

# SPRINGFIELD RETAIL CENTER

745 MCCALL ROAD  
SPRINGFIELD, GA 31329

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## PROPERTY INFORMATION

1

Property Summary  
Complete Highlights  
Floor Plan and Photos  
Site Plan  
Property Plat

## LOCATION INFORMATION

2

North View  
East View  
South View  
Aerial | Site  
Aerial | Local Retail  
Aerial | GA Hwy 21  
Aerial | Effingham Parkway  
Aerial | Savannah MSA  
Location Maps

## DEMOGRAPHICS

3

Demographics Map & Report

## ADVISOR BIO & CONTACT

4

Advisor Bio & Contact



# 1 PROPERTY INFORMATION

745 McCall Road  
Springfield, GA 31329



# Property Summary



## OFFERING SUMMARY

Lease Rate [Suite 102]:	\$30.00 SF/yr (NNN)
Current CAM:	\$7.56 SF/yr
Building Size:	4,623 SF
Available SF:	1,360 - 2,720 SF
Lot Size:	1.01 Acres
Year Built:	2024
Zoning:	B-1
Market:	Savannah
Submarket:	Springfield
APN:	S110-18B

## PROPERTY OVERVIEW

SVN is pleased to offer professional office or retail space for lease in Springfield, GA. Suite 102 is a  $\pm 1,360$  square foot [20'W x 68'D] inline unit currently built out for a retail user and available immediately. The interior layout includes a large open area, large storage room, office, and additional storage closet for IT/phone equipment and a mop sink. Suite 103 is a  $\pm 1,360$  square foot [20'W x 68'D] end cap in a cold dark shell condition, which will require further improvements. Tenant Improvement allowance for Suite 103 is available for qualified tenants. The center is  $\pm 4,623$  total square feet that sits on  $\pm 1.01$  acres and has been professionally managed and maintained since completion in 2024.

## LOCATION OVERVIEW

The property is located at the signalized intersection of GA Hwy 21 and McCall Road inside the city limits of Springfield within Effingham County. The county is approximately 20 miles north of Savannah and within the Savannah MSA. The entire area has experienced a substantial growth in population to 65,000+ residents, which is attributed to solid public school systems; major employers such as Georgia Transformer, Georgia Pacific, Gulfstream, Mitsubishi, Amazon, JCB, the US National Guard and the Hyundai EV Meta Plant; a strong tourism base of nearly 15 million visitors per year; the 4th largest U.S. port; and 2 military bases. This once rural suburb has now become an affluent bedroom community of Savannah.



