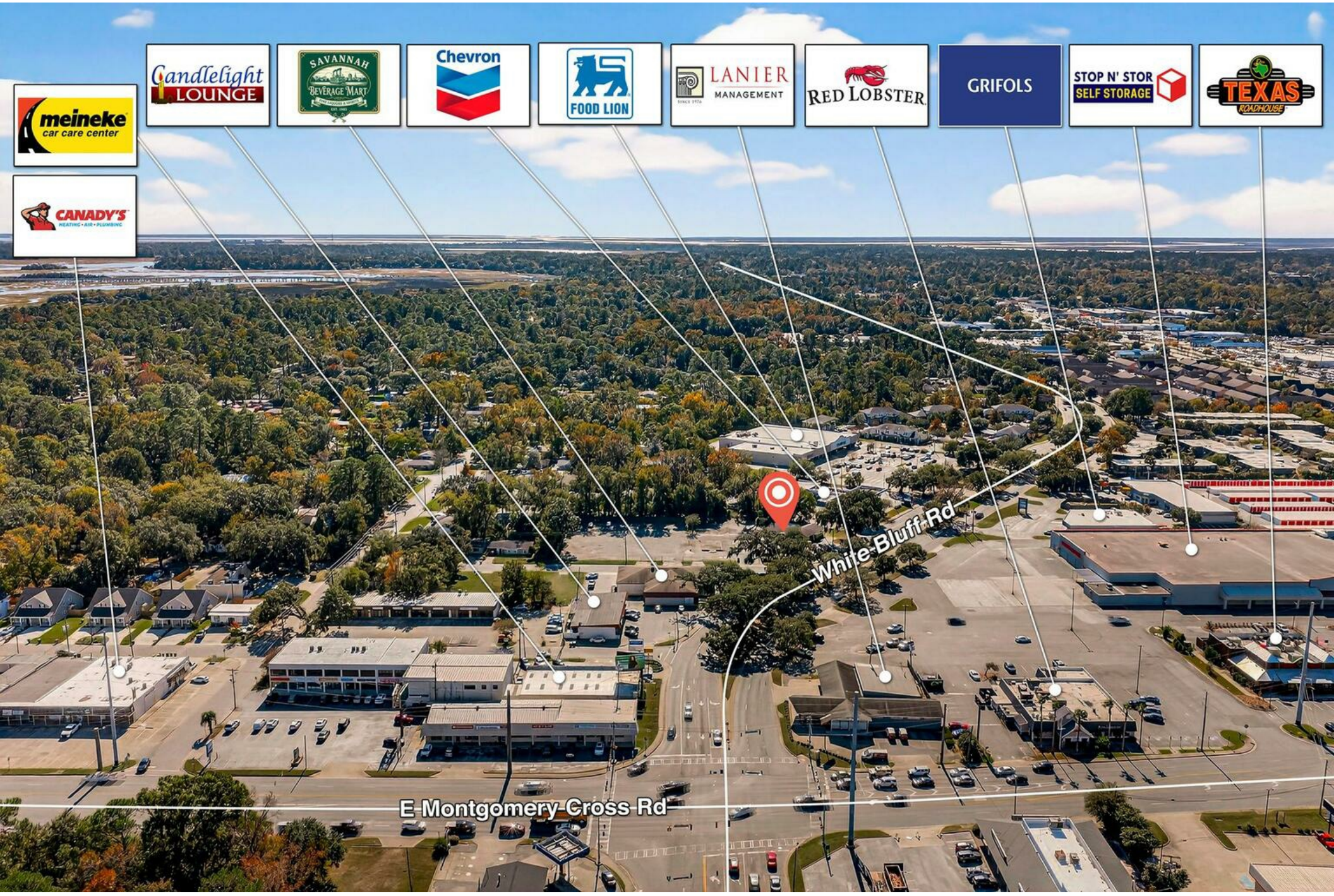


9602 WHITE BLUFF RD

9602 WHITE BLUFF RD

SAVANNAH, GA 31406





White Bluff Rd

E Montgomery Cross Rd

INVESTMENT SUMMARY

9602 White Bluff Road offers a rare ±1.48-acre infill development site in the heart of Midtown Savannah. Ideally located just off the signalized intersection of White Bluff Rd & E. Montgomery Cross Rd, this commercially zoned site with utilities in place is well-suited for multifamily, hotel, or commercial/retail redevelopment (subject to City approvals). Existing improvements and paved parking allow for potential adaptive reuse or interim income while planning your project. Surrounded by established neighborhoods, major retail, medical, and educational hubs, this site combines visibility, access, and strong traffic along one of Savannah's most proven commercial corridors.

