



Offered for Sale:

102 Jim Benton Ct
Port Wentworth, GA 31407

OFFERING PROCEDURE

The subject of this offering is the Ziggi's Coffee, located at 102 Jim Benton Court in Port Wentworth, Georgia, which consists of a drive-thru coffee shop.

This transaction will be conducted through an offering process in accordance with the terms and provisions of this Offering Memorandum, which NAI Mopper|Benton may, in its sole discretion, amend or update (provided that NAI Mopper|Benton has no obligation to amend or update the information included herein or otherwise made available to prospective purchasers). Each prospective purchaser has signed a Confidentiality Agreement in form and substance satisfactory to NAI Mopper|Benton as a condition of its receipt of this Offering Memorandum.

Inquiries concerning the procedures outlined in this Offering Memorandum may be directed to:



ANTHONY PALETTA

Senior Advisor

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apaletta@naisavannah.com

Distribution of Offering Materials and Review Period: All due diligence materials that will be provided will be made available through the Real Capital Markets website, www.rcm1.com.

Tour Dates: Private tours of the Buildings are being offered by appointment only and with a 24 hour notice. Please schedule your site visit at your earliest convenience, by sending an email to any of the contacts listed above.

Initial Offers Due: The official offer date will be determined and communicated at a later date.



Table of Contents

- 4 Executive Summary
- 6 Property Overview
- 13 Location and Market Overview

Disclaimer: Information included or referred to herein is furnished by third parties and is not guaranteed as to its accuracy or completeness. You understand that all information included or referred to herein is confidential and furnished solely for the purpose of your review in connection with a potential purchase of the subject property, as applicable. Independent estimates of pro forma income and expenses should be developed by you before any decision is made on whether to make any purchase. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outline some of the provisions contained therein and are qualified in their entirety by the actual documents to which they relate. The asset owner(s), their servicers, representatives and/or brokers, including but not limited to NAI Global, The Angiuli Group, LLC, and their respective agents, representatives, affiliates and employees (i) make no representations or warranties of any kind, express or implied, as to any information or projections relating to the subject asset(s), and hereby disclaim any and all such warranties or representations, and (ii) shall have no liability whatsoever arising from any errors, omissions or discrepancies in the information.

An aerial photograph of a Ziggis Coffee store and its parking lot. The store is a single-story building with a stone facade and a sign that reads "Ziggis COFFEE". The parking lot is paved and has several cars parked. A red semi-transparent overlay covers the entire image, and the text "EXECUTIVE SUMMARY" is written in white, serif, all-caps font across the center. The background shows a line of trees and a road.

EXECUTIVE SUMMARY

Executive Summary

OFFERING SUMMARY

NAI Mopper|Benton is pleased to exclusively present the opportunity to acquire the drive-thru coffee shop located at 102 Jim Benton Court in Port Wentworth, Georgia, (the “Property” or “Building”). The Property consists of ±840 gross leaseable square feet. The property is a Ziggi’s Coffee, which is a national chain of drive-thru and coffeehouse locations across the U.S.

Situated on Jim Benton Court, the Property benefits from its location near the intersection with Highway 17/Jimmy DeLoach Parkway, which also leads to I-95. The Property offers a desirable location with numerous industrial and logistics companies having locations in the immediate area, in addition to a large subdivisions with single family and multifamily housing options. The property is also a short distance from the Georgia Institute of Technology Savannah campus.





PROPERTY OVERVIEW

Property Overview

Property Overview

The Ziggi Coffee is situated on the busy thoroughfare of Jim Benton Court in Port Wentworth, Georgia. The 840 square foot coffeeshop with drive-thru sits on ± 1 acres. It was built in 2024. Ziggi's Coffee is a national chain of drive-thru and coffeehouse locations across the U.S.

