



1.70 AC PRIME RETAIL PAD ADJACENT TO PARKER'S

2175 BENTON BLVD, SAVANNAH, GA



PARCEL LEGEND

Lot	Size	Lease Rate	Sale Price	Ideal Use
1	1.70 Acres	Subject to Offer	\$1,015,000	Coffee / QSR / Urgent Care / Banks

OFFERING MEMORANDUM
PREMIUM RETAIL PAD FOR SALE OR LEASE
SURROUNDED BY OVER 5,900 RESIDENTIAL UNITS
LOCATED AT PRIMARY ENTRANCE TO GODLEY STATION



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Please submit all offers as a non-binding letter of intent (LOI). Including:

- Lease Rate
- Lease Term
- Lease Guarantor
- Special Stipulations

TEAM LEAD



JONATHAN ACEVES

VICE PRESIDENT, CCIM,MBA
706-294-1757
JACEVES@FINEMGROUP.COM



JOHN ECKLEY

VICE PRESIDENT, CCIM,MBA
706-214-2937
JECKLEY@FINEMGROUP.COM



DUSTIN WRIGHT

ASSOCIATE BROKER
706-830-8266
DWRIGHT@FINEMGROUP.COM

BROKERAGE SUPPORT STAFF



STEPHEN LONG

SENIOR INVESTMENT ANALYST
706-513-3840
SLONG@FINEMGROUP.COM



KEVIN CRAW

INVESTMENT ANALYST
706-840-2198
KCRAW@FINEMGROUP.COM



JUDY MONIS

TRANSACTION COORDINATOR
706-214-2937
JMONIS@FINEMGROUP.COM

EXECUTIVE SUMMARY



RETAIL OPPORTUNITY

WHY THIS SITE?



LOCATION

Entrance to Godley Station



TRAFFIC COUNT

18,822 Combined VPD



ACCESS

2X Full Motion & RI-RO



3,877

Homes / Townhomes



2,024 (+225 APPROVED)

Multi-Family Units



STRONG DEMOGRAPHICS

10K People in 1 Mile Ring



CONDITION

Pad Ready Development Site

OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is pleased to exclusively present ±1.70 acres at 2175 Benton Boulevard in Savannah, Georgia, for ground lease or sale. This pad-ready parcel sits adjacent to Parker's Kitchen at the signalized intersection of Benton Boulevard (10,752 VPD) and Highlands Boulevard (8,070 VPD). The site offers full-motion access on both Benton Boulevard and Highlands Boulevard, plus an additional right-in/right-out on Benton Boulevard and Highlands Blvd—ensuring exceptional ingress and egress for future users.

Strategically positioned at the entrance to Godley Station, the region's premier master-planned community, this site benefits from immediate residential density and daily traffic flows. Godley Station includes more than 3,220 homes/townhomes and 444 multifamily units, with Highlands Boulevard serving as the primary entrance and exit. This corridor is the quickest connection to Godley Station Middle School, I-95, and Pooler's main retail hub on Pooler Parkway.

Within a one-mile radius, the property is surrounded by more than 1,500 additional apartment units across five complexes, plus an approved 225-unit development at Benton Boulevard and Shelbark Way. To the north, beginning just 0.7 miles from the site, there are an additional 715 homes and townhomes, bringing the total residential base to over 10,000 residents within one mile. As residential growth continues, traffic volumes along Benton and Highlands Boulevards are expected to increase substantially, further enhancing the site's visibility and trade area strength.

In addition, the adjacent Parker's Kitchen is one of the chain's top-performing locations, recording over 734,000 annual visits according to Placer.ai. This further validates the strength of the corridor and demonstrates the site's ability to capture both commuter and neighborhood demand.