PROPERTY SUMMARY

Offering Price	\$2,100,000.00
Building SqFt	1,962 SqFt
Year Built	1963
Lot Size (acres)	1.48
Parcel ID	2-0561 -11-012
Zoning Type	Commercial
County	Chatham
Frontage	120.00 Ft
Coordinates	31.996729,-81.123174



INVESTMENT HIGHLIGHTS

- Site Size: ±1.48 Acres. Existing Use: Convenient Store. Commercial improvements with paved parking
- Zoning: Commercial (B-C / Planned Community Business – per public records; Buyer to verify)
- Utilities: Public water, sewer, and power available
- Located just off E. Montgomery Cross Rd & White Bluff Rd intersection.
- Excellent visibility along an established commercial corridor
Positioned to capture demand from residential, retail, medical, and educational nodes in every direction.
- Convenient access to Abercorn St. Extension, Truman Pkwy, and Midtown Savannah





LOCATION HIGHLIGHTS

- Excellent visibility along an established commercial corridor located just off of E. Montgomery Cross Rd & White Bluff Rd intersection.
- Close to regional retail, including Oglethorpe Mall & surrounding centers, dense surrounding rooftops, daytime population, and traffic counts
- White Bluff Road is classified as a minor arterial and carries approximately 24,000 AADT near the property, while nearby Abercorn Street Extension sees an additional $\pm 29,000$ AADT, placing this site within a trade area experiencing more than 50,000 vehicles per day along the primary midtown retail corridor anchored by Oglethorpe Mall and Chatham Plaza ($\pm 943k$ – $962k$ SF GLA, $\pm 200+$ stores combined)
- Existing Improvements: Operating convenience-store/auto-oriented improvements and paved parking, offering potential interim income, partial reuse, or clean slate redevelopment.
- Convenient access to Abercorn St. Extension, Truman Pkwy, and Midtown Savannah
- Near major medical employers and Armstrong Campus (Georgia Southern)
- Site Size: ± 1.48 acres (assemblage), providing a meaningful development envelope for mid-rise multifamily, hospitality, or neighborhood retail center concepts.
- Utilities: Public utilities are available in the right-of-way and have historically served the site (water, sewer, power; buyers to verify capacity and connection details with the City).