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Property Overview



102 Jim Benton Ct | Port Wentworth, GA



Sale Price

\$2,000,000



Cap Rate

5.0%



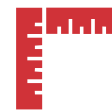
NOI

\$100,800



Year Built

2024



Gross Leaseable Area

±840 SF



Land Area

±1 acres



APN

2101602069

Property Location





Property Overview

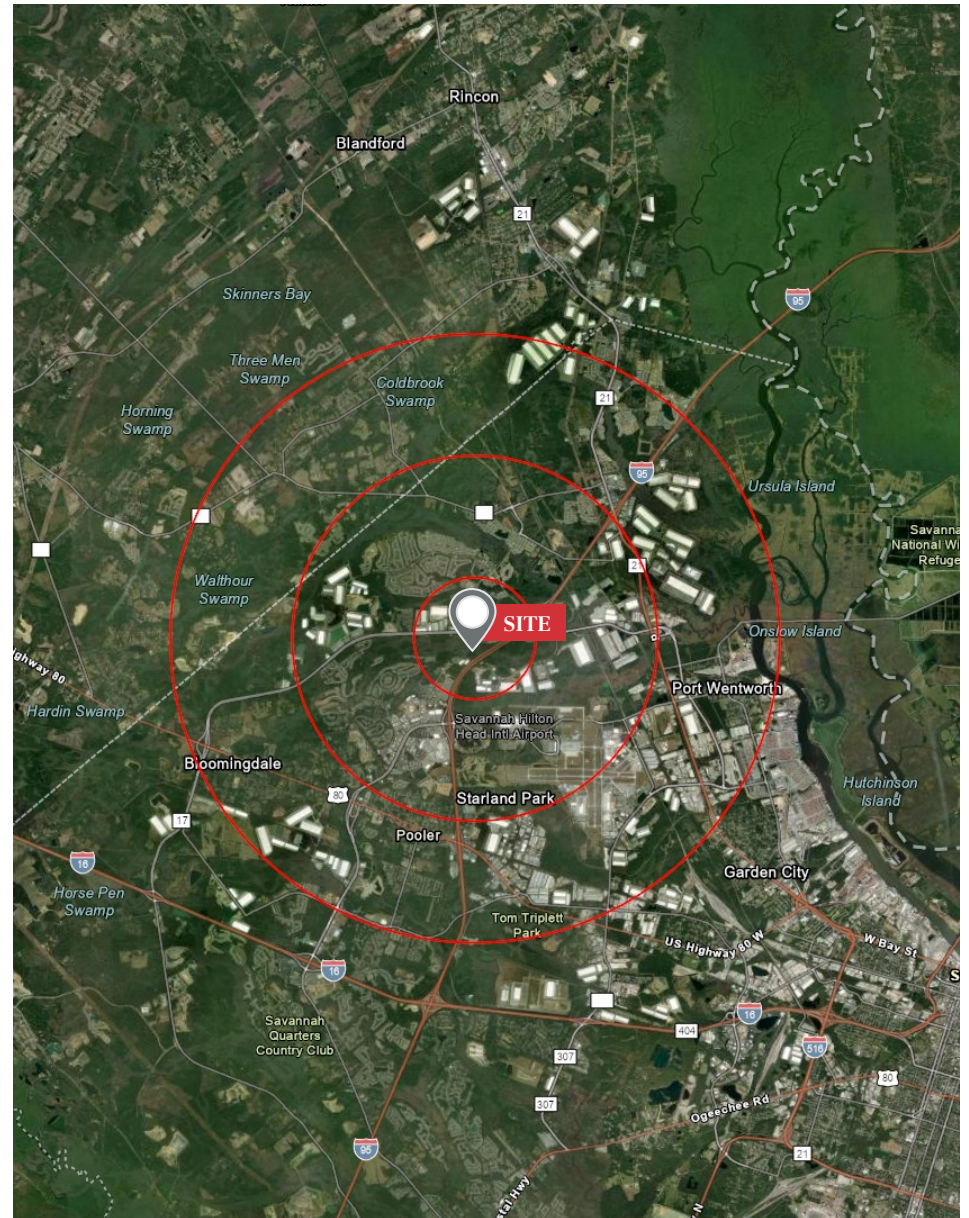
Parcel Map



Demographics

Demographics			
Population	1 mile	3 miles	5 miles
Total Population	1,159	26,613	48,649
Median Age	38	35	37
Total Workers	532	15,014	26,181
Households & Income	1 mile	3 miles	5 miles
Total Households	488	10,638	18,500
Median Household Income	\$92,357	\$93,973	\$88,812

Traffic Counts	
Street Name	Vehicles Per Day
Highway 17/Jimmy DeLoach Pkwy	8,340 VPD
I-95	88,100 VPD



An aerial photograph of a Ziggis Coffee store and its parking lot. The image is overlaid with a semi-transparent red rectangle. Inside this rectangle, the text "LOCATION & MARKET OVERVIEW" is written in a white, serif font. The store building is visible in the background, with the "Ziggis COFFEE" logo on its facade. The parking lot contains several cars, including a blue pickup truck and a white sedan. The surrounding area includes a road, grass, and a line of trees in the distance.

