

[2] COMMERCIAL PARCELS AT I-95 | EXIT 87

4400 US 17
RICHMOND HILL, GA 31324

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Parcel 2
±1.793 Acres

Parcel 1
±1.96 Acres

Access Rd



PROPERTY INFORMATION

- Property Summary
- Complete Highlights
- Site Photo
- Site Photo
- Site Photo
- Property Plat
- North View from Site
- South View from Site

LOCATION INFORMATION

- Aerial | Local
- Aerial | Residential
- Aerial | Planned Projects
- Aerial | Savannah MSA
- Location Maps

DEMOGRAPHICS

- Demographics Map & Report

ADVISOR BIO & CONTACT

- Advisor Bio & Contact

1

Parcel 2
±1.793 Acres

Parcel 1
±1.96 Acres

2

3

4

Access Rd

US Hwy 17



1 PROPERTY INFORMATION

4400 US 17
Richmond Hill, GA 31324

Property Summary



OFFERING SUMMARY

Parcel 1:	1.96 Acres	\$745,000
Parcel 2:	1.793 Acres	\$699,000
Zoning:		B3
Market:		Savannah
Submarket:		Richmond Hill
Traffic Count:		111,600
APN:		0473 007 & 0473 007 02

PROPERTY OVERVIEW

SVN is pleased to offer two [2] commercial parcels ranging in size from ±1.793 to ±1.96 upland acres. The sites are delivered in their as-is condition with off-site improvements that include access and existing infrastructure plus municipal city water and sewer available at the property. The parcels are accessed from US Highway 17 just off Interstate 95 at the NW quadrant of Exit 87. The current zoning is C3 [Interchange Commercial], which permits a wide range of commercial uses, although hotels are a restricted use.

LOCATION OVERVIEW

The property is located on US Highway 17 in Richmond Hill, a coastal bedroom community just south of Savannah in Bryan County. Located just off I-95, Richmond Hill is accessible via three I-95 exits. Due to its strategic location and quality of life, Richmond Hill and Bryan County have consistently attracted major industries looking to expand and grow their businesses along the coastal empire. Several master-planned communities are poised to accommodate Richmond Hill's tremendous 10-year population growth of 97.29%, including Heartwood with 10,000 units projected at build out. The area has become a true "live, work and play" setting.

Complete Highlights



PROPERTY HIGHLIGHTS

- [2] Commercial Parcels of ± 1.793 & ± 1.96 Acres at I-95
- Delivered As-Is with Off-site Improvements: Access, Infrastructure; Municipal Water & Sewer
- Zoned C3 (Interchange Commercial) | Variety of Commercial Uses | Hotels Restricted
- At NW Quadrant of I-95 at US Hwy 17 at Exit 87: 111,600 VPD
- Richmond Hill | Bryan County | Strategic Location for Major Industries to Grow & Expand
- Master-Planned Communities, Including Heartwood, to Accommodate Tremendous 10-Year Growth of 97.29%

