

AVAILABLE FOR LEASE

TURN KEY AND READY TO BUILD-OUT SPACE
RESTAURANT, OFFICE, MEDICAL, AND RETAIL



175 W RAILROAD STREET

Pembroke, Georgia 31321

Multi-Tenant Commercial Building
High Visibility Location

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PROPERTY OVERVIEW

175 W Railroad Street presents a prime leasing opportunity in the growing Pembroke market. The property offers flexible retail and office space suitable for a variety of commercial uses. Positioned along Railroad Street and just off Highway 280 (W Bacon Street), the site benefits from excellent visibility and convenient access.

Pembroke is experiencing rapid economic and residential growth, driven largely by major regional employment expansion and new housing development. This property is well positioned to serve increasing demand for retail, service, medical, and professional office users.

- Property Type: Multi-Tenant Retail / Commercial Center
- Total Building Size: ±17,251 SF
- Available for Lease: ±9,893 SF (Shell Space)
- Currently Leased: ±7,358 SF
- Lot Size: 1.74 Acres
- Year Built: 2008
- Zoning: B-3 Village Commercial District
- Parking: On-site surface parking



AVAILABLE SPACE

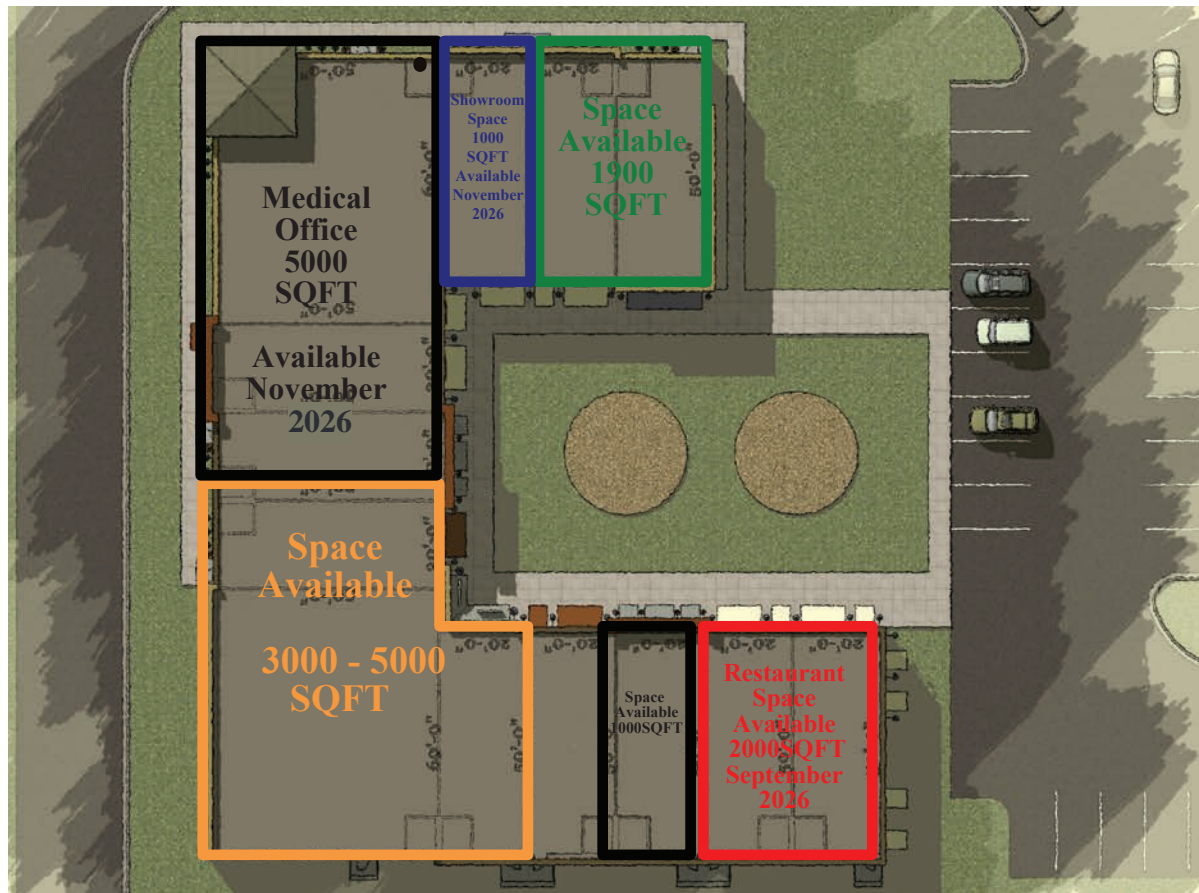
Total Available: ±9,893 SF

Space can be configured for:

