

2760 US Hwy 80

Freestanding Flex Bulding

2760 US Hwy 80
Bloomingdale, GA 31302
www.cbre.com/savannah

Property Overview

Bloomingdale, GA offers a prime investment in a growing area. This 5,000 SF flex building, sits on a 0.73-acre lot with ample surface parking. Bloomingdale's population increased by 1.7% between 2022 and 2023, and by 8.51% since the 2020 census, indicating ongoing expansion. Positioned just 16 miles from downtown Savannah, the property provides excellent connectivity with easy access to I-16 and I-95, ensuring high visibility and regional reach.

Property Details

- + 5,000 SF / 1,500 SF office space
- + 0.73 AC Lot
- + Year Built: 1984
- + Surface Parking
- + Approximately 16 miles from Downtown Savannah
- + Easy access to I-16 and I-95

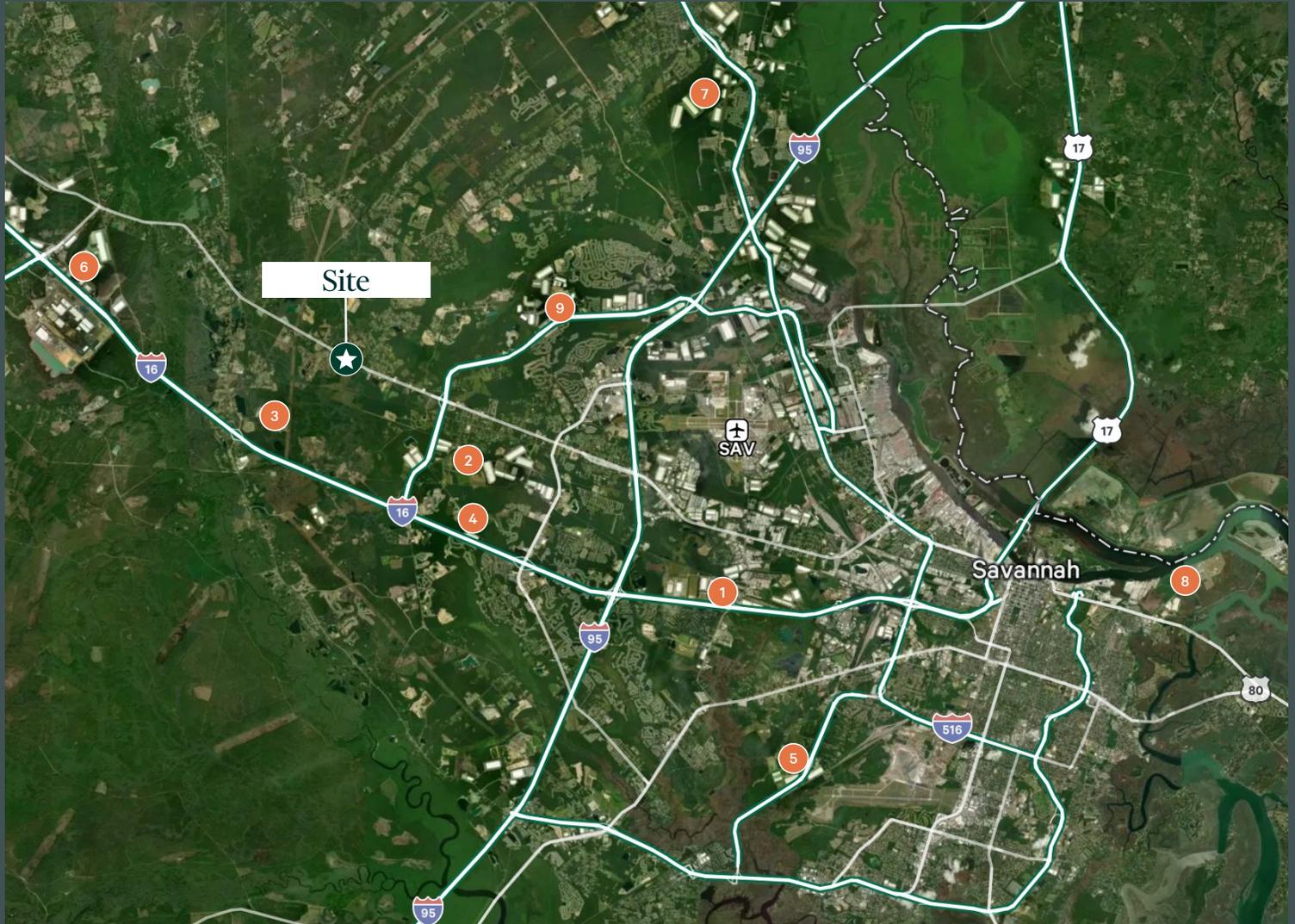
5,000 SF Available For Sale



Property Photos