# Complete Highlights

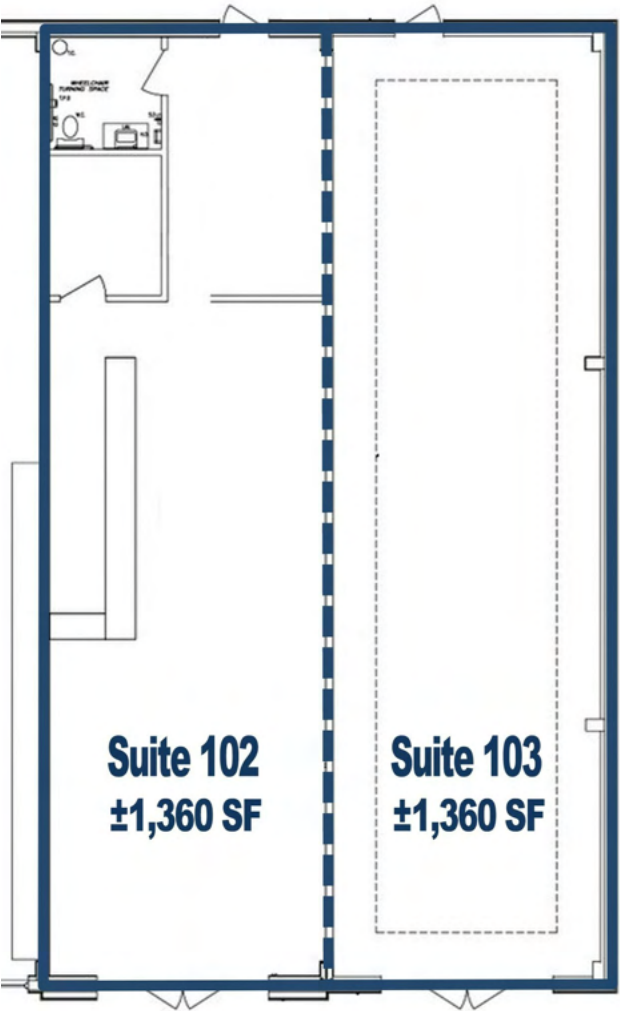


## PROPERTY HIGHLIGHTS

- Professional Office or Retail Space | For Lease | GA Hwy 21 | Springfield
- [2] Suites Available | ±1,360 Square Feet [20'W x 60'D] Each
- Suite 102: ±1,360 SF Inline; Built Out as Retail w/Large Open Area, Storage Room, Office
- Suite 103: ±1,360 SF End Cap in Cold Dark Shell Condition; Improvements Required
- Retail Center is Located at the Signalized Intersection of McCall Rd and GA Hwy 21
- Springfield is within Savannah MSA; Substantial Population Growth to 65.000+ Residents