CITY OF SAVANNAH

COUNTY CHATHAM
INCORPORATED 2/11/1733

AREA

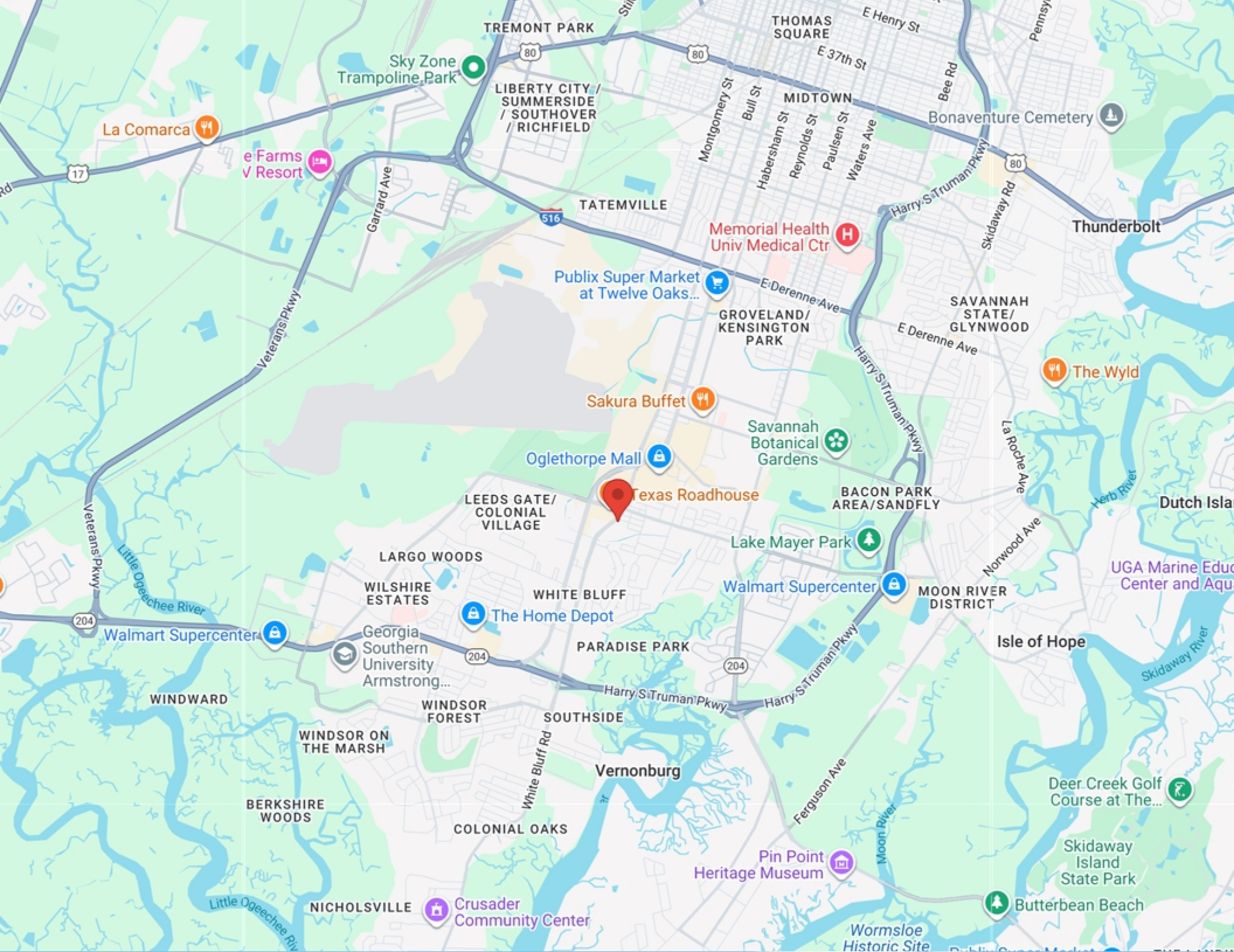
CITY 113.3 SQ MI
LAND 108.5 SQ MI
WATER 4.8 SQ MI
ELEVATION 20 FT

POPULATION

ABOUT SAVANNAH

Savannah (sə-VAN-ə) is the oldest city in the U.S. state of Georgia and the county seat of Chatham County. Established in 1733 on the Savannah River, the city was the capital of the colonial Province of Georgia and later the first state capital of Georgia. A strategic port city in the American Revolution and during the American Civil War, Savannah today is an industrial center and an important Atlantic seaport.





TREMONT PARK

THOMAS SQUARE

Sky Zone Trampoline Park

LIBERTY CITY / SUMMERSIDE / SOUTHOVER / RICHFIELD

MIDTOWN

Bonaventure Cemetery

La Comarca

e Farms V Resort

TATEMVILLE

Memorial Health Univ Medical Ctr

Thunderbolt

Publix Super Market at Twelve Oaks...

SAVANNAH STATE / GLYNWOOD

GROVELAND / KENSINGTON PARK

The Wyld

Sakura Buffet

Oglethorpe Mall

Savannah Botanical Gardens

BACON PARK AREA / SANDFLY

Texas Roadhouse

LEEDS GATE / COLONIAL VILLAGE

Lake Mayer Park

LARGO WOODS

Walmart Supercenter

MOON RIVER DISTRICT

WILSHIRE ESTATES

The Home Depot

Isle of Hope

Georgia Southern University Armstrong...

PARADISE PARK

SOUTHSIDE

Vernonburg

WINDWARD

WINDSOR ON THE MARSH

WINDSOR FOREST

BERKSHIRE WOODS

COLONIAL OAKS

Pin Point Heritage Museum

Deer Creek Golf Course at The...

NICHOLSVILLE

Crusader Community Center

Skidaway Island State Park

Butterbean Beach

Wormsloe Historic Site



White Bluff Rd



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By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to EXP REALTY. This offering memorandum has been prepared to provide summary, unverified financial and physical 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. EXP REALTY has not made any 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 of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or 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 reliable; however, EXP REALTY has not verified, and will not verify, any of the information contained herein, nor has EXP REALTY 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. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE EXP REALTY ADVISOR FOR MORE DETAILS.**

EXCLUSIVELY PRESENTED BY:



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