Site Photo



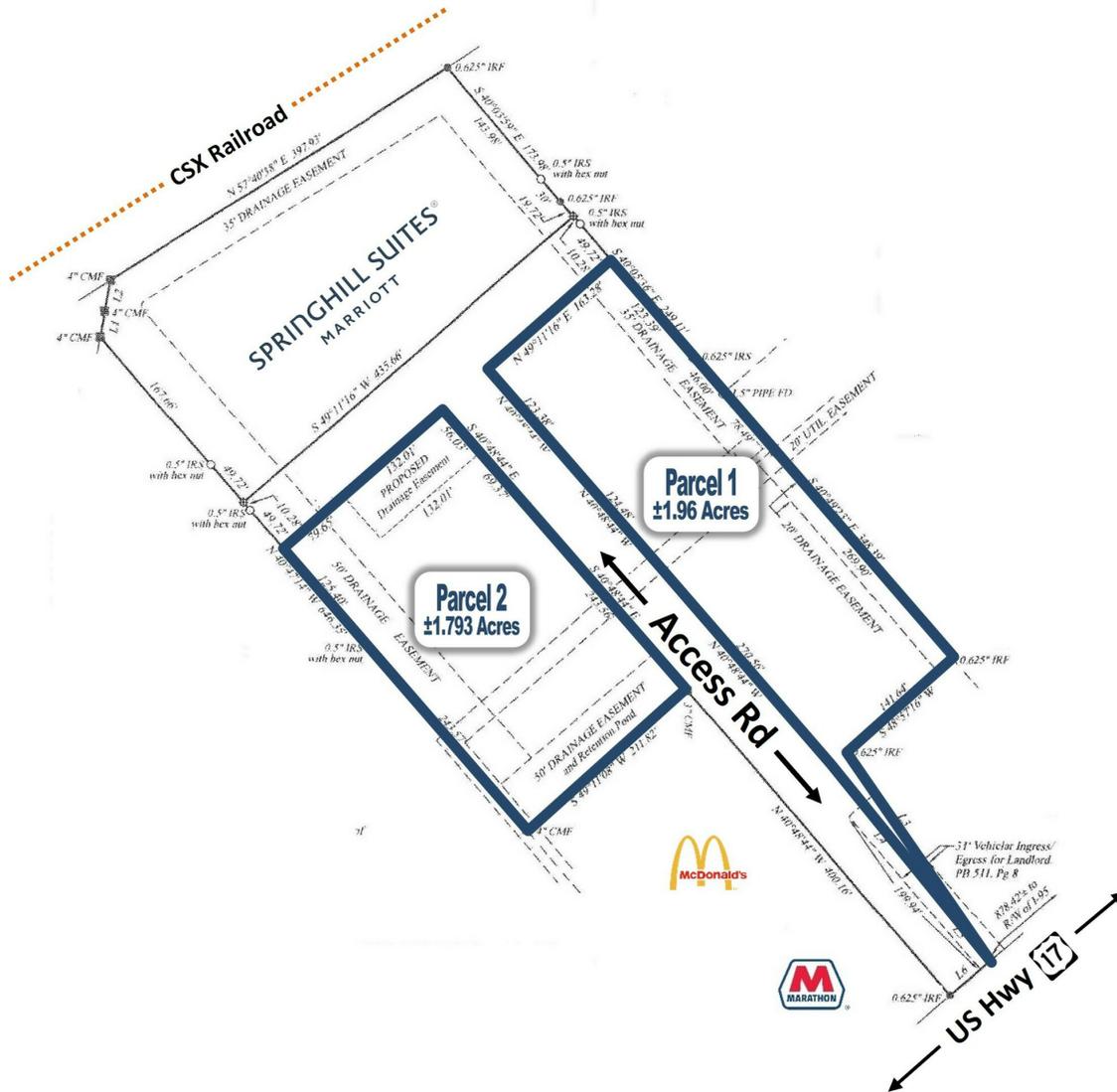
Site Photo



Site Photo



Property Plat



North View From Site