# Floor Plan And Photos



Floor Plan



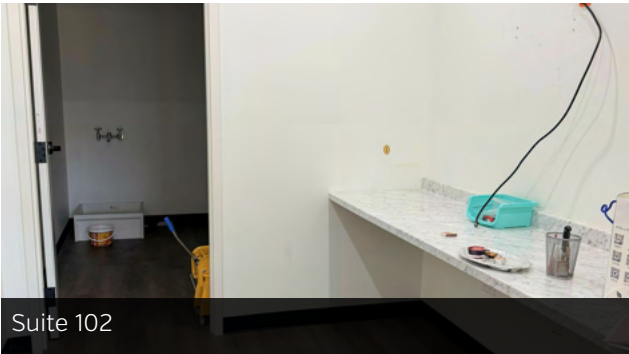
Suite 102



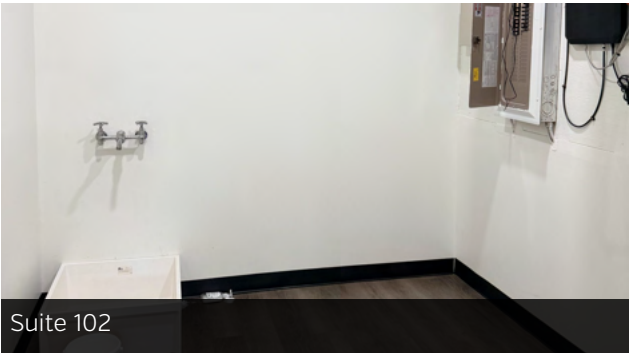
Suite 102