Located just 1.3 miles from I-95 and 3.3 miles from Tanger Outlets, the property benefits from strong traffic drivers including Walmart, Sam's Club, Chick-fil-A, and Home Depot. Zoned C-3 in unincorporated Chatham County, the parcel supports a wide range of retail and service uses (excluding gas stations) and is fully development-ready with stormwater infrastructure and utilities in place.



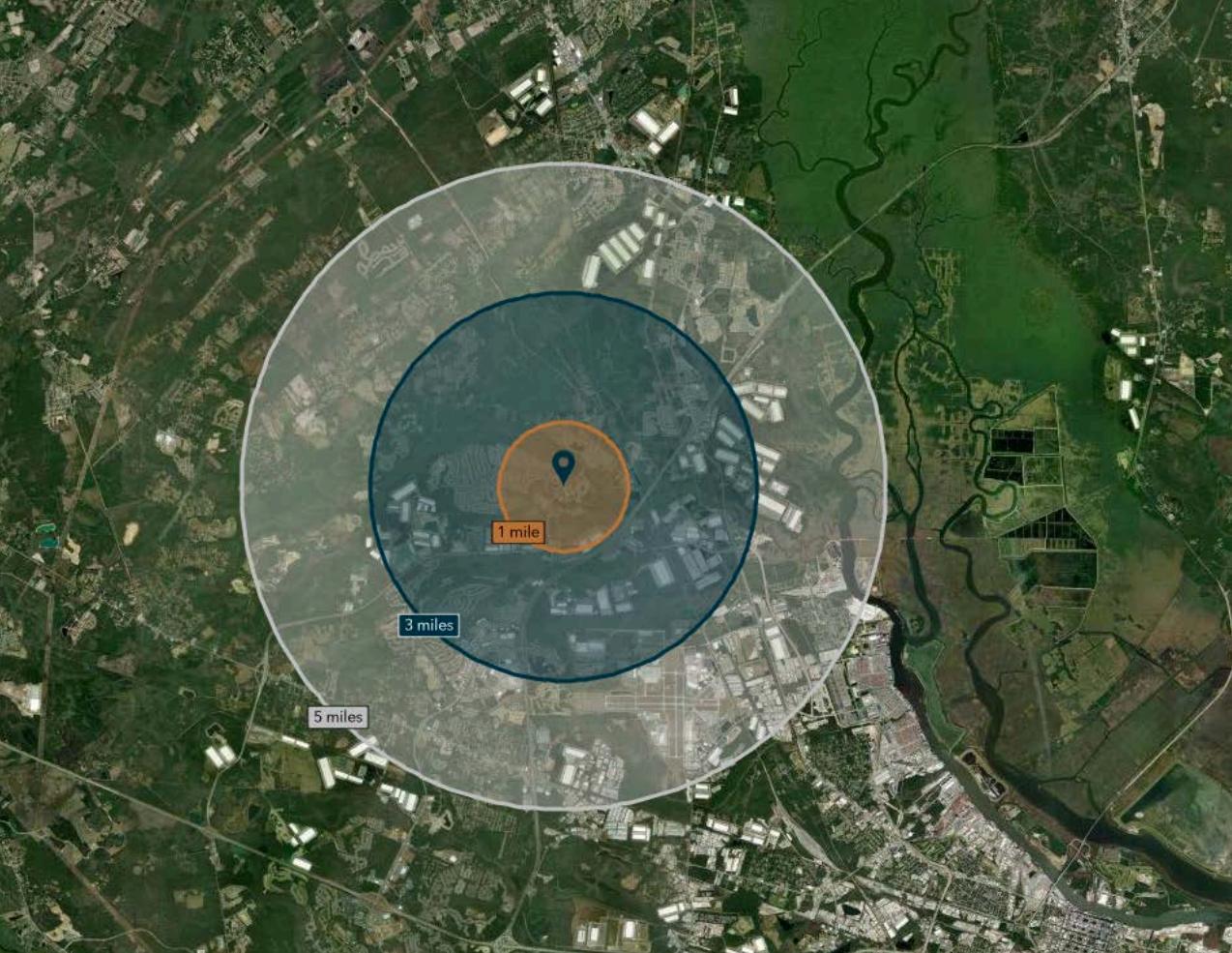
LOCATION OVERVIEW

PREMIUM SAVANNAH AREA



NOTABLE FEATURES

Godley Station	3,664 Units	0.1 Miles
I-95		1.3 Miles
Tanger Outlets of Savannah		3.5 Miles
Savannah International Airport		6.1 Miles
Port of Savannah		7.0 Miles
Downtown Savannah		18.2 Miles
Hyundai Metaplant		21.0 Miles
Tybee Island		30.0 Miles



Demographics	1 Mile	3 Mile	5 Mile
Population	10,196	25,859	52,603
Median HH Income	\$84,225	\$91,444	\$88,012
2020-2025 Growth	22%	17%	18%
Households	4,308	10,232	19,751