LOCATION & MARKET OVERVIEW

Location Overview

Located just north of Savannah in Chatham County, Port Wentworth, Georgia, blends small-town charm with strong industrial and economic growth. Known for its proximity to the Port of Savannah and strategic access to major transportation routes, the city is home to a growing population, expanding business opportunities, and a well-rounded quality of life that includes good schools, parks, and community events.

Employment

Port Wentworth's economy is largely defined by its proximity to the Port of Savannah, one of the largest and fastest-growing container ports in the United States. This location has made the city a hub for logistics, manufacturing, and distribution-related industries. Major employers in and around Port Wentworth include port operations, transportation and warehousing companies, and manufacturing facilities that benefit from easy interstate and rail access. New developments, such as large-scale logistics centers planned within a few miles of the port, are expected to create significant additional industrial and distribution employment opportunities. The city's workforce of around 6,700 people is primarily employed in retail trade, manufacturing, and healthcare services, while higher-paying sectors such as educational services and transportation continue to expand. With strong regional population growth and infrastructure investment, Port Wentworth's economic outlook remains closely tied to the continued expansion of the port and its related industries.



Education

Public education in Port Wentworth is provided through the Savannah-Chatham County Public School System, which serves approximately 36,000 students across nearly 60 schools countywide. Within the city, Rice Creek K-8 School serves as the primary public school, enrolling just over 1,100 students. Formerly, Port Wentworth Elementary served local families but was closed in recent years, with students reassigned to surrounding schools. The area's educational offerings are complemented by access to several higher education institutions nearby. Savannah Technical College operates a campus in Port Wentworth, offering career-focused programs in logistics, industrial technology, and skilled trades that align closely with local employment opportunities. In addition, the Georgia Tech Savannah campus, also located within the city, provides research and continuing education programs in engineering, technology, and business, supporting workforce development for both students and employers in the region.



Location Overview

Transportation

Transportation is one of Port Wentworth's greatest assets and a cornerstone of its development. The city sits directly along Interstate 95, just south of the Georgia–South Carolina border, providing rapid north–south highway access along the East Coast. It also connects easily to Interstate 16 and State Routes 21 and 25, which serve as major freight and commuter corridors linking the area to Savannah and other Chatham County communities. The Jimmy DeLoach Parkway provides another key connection, linking industrial parks and logistics centers with the interstate system and the port terminals.

Rail service from both major Class I carriers supports the city's industrial base, while the nearby Savannah/Hilton Head International Airport offers regional and national air travel options. Public transportation options have expanded in recent years, with new bus routes providing hourly weekday and Saturday service and additional accessibility improvements for residents. The combination of highway, rail, air, and port access makes Port Wentworth one of the most strategically connected small cities in the Southeast.

