



OFFERING MEMORANDUM

# TURNKEY OFFICE CONDO IN HIGH- GROWTH RICHMOND HILL CORRIDOR

10375 FORD AVE UNIT A4,  
RICHMOND HILL GA 31324

1,072 SQFT  
OFFICE

LISTED BY

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# 01

## PROPERTY OVERVIEW

THE OFFERING

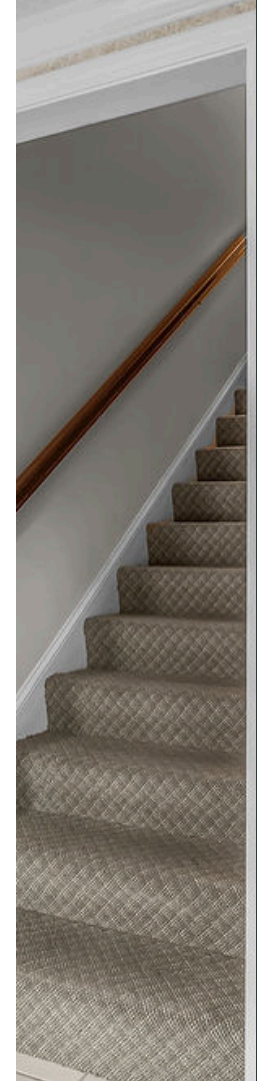
PROPERTY SUMMARY



# THE OFFERING

The opportunity to acquire 10375 Ford Ave Unit A4 presents a rare chance to own a well-maintained, turnkey office condo in one of Richmond Hill's most rapidly expanding commercial corridors. Ideal for both owner-users and investors, the property offers immediate usability with minimal capital expenditure, complemented by strong visibility along a high-traffic corridor and proximity to significant residential and commercial growth. With a functional layout, recent improvements including a new HVAC system, and continued demand driven by population expansion in the surrounding area, this asset is well-positioned to deliver both operational efficiency and long-term value appreciation.

PROPERTY ADDRESS	10375 Ford Ave Unit A4, Richmond Hill GA 31324
SQUARE FEET	1,072 sqft
PROPERTY TYPE	Commercial
ZONING	Office
ASKING PRICE	\$360,000



**KW** COMMERCIAL SM



# PROPERTY SUMMARY

This  $\pm 1,072$  SF office condo at 10375 Ford Ave Unit A4 presents a turnkey opportunity for an owner-user or investor in one of Richmond Hill's most active and rapidly growing corridors. Positioned along Ford Avenue with strong daily traffic counts of approximately 23,700 vehicles, the property offers excellent visibility and accessibility near a mix of established retail, office, and expanding residential development. The unit features a functional layout with three private offices, open workspace, a break room with kitchen, and one restroom, all in excellent condition with wood flooring throughout and a new HVAC system installed in 2025. Located in an upstairs corner unit, the space benefits from natural light and a professional, private setting. With approximately 10,000 new homes projected in the area over the next decade, the property is well-positioned for both immediate occupancy and long-term growth.