1.5 Miles Away



Basswood Landing
326 Units

STOP N' STOR
SELF STORAGE

Parkside at the Highlands
Apartments
317 Units



Rivermoor
58 Units

Parker's
kitchen
734K
ANNUAL VISITS

10,752 VPD

BENTON BLVD

Waverly Station Apartments
329 Units

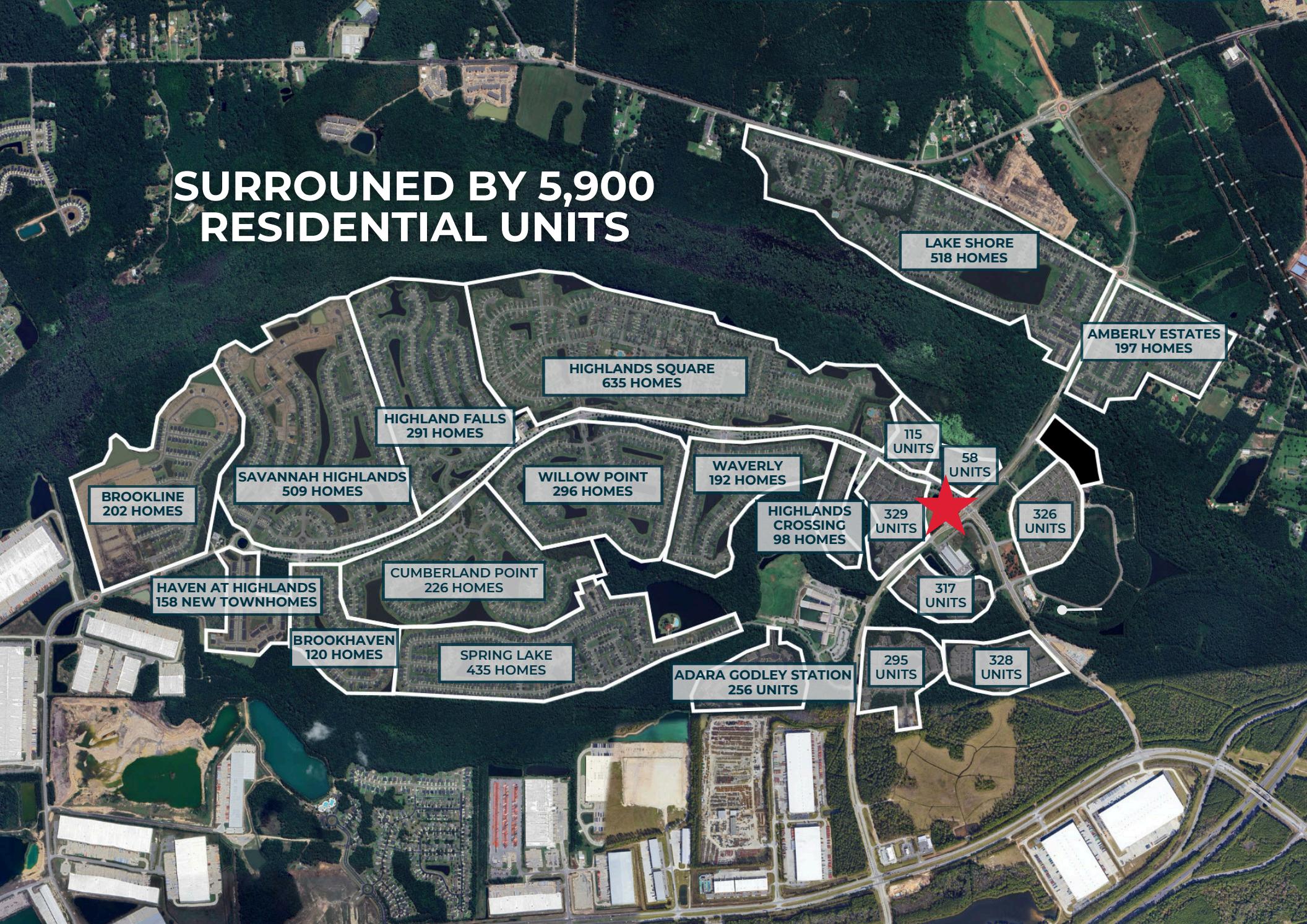
1.70 ACRES

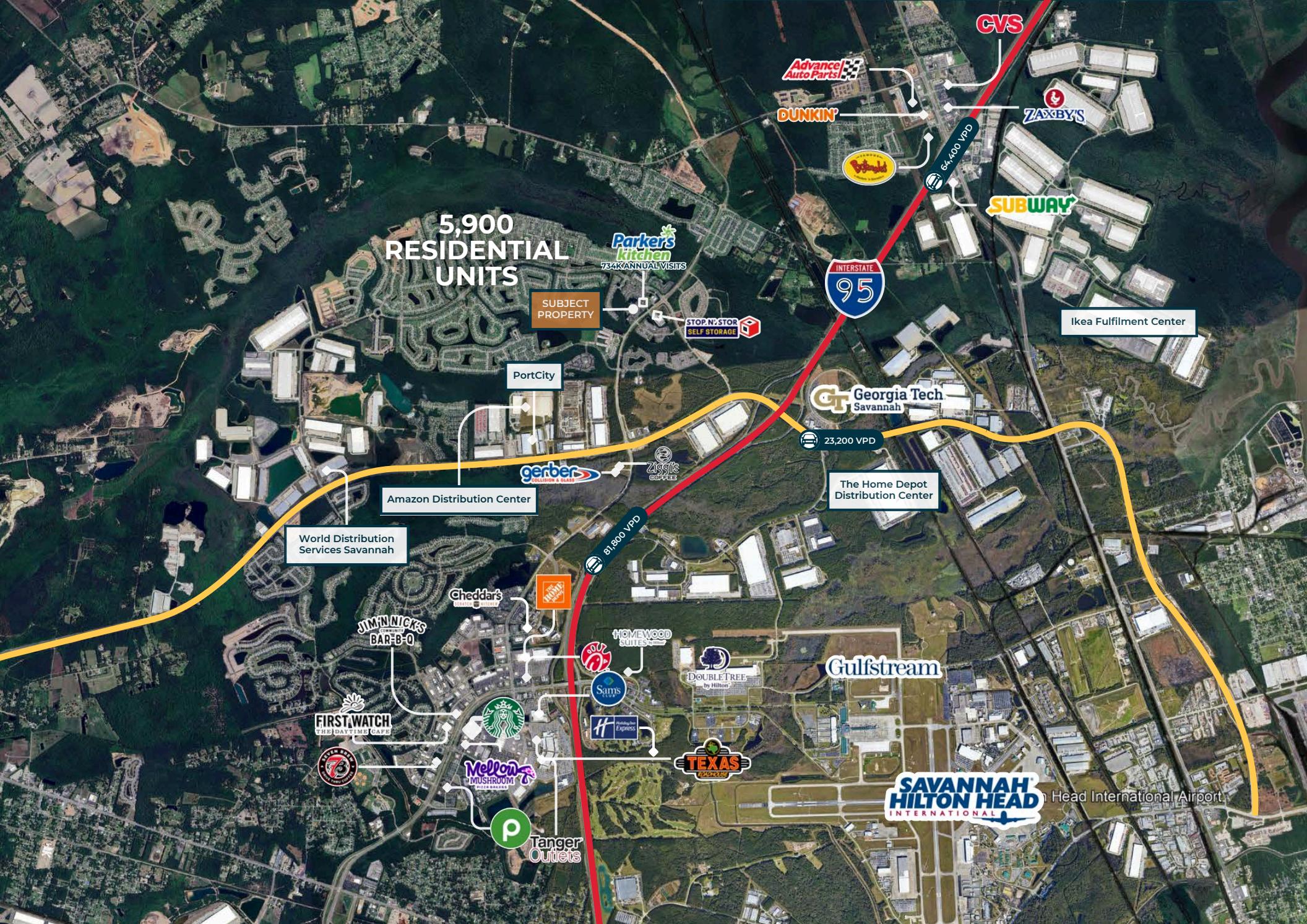
8,070 VPD

HIGHLANDS BLVD



SURROUNDED BY 5,900 RESIDENTIAL UNITS





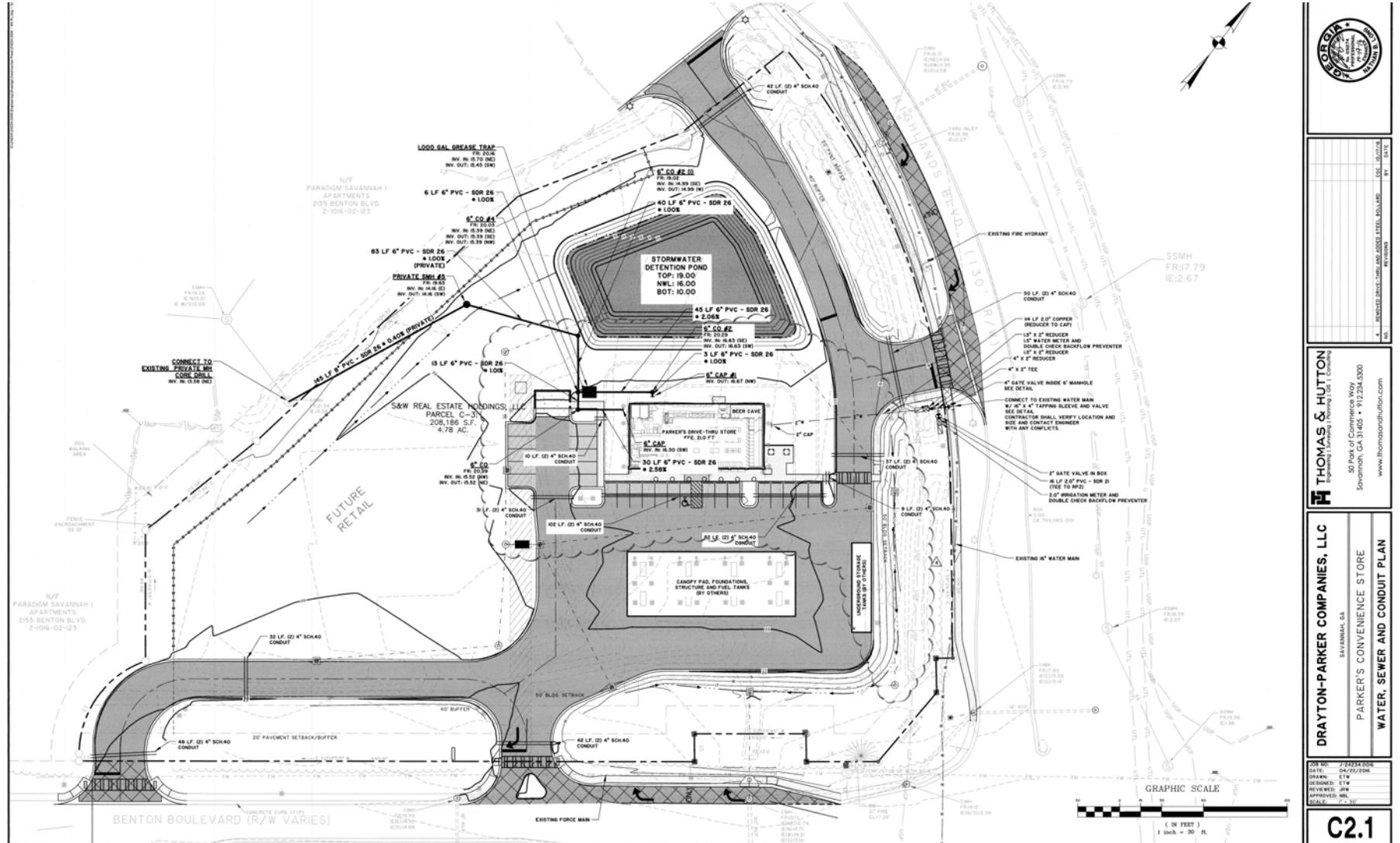


SITE MAPS

Godley Station
3,162
Homes/Townhomes



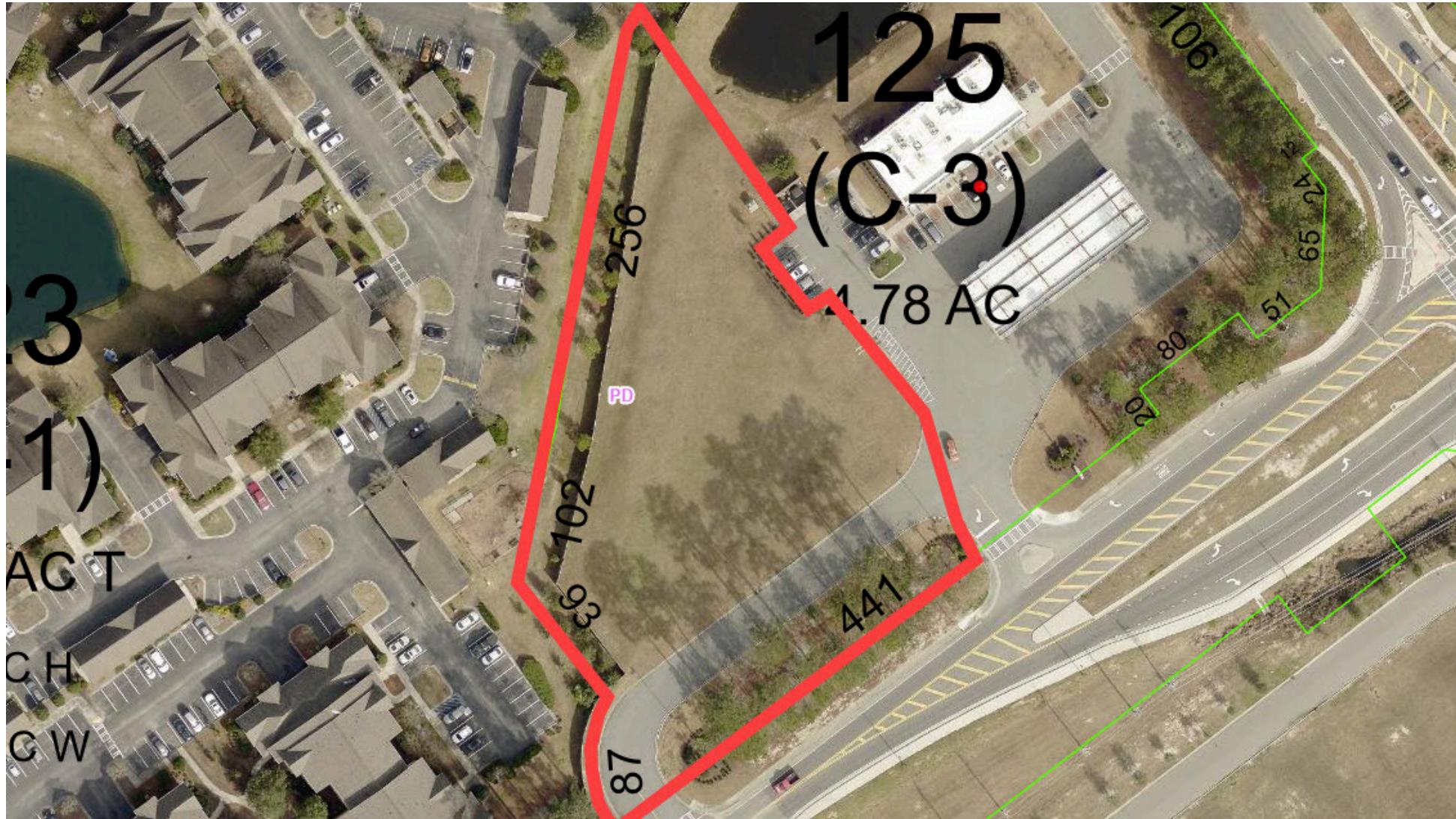