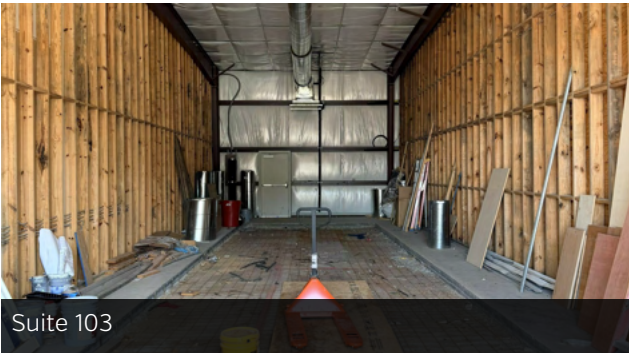
Suite 102



Suite 102



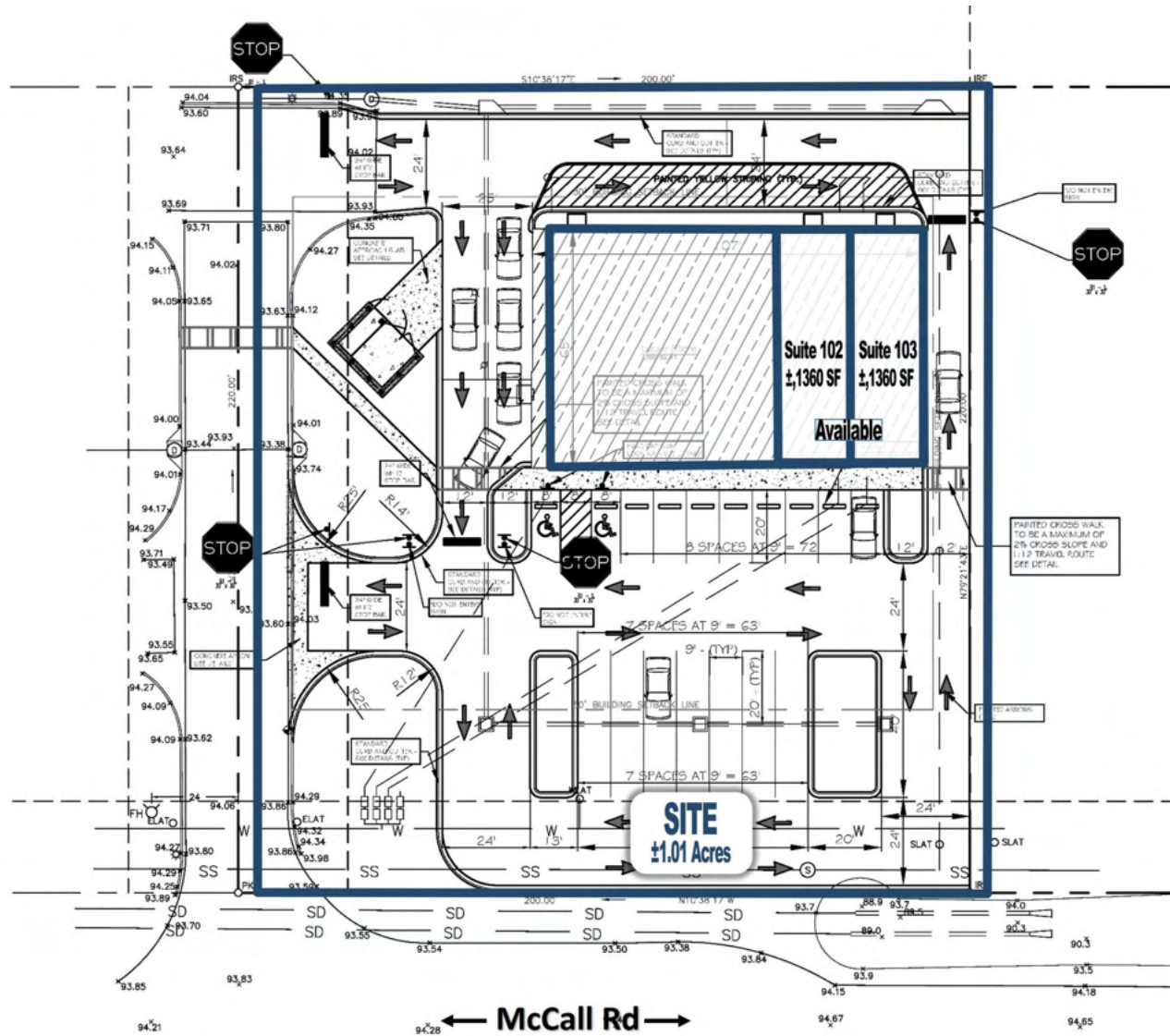
Suite 102



Suite 103

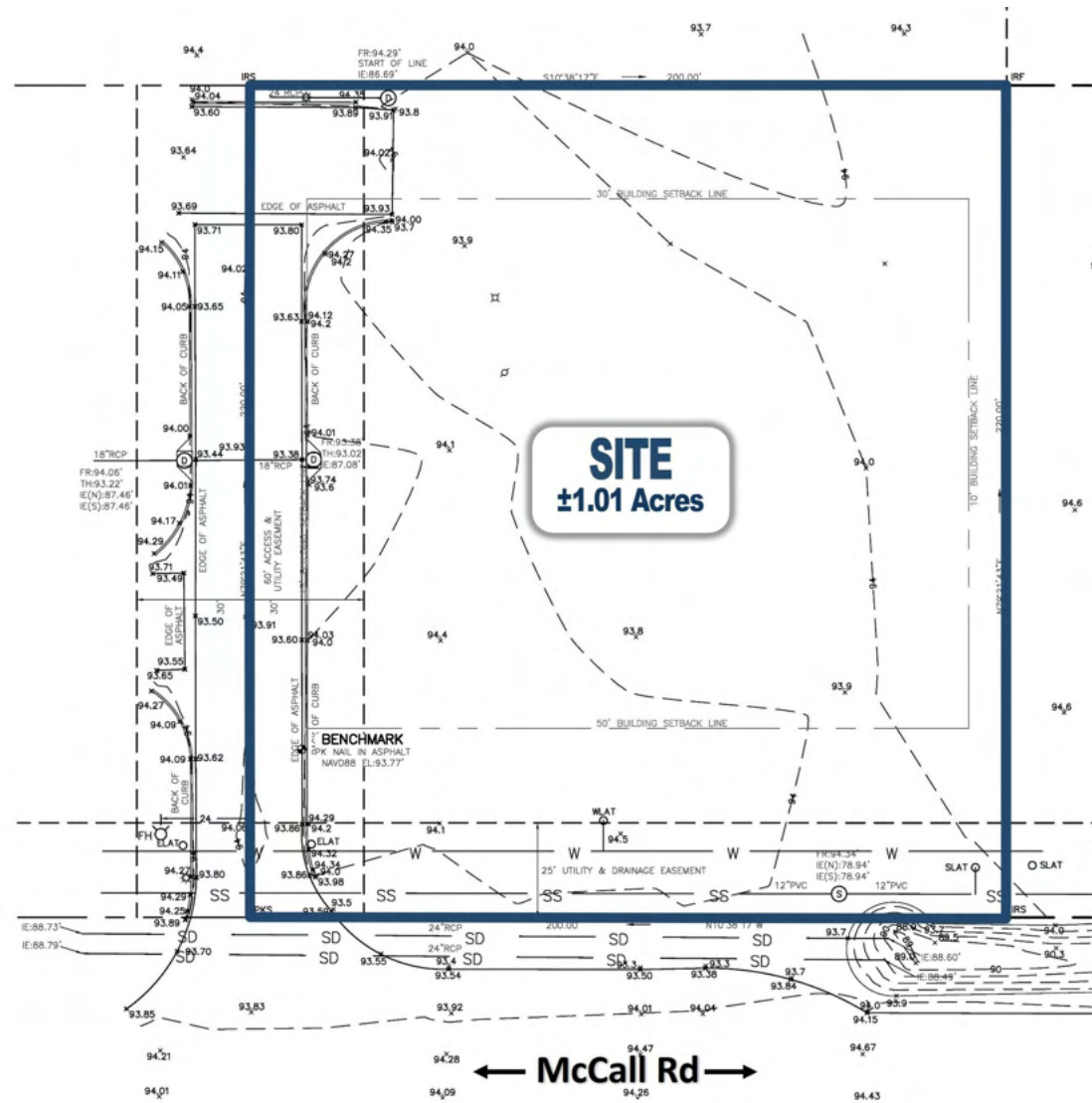