- Retail storefronts
- Medical or professional office
- Service-based businesses
- Restaurant or specialty food users (subject to approvals)

Key Features

- Flexible suite configurations
- Storefront visibility opportunities
- Ample parking
- Easy access from main traffic corridors
- Growing residential and workforce population nearby



Lease Rate:
Contact Broker

Lease Type:
NNN (Estimated CAM, Taxes & Insurance available upon request)

Tenant Improvements:
Negotiable

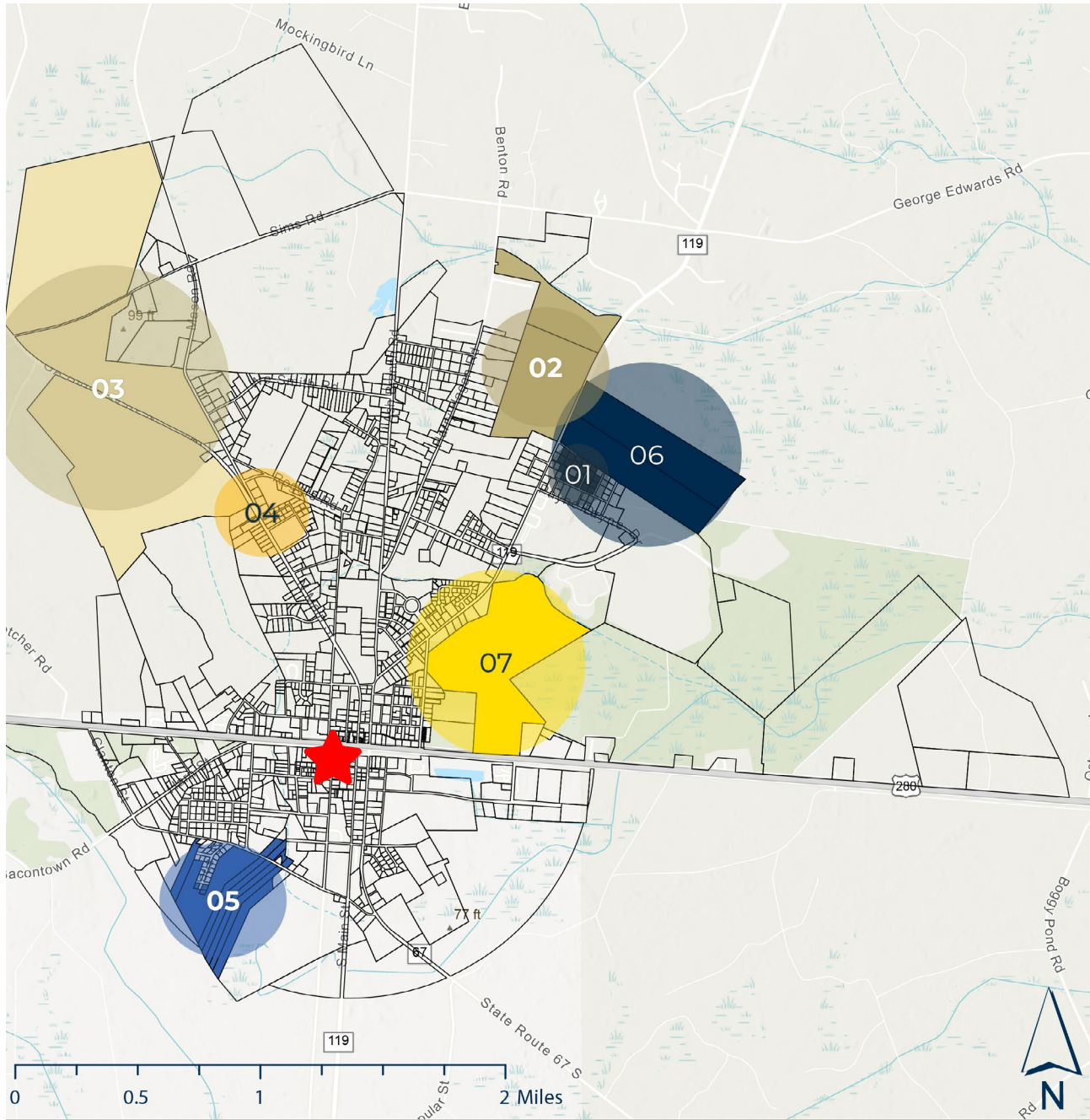
LOCATION ADVANTAGES

- Located in the commercial corridor of Pembroke
- Excellent access to Highway 280
- Approximately 35 miles west of Savannah
- Convenient to major regional employment centers

Pembroke is emerging as a key growth area in Bryan County, supported by expanding infrastructure, housing, and work-force development.



PROPOSED DEVELOPMENTS



- 01 Sawgrass Subdivision | 26 single-family lots
- 02 King Parcel PUD | 272 single-family lots
- 03 Warnell PUD | 2,000 units + 60 acres commercial
- 04 Abbey Park Multifamily | 96 units
- 05 Garrison Tract PUD | 228 units + 4 acres commercial
- 06 Highway 119 PUD | 395 units + 13.5 acres commercial
- 07 Lucky Joe PUD | 324 units + 35 acres commercial

AREA GROWTH & DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	1 MILE	2 MILE	3 MILES
POPULATION			
2025 Population	2,293	3,086	3,606
2029 Population - Projection	2,558	3,442	4,020
2025-2029 Annual Population	2.21%	2.21%	2.20%
GENERATIONS			
Generation Alpha	11.6%	11.7%	11.8%
Generation Z	22.2%	22.2%	22.2%
Millennials	24.3%	24.4%	24.5%
Generation X	18.4%	18.4%	18.4%
Baby Boomers	20.3%	20.0%	20.0%
Greatest Generations	3.2%	3.2%	3.2%
HOUSEHOLD INCOME			
Average Household Income	\$70,351	\$73,186	\$73,922
Median Household Income	\$59,868	\$61,955	\$62,487
HOUSING VALUE			
Median Home Price	\$238,889	\$238,636	\$238,684
Average Home Price	\$293,571	\$290,820	\$290,609
HOUSING UNITS			
Owner-Occupied Housing	60.3%	62.1%	63.0%