Entertainment & Attractions

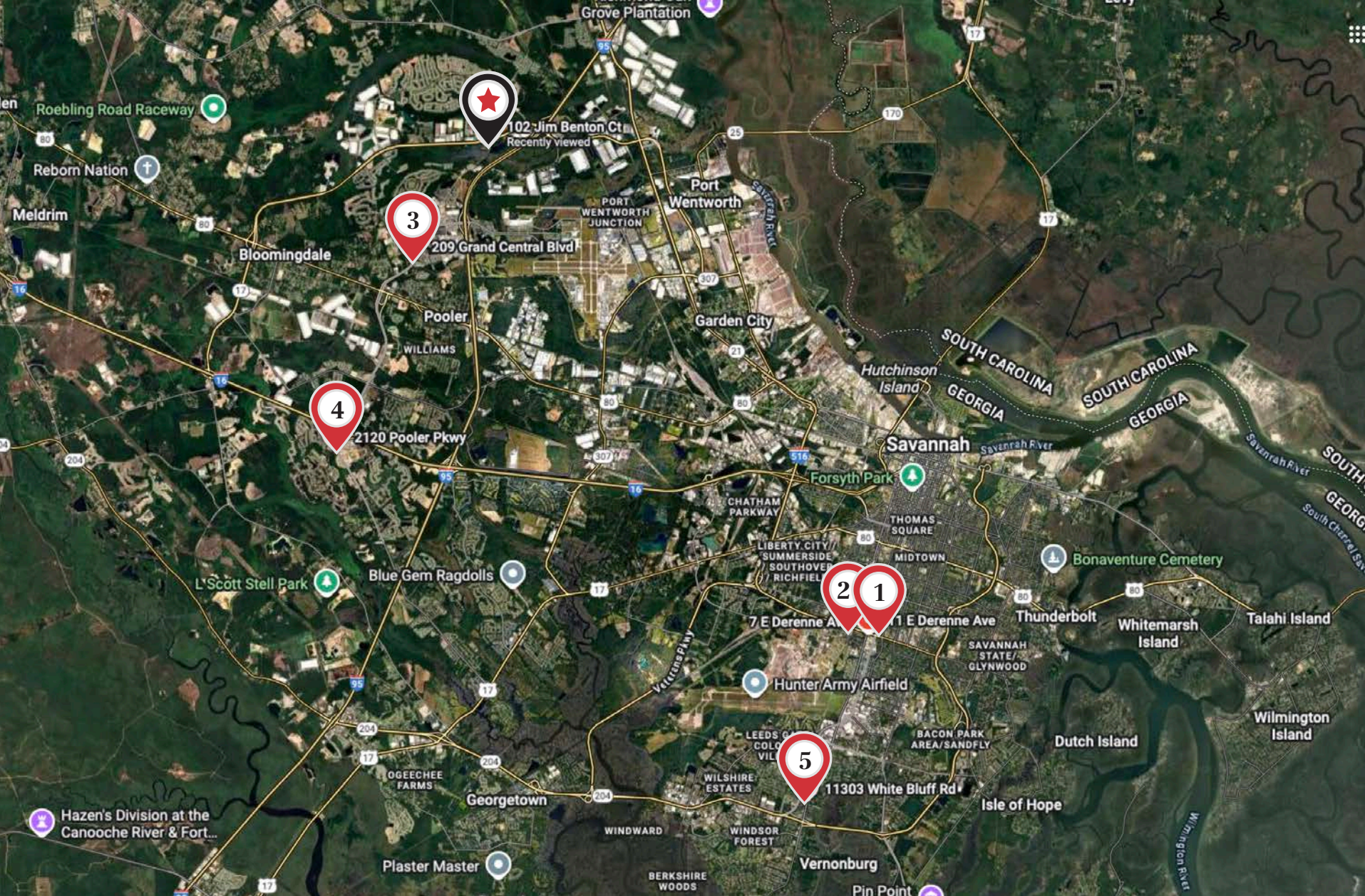
Despite its industrial backbone, Port Wentworth offers an active and growing range of recreational opportunities and community events. The city's Recreation Department maintains several parks and facilities, including Lewis Mobley Park, Armadale Park, Della Steele Park, and Warren Drive Park, each offering playgrounds, sports fields, trails, and open spaces for residents to enjoy. The Houlihan Boat Landing provides direct access to the Savannah River for boating and fishing, while a new 150-acre park currently under development will add extensive sports fields, tennis and pickleball courts, walking trails, a skatepark, and an amphitheater for community gatherings and concerts.

Residents and visitors can also explore the area's cultural and natural attractions, such as the Savannah National Wildlife Refuge, which offers hiking, birdwatching, and scenic drives through protected wetlands. The city celebrates its heritage through preserved historic sites and community festivals, and its convenient location near Interstate 95 makes it an accessible stop for travelers exploring Savannah and coastal Georgia. Seasonal events, movie nights, and family programs hosted by the city further enhance the sense of community and local charm that complement Port Wentworth's growing economy and population.

Sale Comparables

#	Property Name	Address	Year Built	Building Size (SF)	Land Area (acres)	Sale Date	Sale Price
★	 Ziggi's Coffee	102 Jim Benton Ct Port Wentworth, GA	2024	840 SF	±1 acre	N/A	N/A
1	 Starbucks	11 E Derenne Ave Savannah, GA	2023	2,559 SF	0.89 acre	November 2024	\$2,895,000
2	 Chick-fil-A	7 E Derenne Ave Savannah, GA	2022	3,428 SF	1.20 acres	September 2024	\$3,516,171
3		209 Grand Central Blvd Pooler, GA	2024	4,947 SF	2.80 acres	August 2024	\$4,375,000
4		2120 Pooler Pky Pooler, GA	2023	4,826 SF	1.49 acres	September 2023	\$4,105,000
5	 Wendy's	11303 White Bluff Rd Savannah, GA	2018	2,570 SF	1.44 acres	May 2024	\$1,115,000

Sale Comparables



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