this property offers a prime location for businesses seeking a high-traffic and prominent setting. Brand new construction and versatile floor plans, the property is primed for office or street retail establishments seeking to make an impact. With ample parking, excellent visibility, and a strong local customer base, the property provides an ideal foundation for success. Whether it's a boutique storefront, a trendy office, or a flagship retail space, this property presents a compelling opportunity for businesses to establish a thriving presence in the heart of Evans.

PROPERTY HIGHLIGHTS

- Modern architecture and attractive curb appeal.
- Ample parking for customers and staff.
- High visibility for increased foot traffic.
- Well-maintained and move-in ready.

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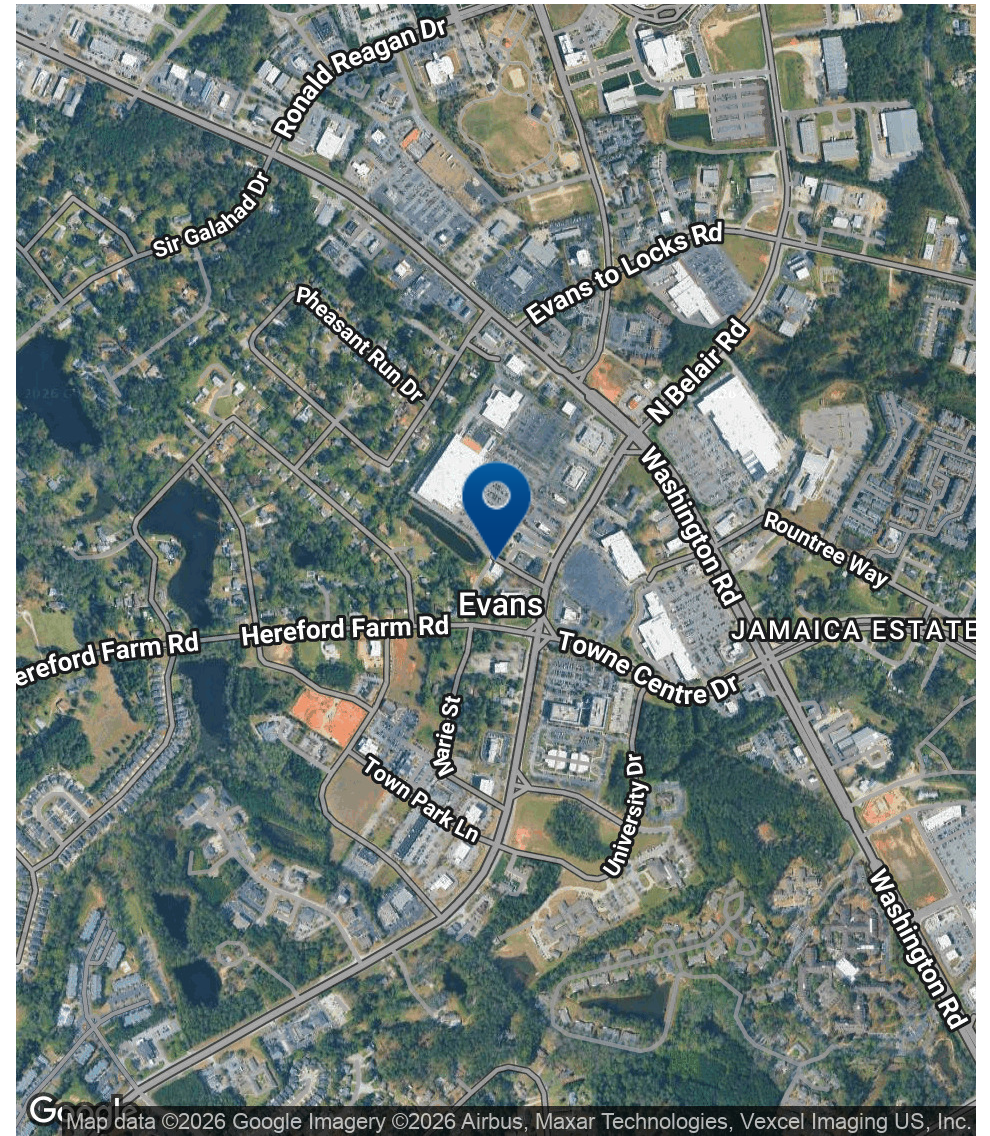
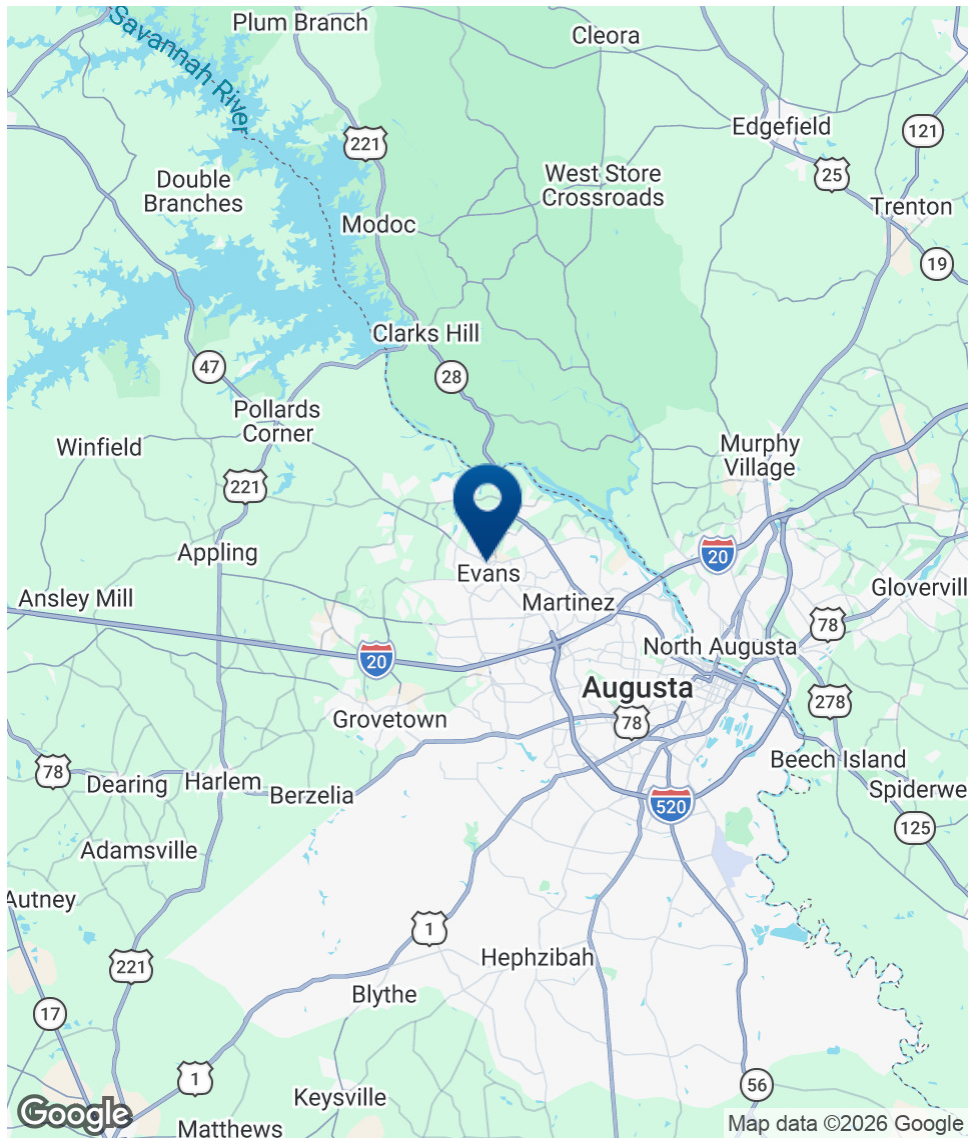
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OFFERING SUMMARY