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

South View From Site





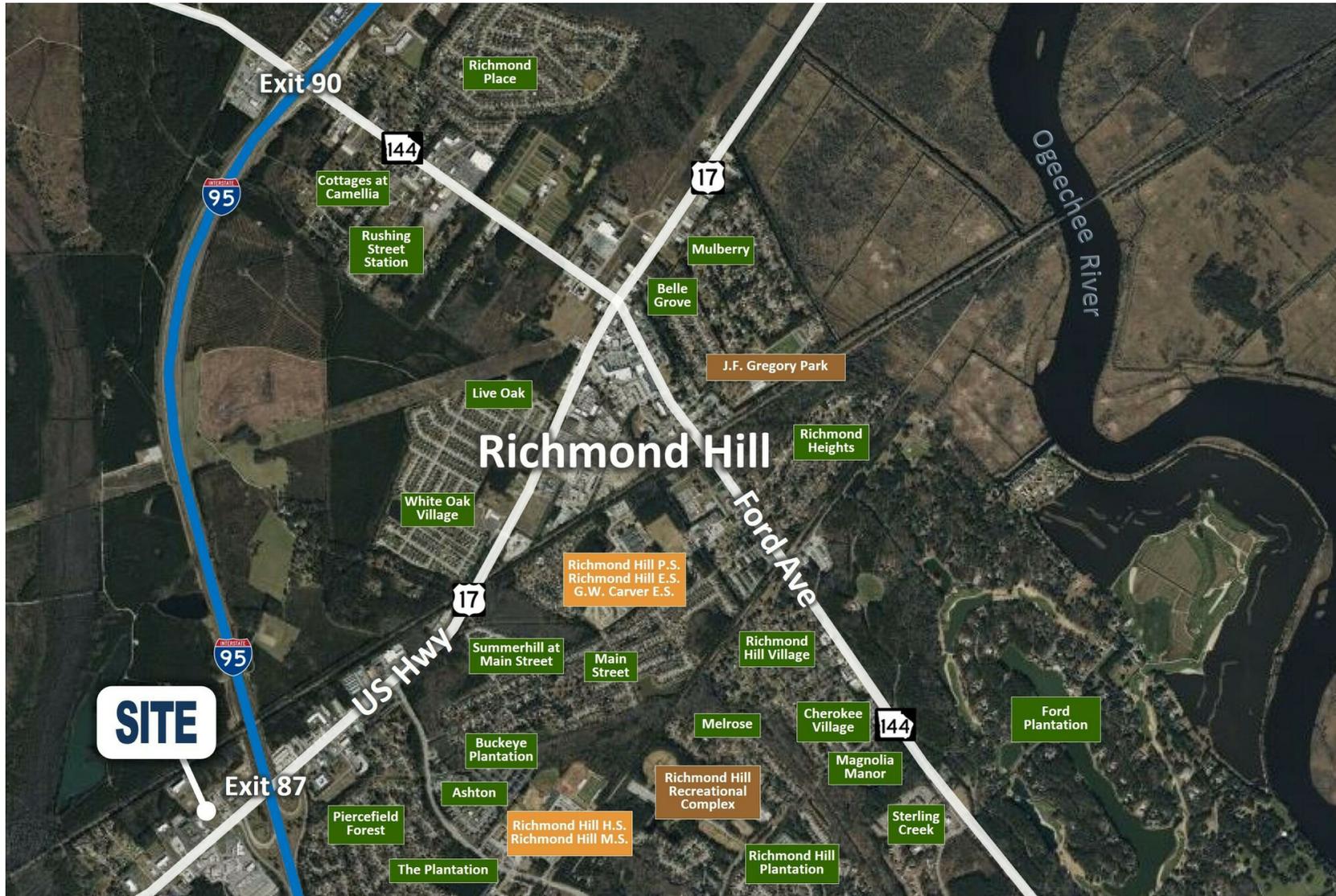
2 LOCATION INFORMATION