# Site Plan





# Property Plat





# 2 LOCATION INFORMATION

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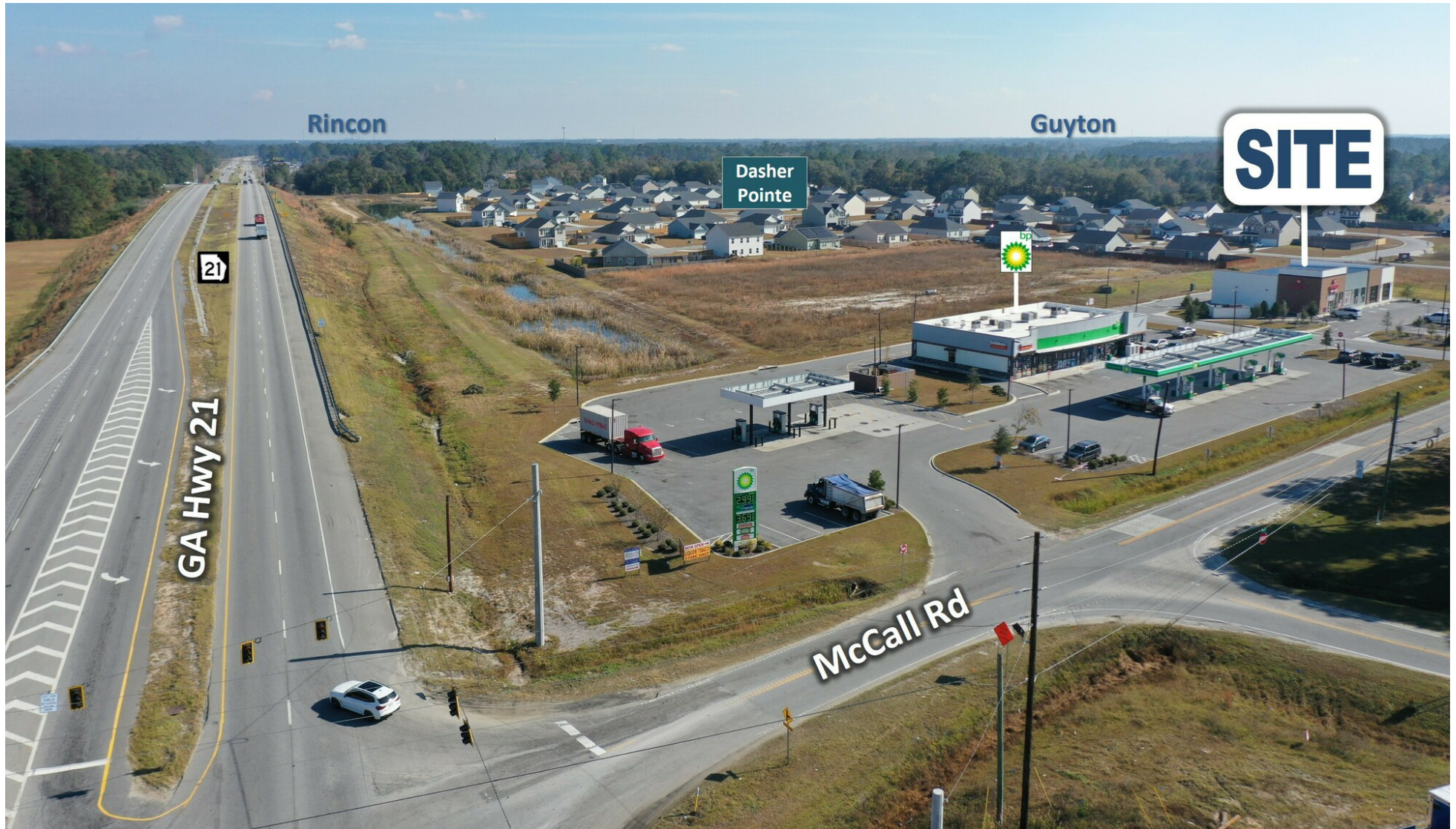