## Property Highlights

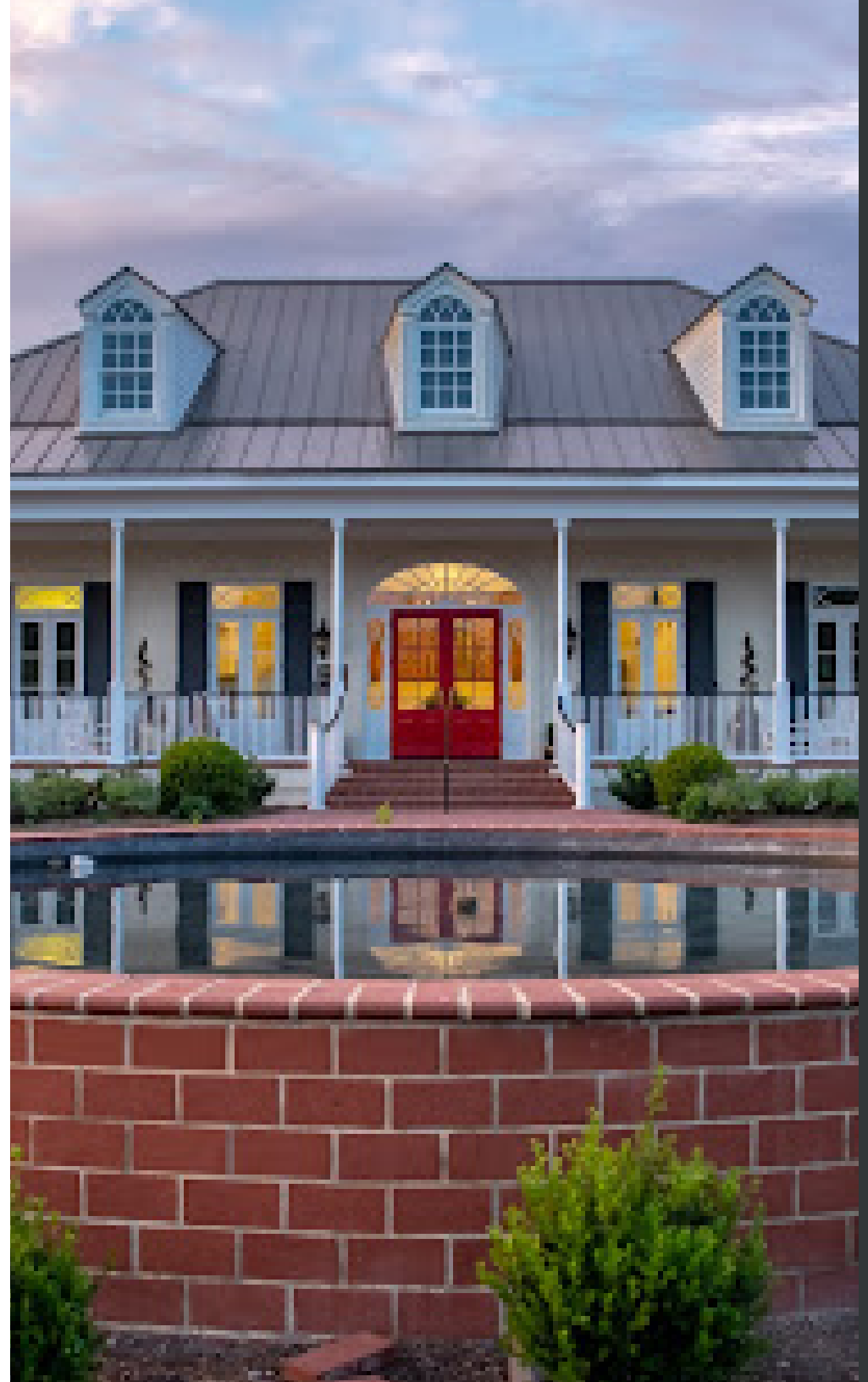
- $\pm 1,072$  SF office condo
- Turnkey opportunity for owner-user or investor
- Prime location on Ford Avenue with  $\pm 23,700$  VPD
- Three private offices plus open workspace
- Break room with kitchen and one restroom
- New HVAC system (2025)
- Wood flooring throughout
- Roof approximately 9 years old
- Upstairs corner unit with natural light
- Strong surrounding retail and office presence
- Located in a high-growth area with  $\sim 10,000$  new homes planned
- Excellent visibility and accessibility