PAD READY RETAIL SITE SITE PLAN



PAD READY RETAIL SITE ACCESS MAP



PAD READY RETAIL SITE ZONING MAP



PAD READY RETAIL SITE WETLAND MAP



AREA OVERVIEW



WHY? SAVANNAH

OVERVIEW

Savannah, GA, is one of the fastest-growing logistics and industrial markets in the Southeast. With the nation's fourth-busiest container port, rapid residential expansion, and strong infrastructure, Savannah has become a hub for global trade and corporate investment. The city offers a blend of historic charm, business-friendly policies, and unmatched access to markets through port, rail, highway, and air.



SAVANNAH, GA

HOME OF THE HISTORICAL CHARM

Savannah is celebrated for its vibrant culture and historic charm, drawing millions each year to its cobblestone streets, shaded squares, and lively waterfront. The city hosts one of the largest St. Patrick's Day parades in the world, alongside nationally recognized music and film festivals, making it a cultural destination as much as a business hub. Blending coastal beauty with a thriving creative community, Savannah offers an energy and appeal that few Southern cities can match.

3rd

Most
Populated
MSA in GA

432K

Savannah
MAS
Population

208K

Savannah
MASLabor
Force

3%

Percentage
Unemployed

13K

Projected Job
Growth in Next
5 Years

27K

Projected Population
Growth in Next the
5 Years



A WELL CONNECTED CITY

Interstate Access: Direct connections via I-16 and I-95 to Atlanta, Jacksonville, Charleston, and beyond.

The Port of Savannah is the largest single-terminal container port in North America and the fastest-growing in the U.S., handling nearly 6 million TEUs annually.

The airport supports both passenger travel and cargo operations. Daily flights connect to major business centers including Atlanta, Charlotte, Dallas, Houston, and Washington, D.C.



LOGISTICS & INDUSTRY HUB

Home to Hyundai Motor Group's \$7.6B EV Metaplant in Bryan County, bringing 8,500+ direct jobs.

Gulfstream Aerospace HQ employs ~20,000 people and anchors advanced manufacturing.

Amazon, JCB, Mitsubishi Hitachi, and others drive continued growth in e-commerce, manufacturing, and distribution.