Renter-Occupied Housing	30.9%	28.6%	28.3%

Median Home Value (3 Mile Radius): ~\$238,000

Pembroke has approved multiple residential developments since 2023, with thousands of new homes planned. The city continues to grow at approximately 2% annually, increasing demand for neighborhood retail, dining, medical, and service providers.



ECONOMIC DRIVERS

The Pembroke area is benefiting from one of the largest economic development projects in Georgia history a multi-billion-dollar electric vehicle manufacturing campus located within a short drive of the property.

This development is bringing:

- Thousands of new direct jobs
- Major supplier and manufacturing facilities
- Significant population and housing growth
- Increased demand for retail and service businesses
- These factors are expected to continue driving strong commercial leasing demand in the immediate trade area.

SITE & ACCESS HIGHLIGHTS

- Prominent position along Railroad Street
- Near Highway 280, the area's primary thoroughfare
- Easy access for customers and employees
- Positioned to serve both local residents and regional workforce traffic



Hyundai Motor Group's Metaplant in Bryan County, Georgia, is the largest economic development project in state history. The multi-billion-dollar facility focuses on electric vehicle and battery production, with capacity for over 500,000 vehicles annually. The project is creating thousands of jobs and driving major regional economic growth.

Leasing Information

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DISCLAIMER

The information contained herein has been obtained from sources believed to be reliable; however, no guarantee, warranty, or representation is made as to the accuracy or completeness of the information. All information is subject to errors, omissions, changes in price or terms, prior lease, or withdrawal without notice. Prospective tenants should conduct their own independent investigation of the property and verify all information.