# 02

## AREA OVERVIEW

AREA OVERVIEW

NEARBY AMENITIES



# LOCATION OVERVIEW

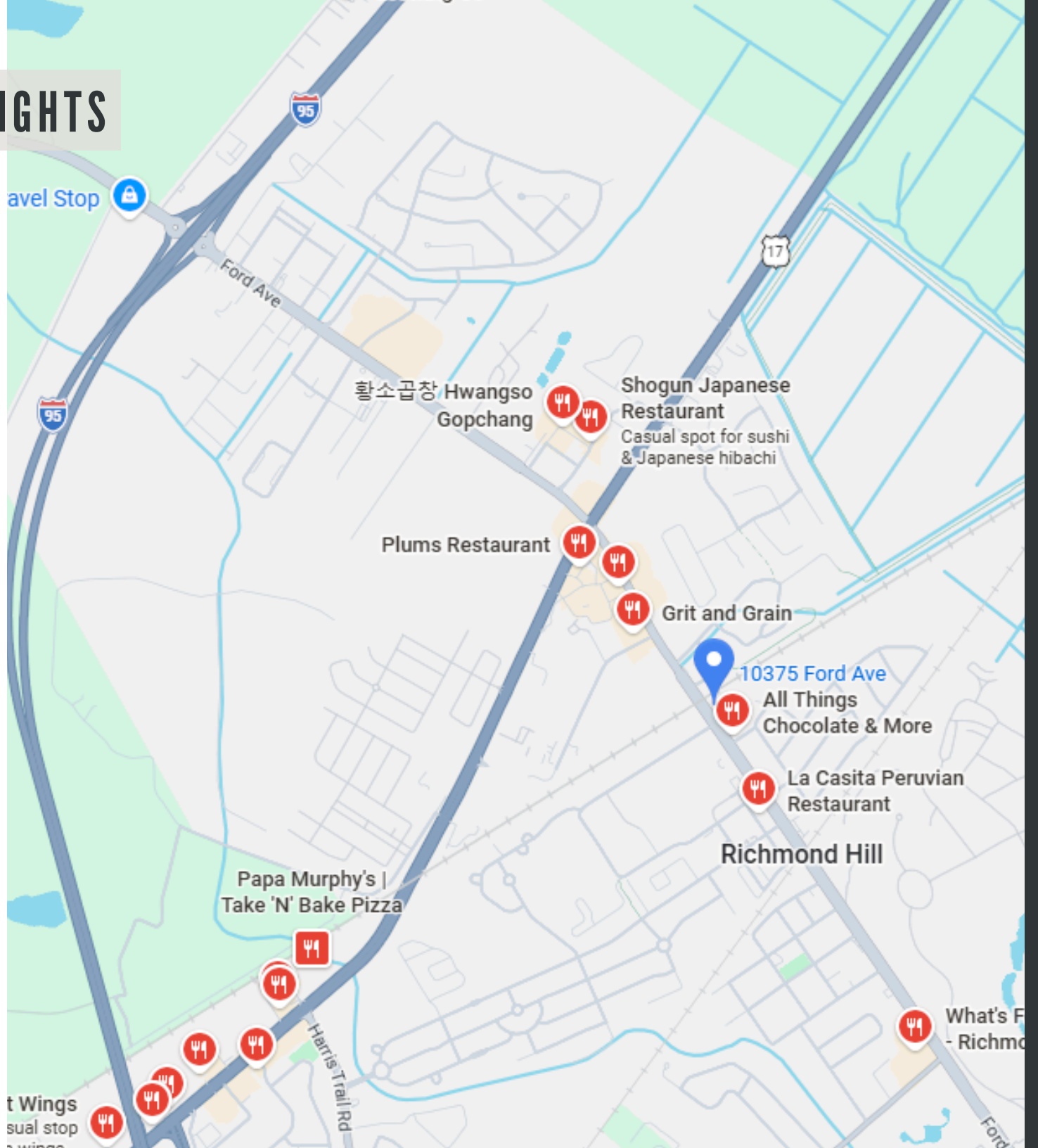
## RICHMOND HILL, GA

Richmond Hill is one of the fastest-growing communities in the Savannah metropolitan area, known for its strong population growth, high quality of life, and strategic location along the I-95 corridor. Located just minutes south of Savannah, the area benefits from proximity to major employment hubs including the Port of Savannah, Gulfstream Aerospace, and Fort Stewart, driving consistent demand for both residential and commercial development. Richmond Hill has seen significant expansion in recent years, with thousands of new homes planned or under construction, supporting continued retail and office growth. With excellent schools, a growing population, and increasing infrastructure investment, the area continues to attract businesses and residents alike, making it a highly desirable and sustainable market for commercial investment.



# LOCATION HIGHLIGHTS

10375 Ford Ave Unit A4 is strategically positioned along one of Richmond Hill's primary commercial corridors, offering direct access to Ford Avenue and convenient connectivity to I-95, providing easy access to both Savannah and surrounding coastal markets. The property is surrounded by a strong mix of national and local retailers, professional offices, and service-based businesses, creating a dynamic and active commercial environment. Nearby amenities include grocery stores, restaurants, medical offices, and daily conveniences that support both employees and clients. The immediate area continues to see substantial residential growth, further increasing traffic and demand for nearby services, making this location highly desirable for businesses seeking visibility, accessibility, and long-term growth potential.

