

RICHMOND HILL DEVELOPMENT SITE

235/245 Interchange Drive



\$595,000

Purchasing Opportunity

- 1.24-acre pad-ready development site
- Located off 95/Hwy 17 Exit
- Water and sewer lines on-site
- Off-site stormwater retention pond in place
- Hwy 17/Coastal Hwy traffic counts: 23,800 daily

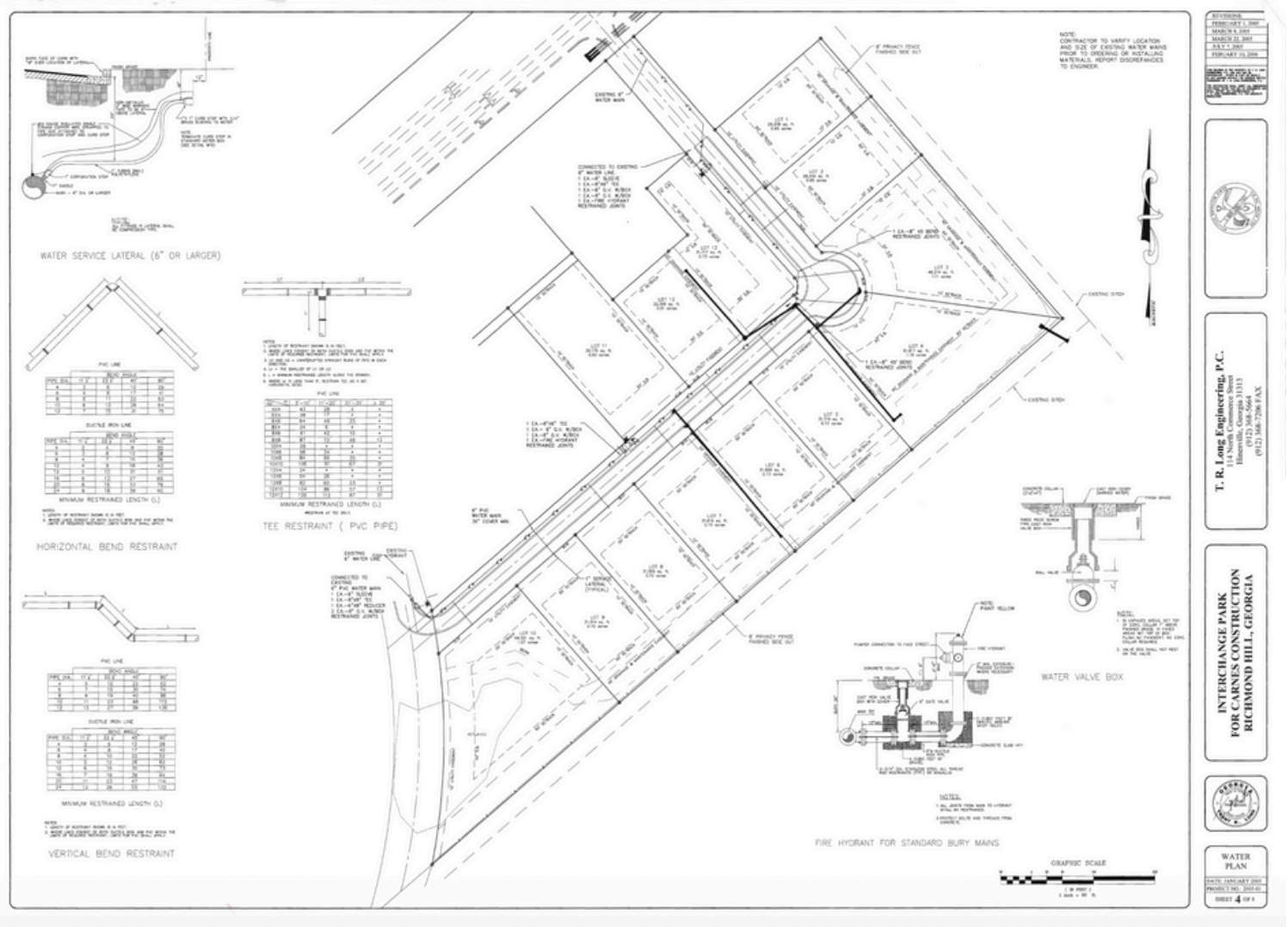
For more information, please contact:



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Commercial Sales & Leasing
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SURVEY / AS BUILDS

235/245 INTERCHANGE DRIVE



Surrounding Demographics

49,887
Population as of 2024



17,906
HOUSEHOLDS



2.97%
Annual Growth



\$94,234
Median Household
Income





Property Description

Judge Commercial is proud to offer 235 & 245 Interchange Drive off Hwy 17/I- 95. Both parcel being offered makes up the 1.24-acres of prime commercial land ready for development. The Interchange subdivision provides offsite detention for the subject, with water and sewer lines already installed on-site. Site has SouthCoastal Health across the street, Gaughf Dermotology, D'Corner Latin Cuisine and several hotels in its surroundings.

Daily traffic on Hwy 17 at Interchange Drive entrance hits 23,800.

Daily traffic on I-95 traffic at exit is over 81,700.



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PROFESSIONAL BACKGROUND

Alex Hansbarger specializes in commercial real estate sales and leasing and has been licensed for more than 10 year in the real estate industry. With a focus on southeastern Georgia, Alex has services both local and national clients' brokerage needs from the northern Savannah region from Statesboro to Bryan County Georgia. He has extensive experience working with investment properties from his time working in a real estate firm in Athens. While at that firm Alex's team was the ranked number one from 2016 through 2019, closing 100+ transactions per year. Sales and networking have been his passion his entire life through private business, connecting professionals to opportunities, and providing top-notch services to his clients. Personal and professional growth has always been his aim.

Alex offers many commercial specific services and has finalized millions of square feet in commercial transactions in recent years, and continues to achieve at any real estate project that's in front of him. He is also recognized for obtain the 2023 and 2024 CoStar Power Broker Award for top industrial leasing in SE Georgia.

Judge Realty is a full service boutique real estate company in Savannah Georgia with an in-depth knowledge and understanding of the Savannah Georgia real estate market. Founded in 2005 by CEO Lori Judge, this Savannah Georgia real estate company has established itself as a reliable, knowledgeable leader in the local and regional real estate market. Our reputation has been built on offering a concierge level of service to our clients. Our focus is commercial sales, leasing, and property management.

EDUCATION

Hondros College of Business

MEMBERSHIPS

Effingham Chamber of Commerce- Ambassador





About Judge Realty

Judge Realty is the leader in Savannah Commercial Real Estate. We manage and lease over 500 properties in the Savannah area and work with local and national clients across the USA.

COMMERCIAL

RESIDENTIAL

PROPERTY MANAGEMENT



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