# North View





# East View





# South View





# Aerial | Site





# Aerial | Local Retail



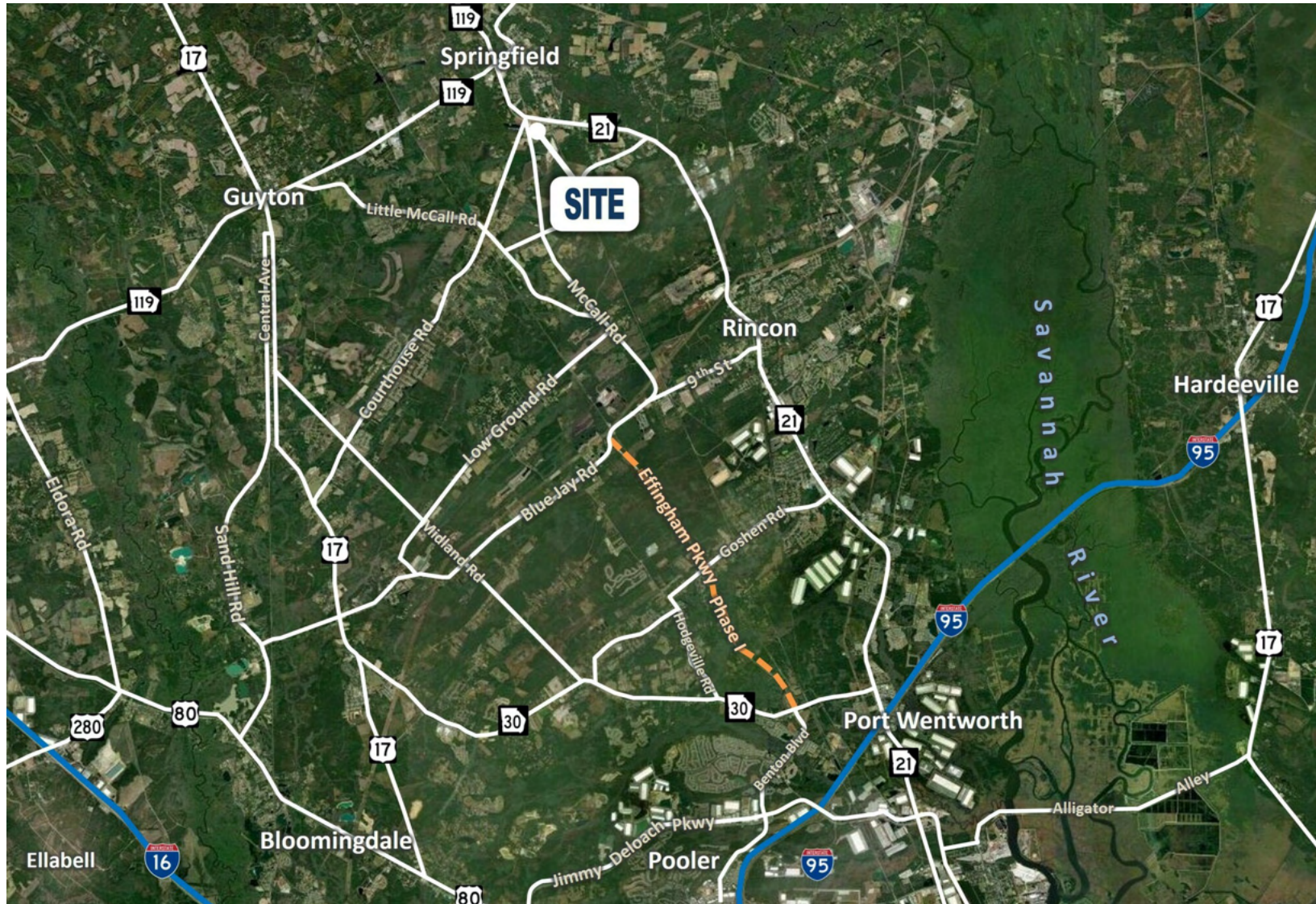