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Aerial | Local



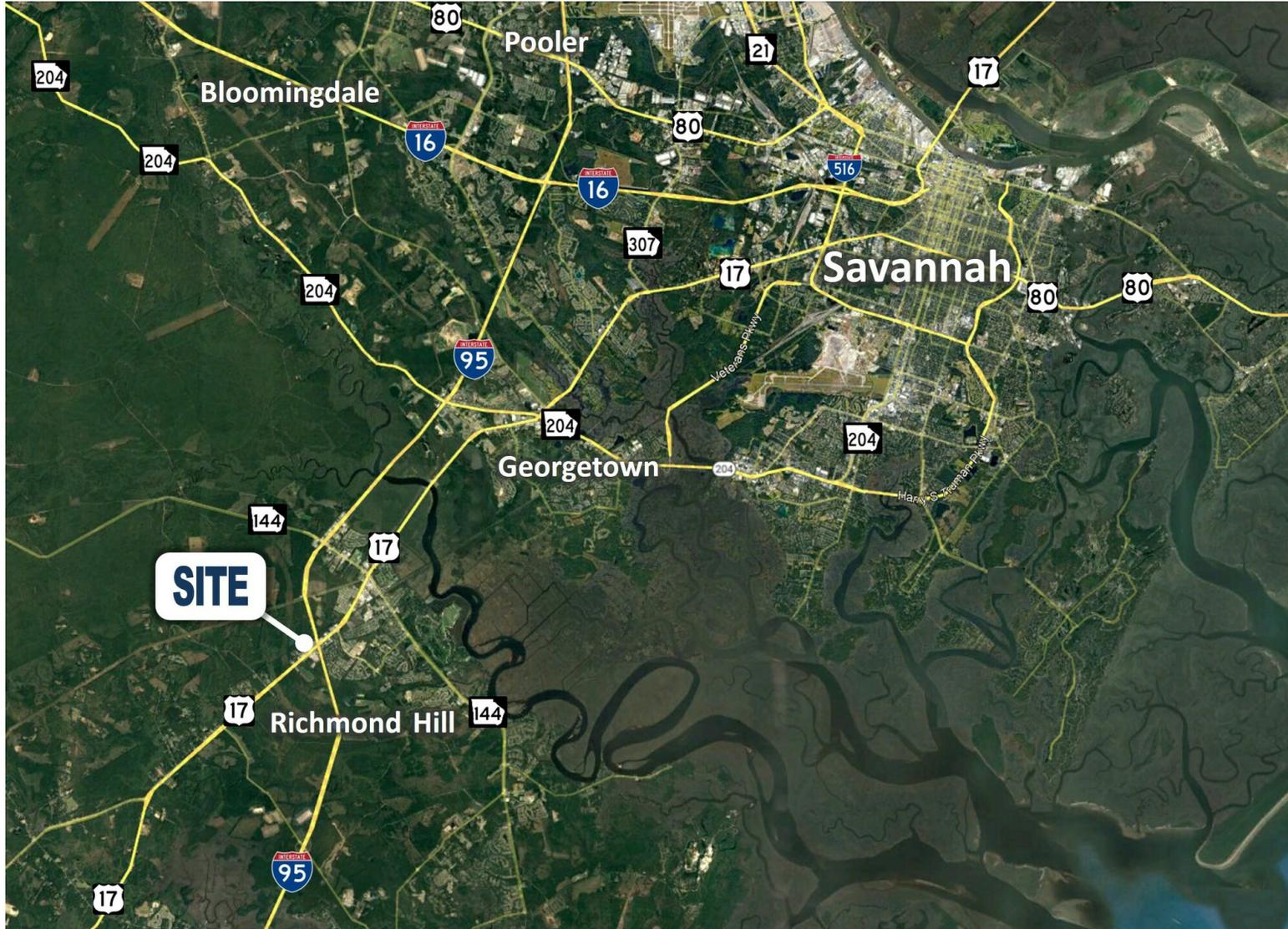