RESIDENTIAL & POPULATION GROWTH

Chatham County and the surrounding counties (Bryan, Effingham, Liberty) are experiencing some of the fastest population growth in the Southeast. Much of this growth is concentrated along Benton Boulevard, Pooler, and Godley Station, where large-scale master-planned communities continue to deliver new homes.

Population Surge: The Savannah MSA is projected to add 27,000+ new residents over the next five years, a pace that continues to exceed state and national averages.



EDUCATION & TALENT

Savannah is home to Savannah College of Art & Design (SCAD), a global leader in creative industries, and Georgia Southern University's Armstrong Campus.

Access to technical colleges and workforce training tailored for logistics, manufacturing, and aviation.

WHY? GEORGIA

KEY DRIVERS

By 2050 Georgia's Population is projected to increase by nearly 2.5 Million people and Georgia's workforce is expected to grow by 3.1 million jobs. This incredible growth puts increased demands on Georgia's freight and logistics infrastructure which transports personal goods for families, raw materials to Georgia businesses, and moves products across the state and nation



Annual Georgia Freight Tonnage will increase 91% by 2050



Congestion costs for Georgia based traffic are projected to increase more than 100% by 2050



Manufacturing is expected to grow by 77% by 2050



Agriculture is expected to grow by 43% by 2050



Distribution freight flows are expected to more than triple from 2019 to 2050

TOP 10 STATES

1. Georgia
2. Indiana
3. Texas
4. North Carolina
5. South Carolina
6. Ohio
7. Michigan
8. Kentucky
9. Illinois
10. Louisiana

Per Site Selection

Site Selection Magazine's annual Site Selectors Survey is out as of this past January, and the prospects for GA and the greater Southeast continue to shine!

Key stats for GA as follows:

- Top State Business Climate: GA#3
- Best Manufacturing Workforce States: GA#4
- Best States for Manufacturing: GA#3

Other items of interest:

- Atlanta ranked as #2 city for HQ Projects behind Dallas
- U.S. #1 for International Investment
- Most important factors for location (in order): Tax Policy, Workforce, Incentives and Quality of Life



ECONOMIC OVERVIEW

Georgia's Population is robust, making it the 8th most populous state with the majority of Georgians in prime working ages, 25-44 Years Old.

By 2050, the State is projected to Grow to 13,390,283, an increase of nearly 2.5 Million.

The state has experienced strong economic growth evidenced by being ranked 11th for GDP growth and Georgia continues to be ranked 8th nationally for its tax burden keeping the state competitive.



ECONOMIC COMPETITIVENESS

Georgia ranks highly on various metrics related to the creation of new businesses in the state, which is a strong indicator of a dynamic economy.

The state ranks 6th nationally for net new businesses created and 3rd in the percentage of adults becoming entrepreneurs each month.

Georgia ranks 8th for change in capital invested over the last 5 years indicating the attraction of investment.



FUTURE OF TALENT

The state ranks 7th in terms of job growth of non-agriculture employment, ahead of most southern states.

Georgia continues to be a leader in job growth.

Georgia ranks 14th in the growth of high-tech employment and ranks 11th for the number of STEM doctorates. These are important indicators of a strong talent base



INFRASTRUCTURE OF THE FUTURE

The State's Logistics infrastructure continues to be a significant strength. Monthly TEU throughput in the port of Savannah has increased by 90% over the last decade.

Georgia ranks 4th in terms of growth in jobs in the warehouse sector over the last 5 years.

11M

Total State Population

61%

Labor Force Participation

268K

Jobs Created Last 5 Years

134B

Invested in GA in Last 5 Years

13M

2050 Projected State Pop.

90%

Growth in Trade at Port of Savannah Over the Last Decade

**For inquiries,
contact us.**



www.finemgroup.com
jaceves@finemgroup.com
706.214.2927



JONATHAN ACEVES
VICE PRESIDENT
JACEVES@MEYBOHM.COM
706.214.2927