# Aerial | GA Hwy 21



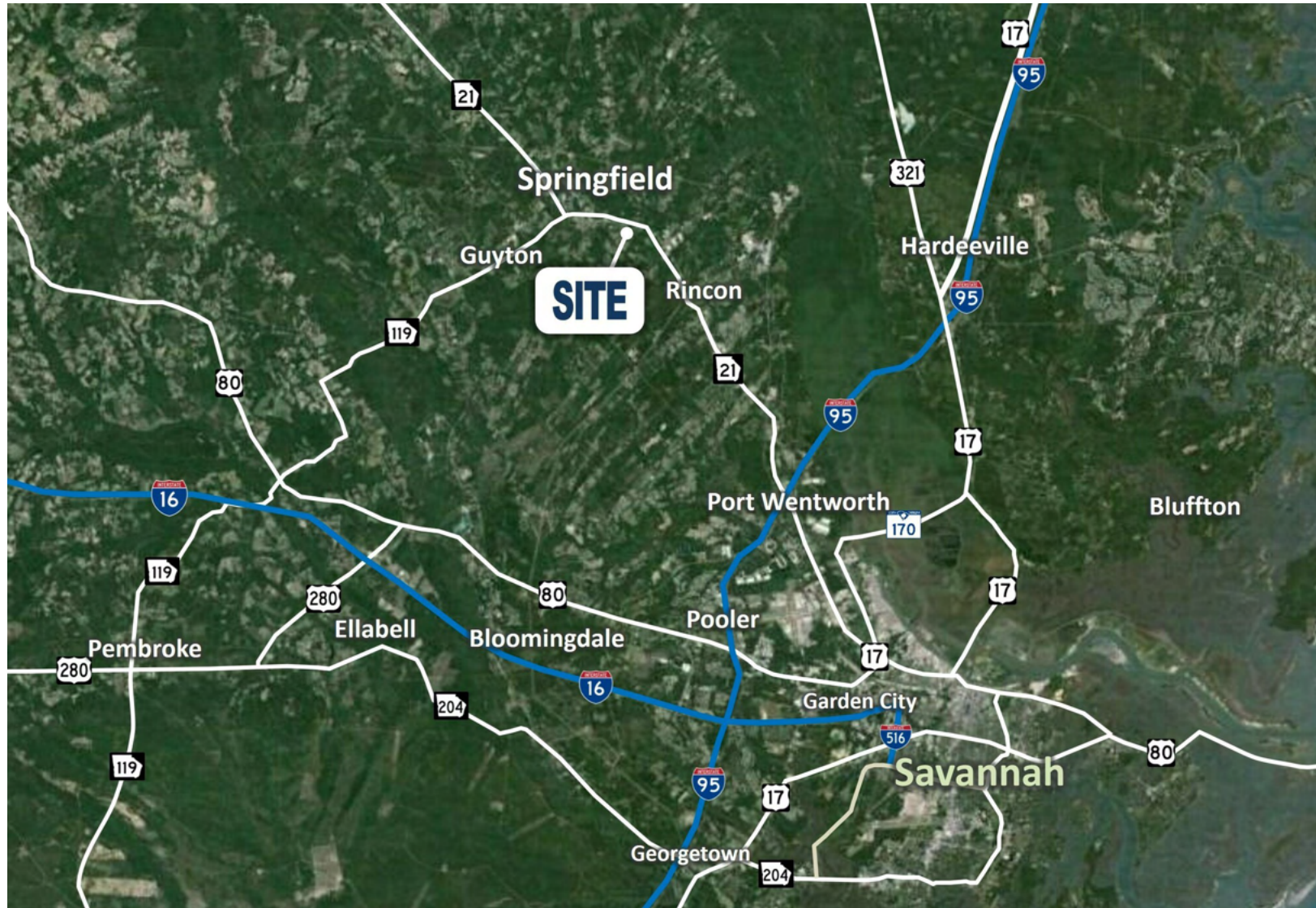


# Aerial | Effingham Parkway



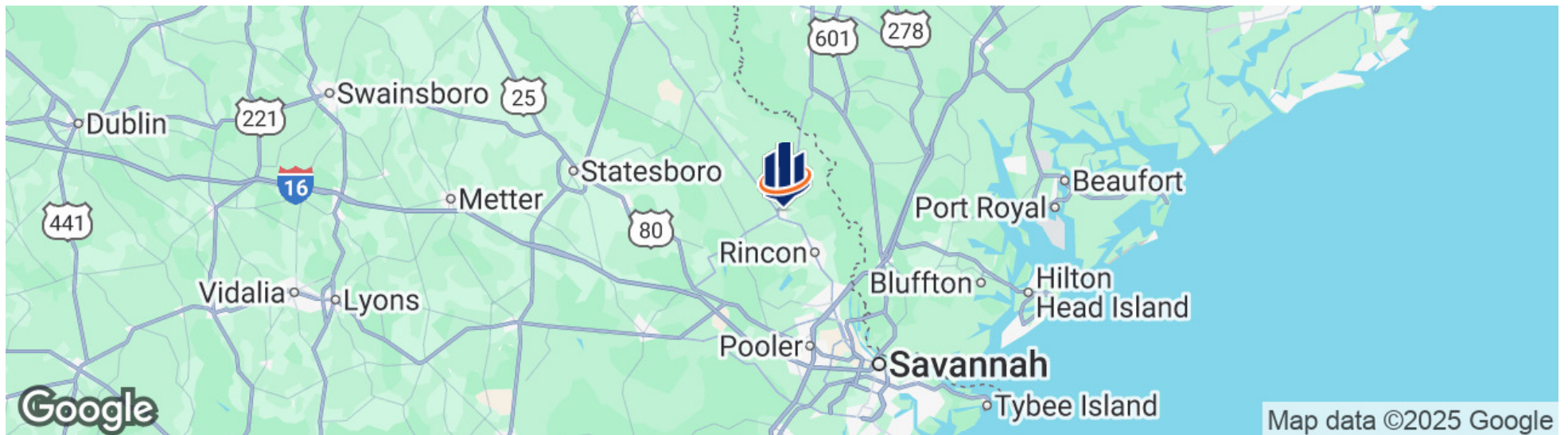
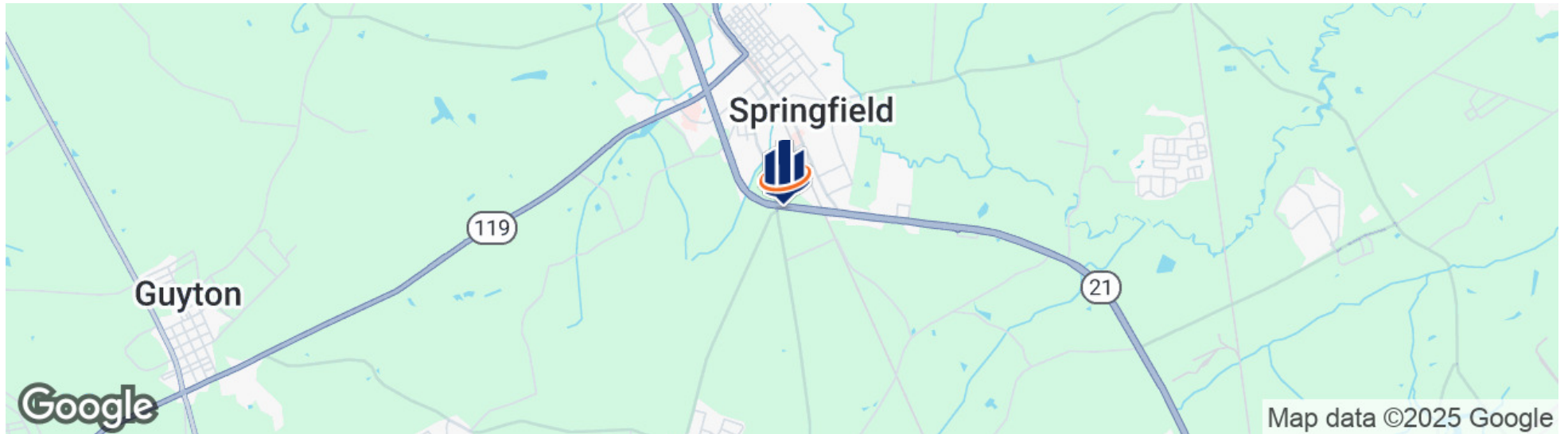