Lease Rate:	\$25 SF/yr (NNN)
Available SF:	1,200 - 2,400 SF
Lot Size:	46,012 SF
Building Size:	3,844 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	117	443	1,808
Total Population	374	1,393	5,561
Average HH Income	\$108,854	\$109,183	\$109,691

Location Map



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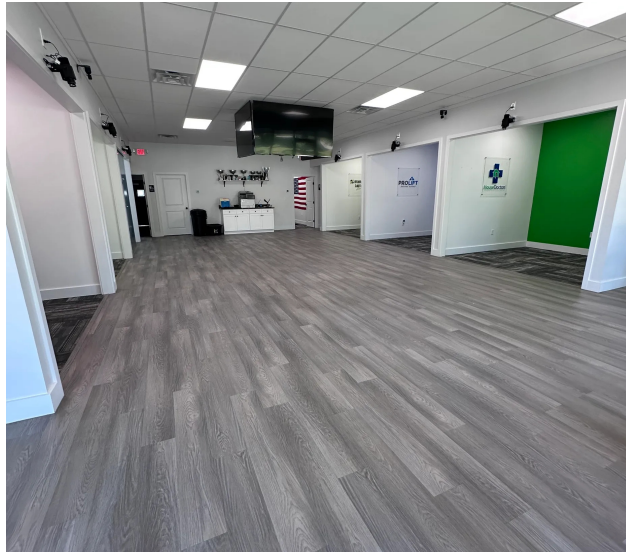
Additional Photos



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Additional Photos



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Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	374	1,393	5,561
Average Age	48.4	48.1	46.0
Average Age (Male)	39.3	39.5	38.5
Average Age (Female)	53.9	53.6	50.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	117	443	1,808
# of Persons per HH	3.2	3.1	3.1
Average HH Income	\$108,854	\$109,183	\$109,691
Average House Value	\$294,637	\$291,308	\$288,274

2023 American Community Survey (ACS)