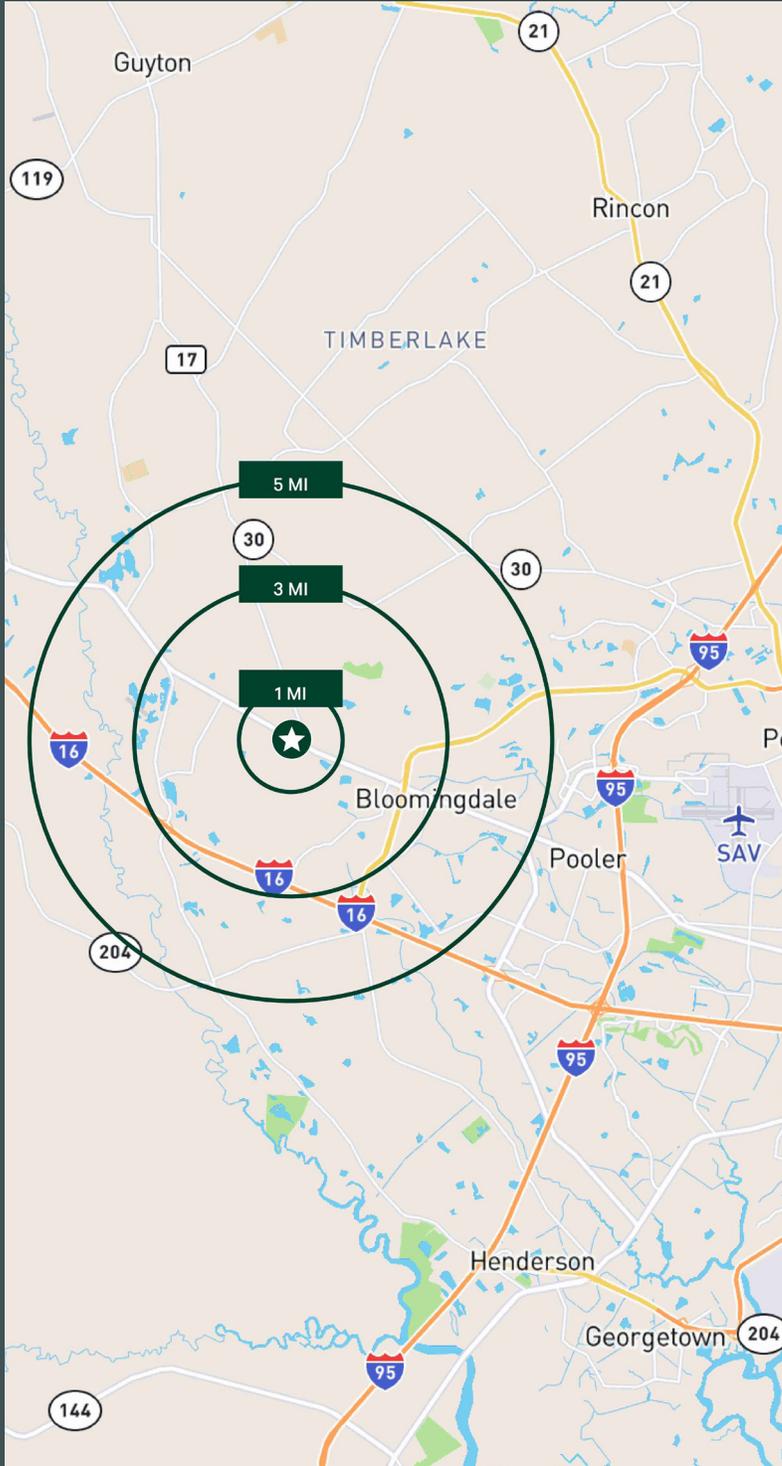
Aerial Overview



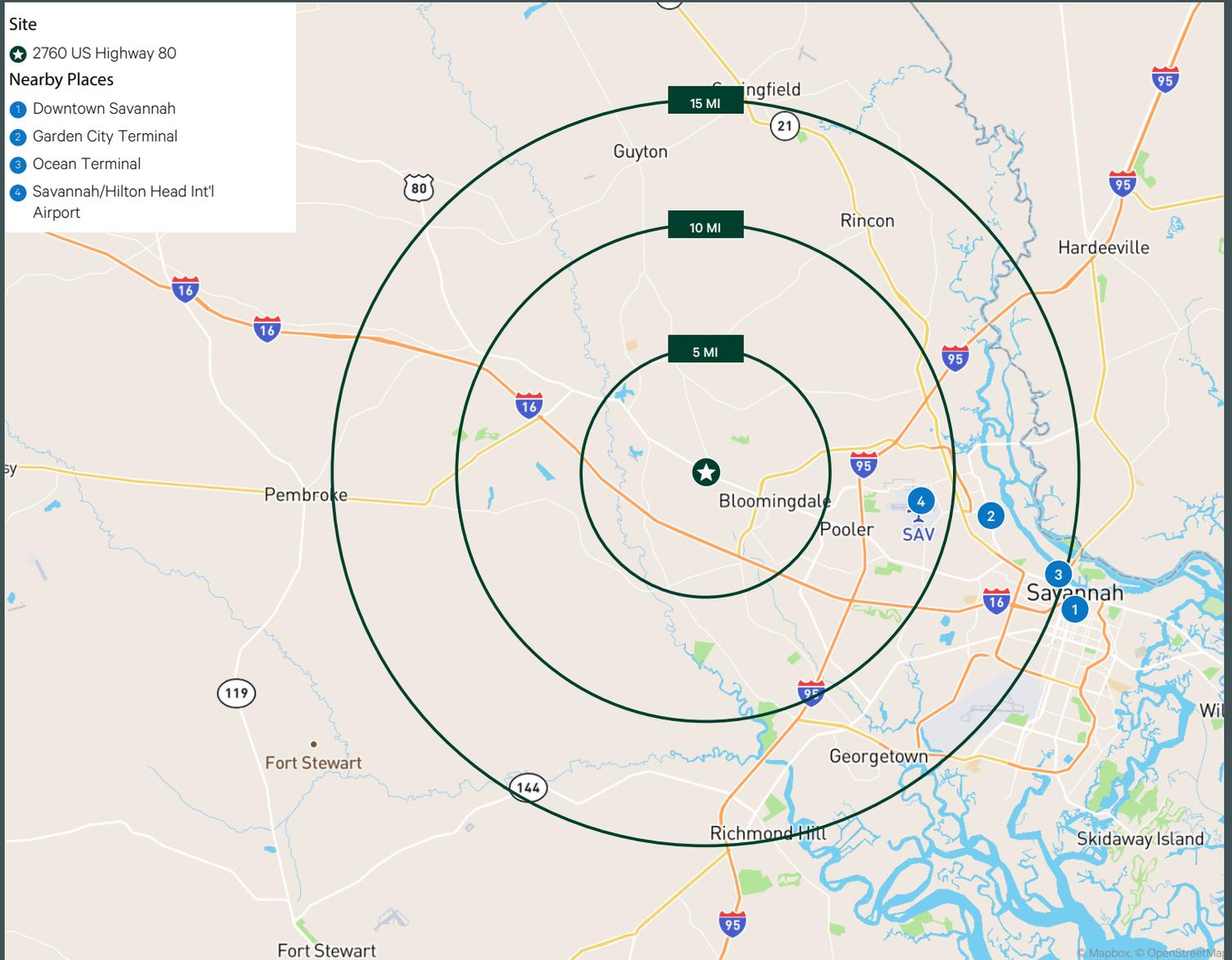
Nearby Industrial Parks

- 1. Live Oak Logistics Center:** A 287-acre Class A park with over 3 million SF of capacity
- 2. Ottawa Farms:** A 9-building, 5 million+ square foot development
- 3. Savannah Portside International Park:** A 160-acre development featuring large-scale building up to 1.2 million square feet
- 4. Horizon 16:** A 4.2 million-square-foot, Class-A master-planned development located at the I-16 - Jimmy DeLoach Parkway interchange
- 5. Central Port Logistics Center:** A Class A park offering versatile, rail-served space near I-516 and I-16
- 6. Interstate West:** A 515-acre industrial development including 1.1 million-square-foot cross-dock facility
- 7. Georgia International Trade Center:** A large-scale Class A industrial park specialized for port-related trade
- 8. SeaPoint Industrial Complex:** A 600-acre industrial site located in Savannah
- 9. Morgan Lakes Business Park:** A well-known business park developed by Evans General Contractors

Area Demographics



	1 Mile	3 Miles	5 Miles
Population			
2025 Population	537	6,029	22,115
2025-2030 Population Growth Rate	1.13%	1.54%	2.04%
Generations			
Generation Alpha	10.6%	10.7%	11.8%
Generation Z	21.4%	21.6%	22.6%
Millenials	21.8%	22.9%	25.2%
Generation X	21.8%	20.8%	19.8%
Baby Boomers	21.0%	21.0%	17.8%
Greatest Generations	3.4%	3.0%	2.8%
Households			
2025 Households	203	2,226	8,266
2030 Households	217	2,424	9,217
Household Income			
2025 Average Household Income	\$95,736	\$96,021	\$113,794
2030 Average Household Income	\$107,105	\$108,526	\$127,586



Contact Us

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