# Aerial | Savannah MSA





# Location Maps



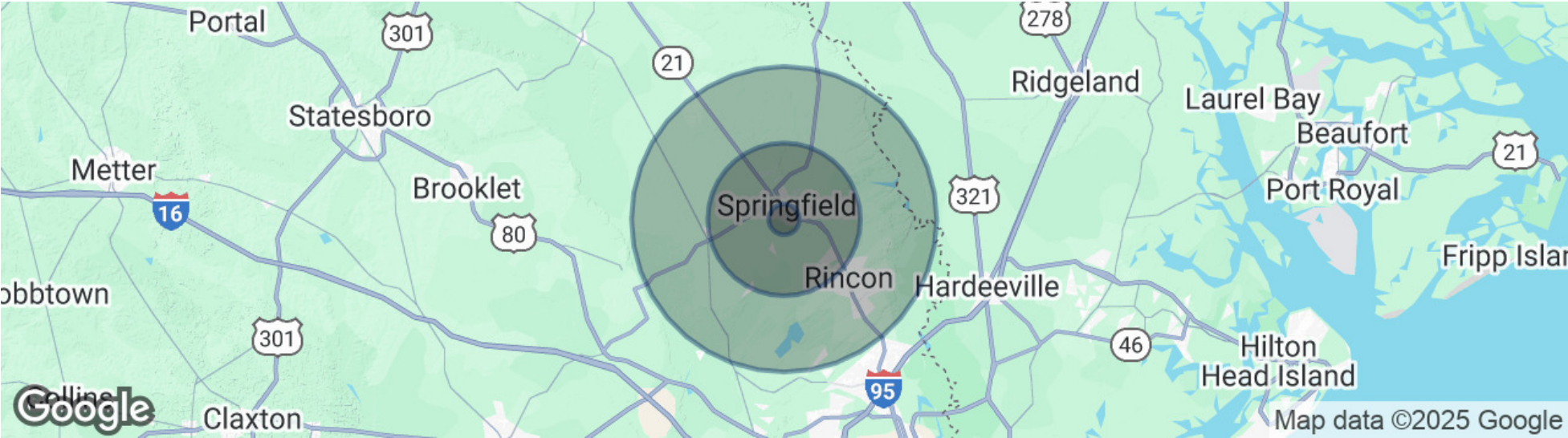


# 3 DEMOGRAPHICS

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# Demographics Map & Report



	1 MILE	5 MILES	10 MILES
<strong>POPULATION</strong>			
Total Population	1,641	14,368	55,425
Average Age	39	38	38
Average Age (Male)	37	37	37
Average Age (Female)	41	39	39
<strong>HOUSEHOLDS &amp; INCOME</strong>			
Total Households	543	4,945	19,583
# of Persons per HH	3	2.9	2.8
Average HH Income	\$88,346	\$95,890	\$104,216
Average House Value	\$269,236	\$272,619	\$282,416

Demographics data derived from AlphaMap



# 4 ADVISOR BIO & CONTACT

745 McCall Road  
Springfield, GA 31329



# Advisor Bio & Contact



**ADAM BRYANT, CCIM, SIOR**

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## 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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