Aerial | Residential



Aerial | Planned Projects

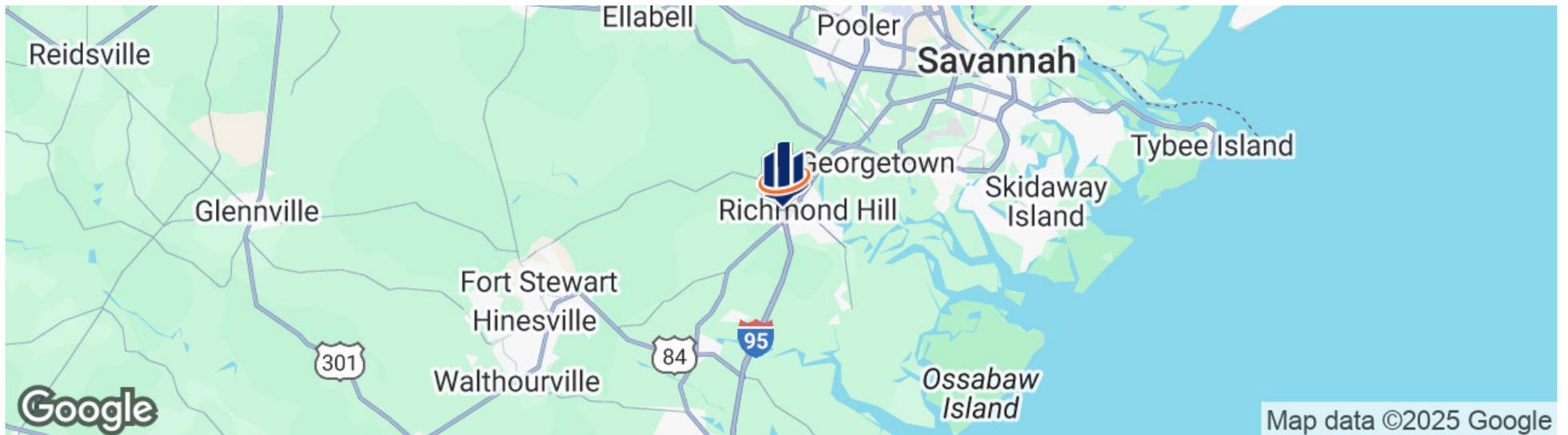
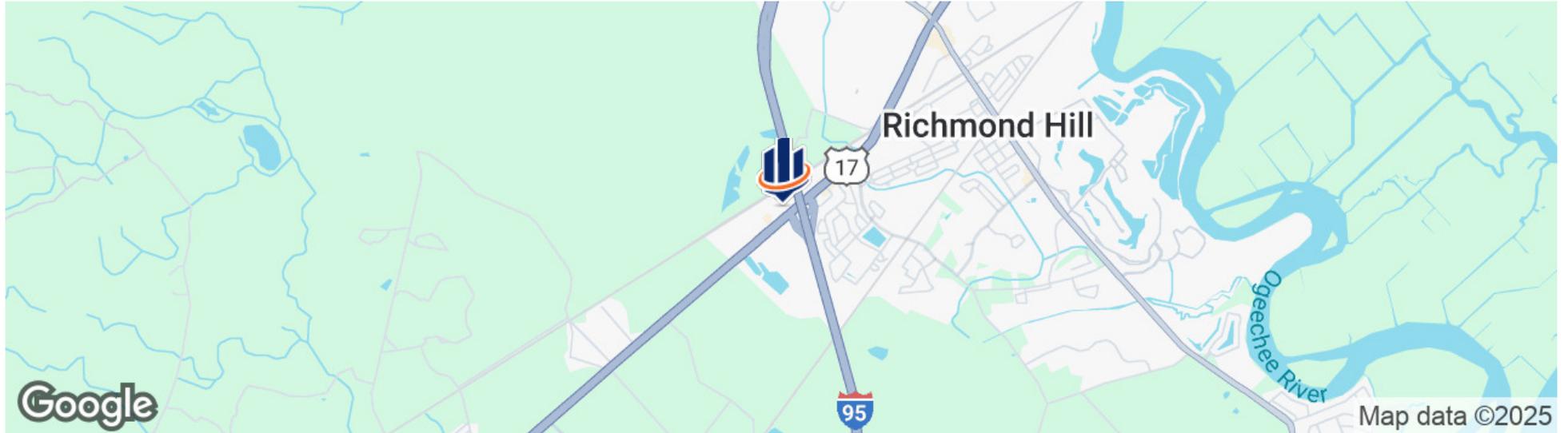


Aerial | Savannah MSA



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Location Maps

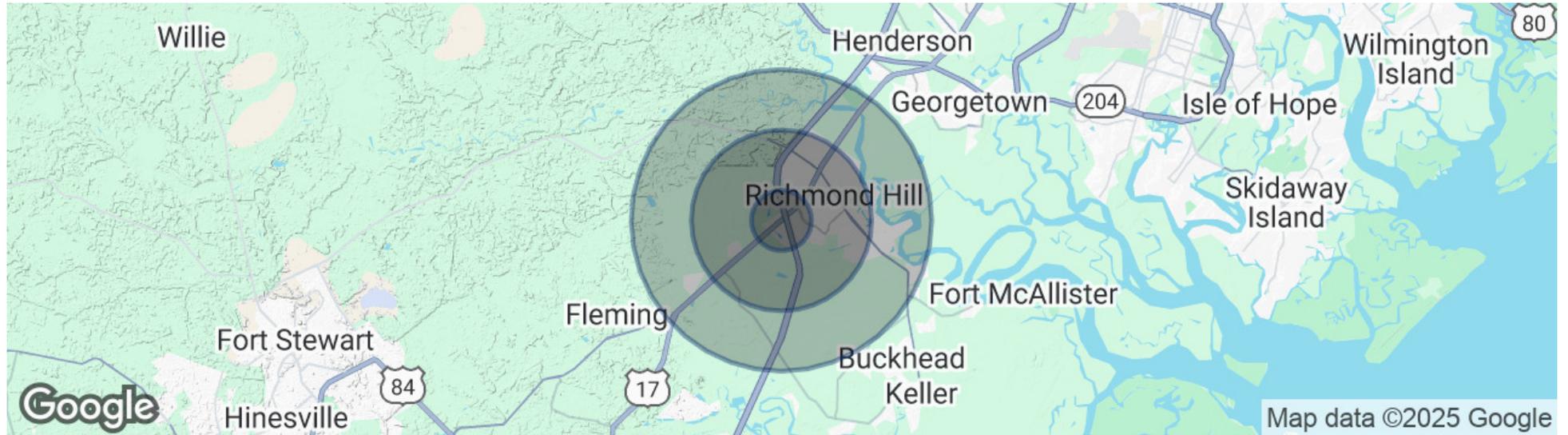


3

DEMOGRAPHICS

4400 US 17
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Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,735	18,784	22,720
Average Age	34	35	35
Average Age (Male)	32	33	34
Average Age (Female)	36	36	37

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,386	6,515	7,909
# of Persons per HH	2.7	2.9	2.9
Average HH Income	\$83,458	\$105,075	\$110,686
Average House Value	\$248,698	\$315,931	\$324,280

* Demographic data derived from 2020 ACS - US Census



4 ADVISOR BIO & CONTACT

4400 US 17
Richmond Hill, GA 31324

Advisor Bio & Contact



ADAM BRYANT, CCIM, SIOR

Partner

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GA #279255 // SC #88499

PROFESSIONAL BACKGROUND

Adam Bryant, CCIM, SIOR is a Partner with SVN | GASC, focusing on the sale and leasing of land, office, retail, and investment properties in Savannah, Georgia, and surrounding areas.

Bryant holds a Master of Business Administration and a Bachelor of Business Administration from Georgia Southern University. He has also completed the Certified Commercial Investment Member [CCIM] designation by the CCIM Institute as well as the SIOR designation from the Society of Office and Industrial Realtors. The CCIM designation is given to commercial real estate professionals upon successful completion of a graduate-level education curriculum and presentation of a portfolio of qualifying industry experience.

Since joining SVN | GASC in 2006, Bryant has completed over \$350 million in transaction volume and has been recognized for his sales performance at SVN, ranking in the top 5 producers nationwide out of more than 2,000 Advisors on multiple occasions.

Bryant has also served as President for the Savannah / Hilton Head Realtors Commercial Alliance [RCA] Board.

EDUCATION

- Master of Business Administration [MBA] - Georgia Southern University
- Bachelor of Business Administration [BBA] - Georgia Southern University

MEMBERSHIPS

- Certified Commercial Investment Member [CCIM]
- Society of Industrial and Office Realtors [SIOR]

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