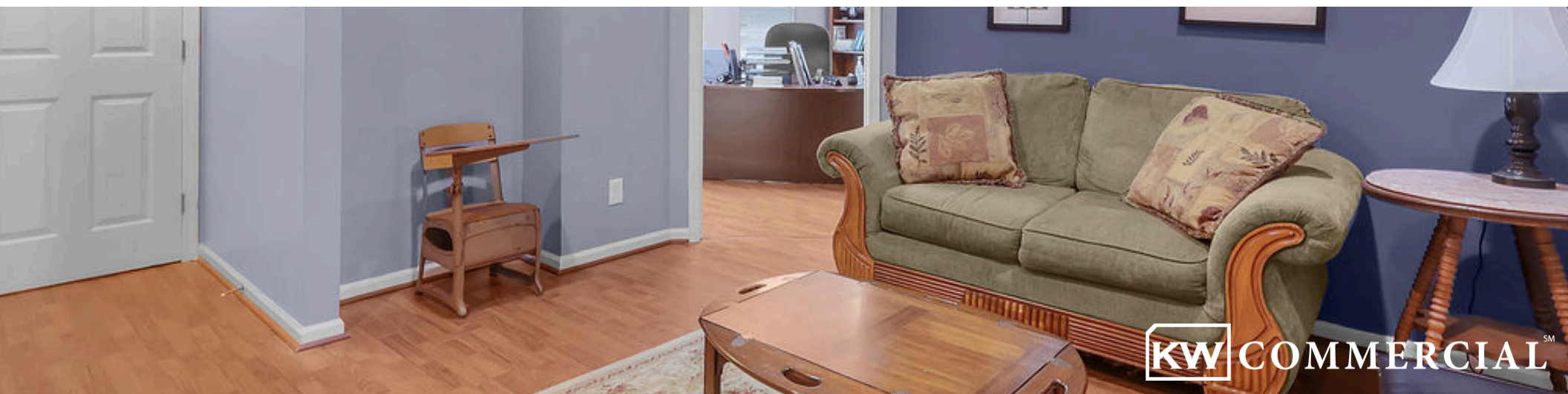
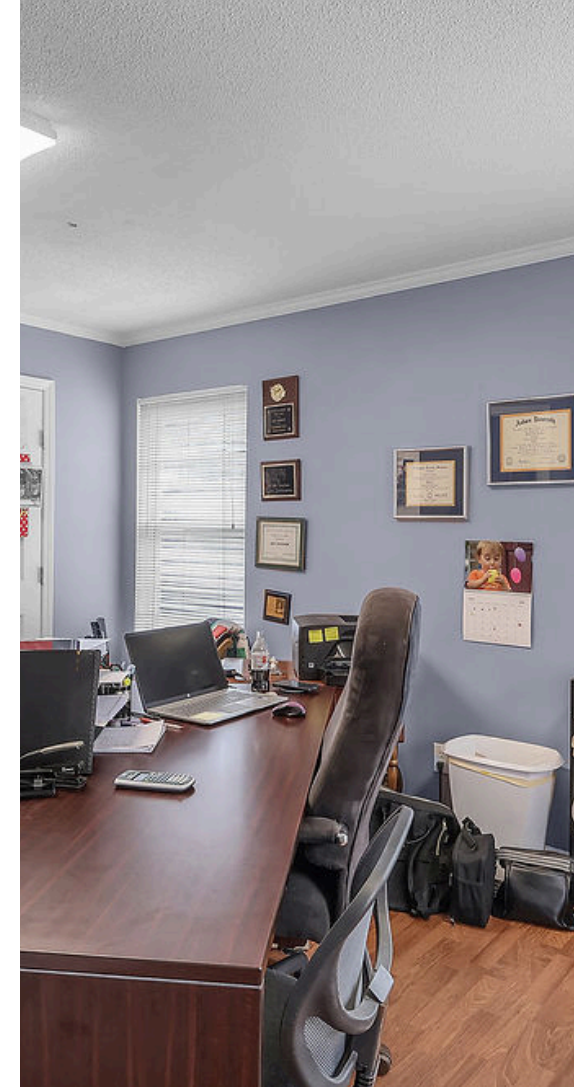
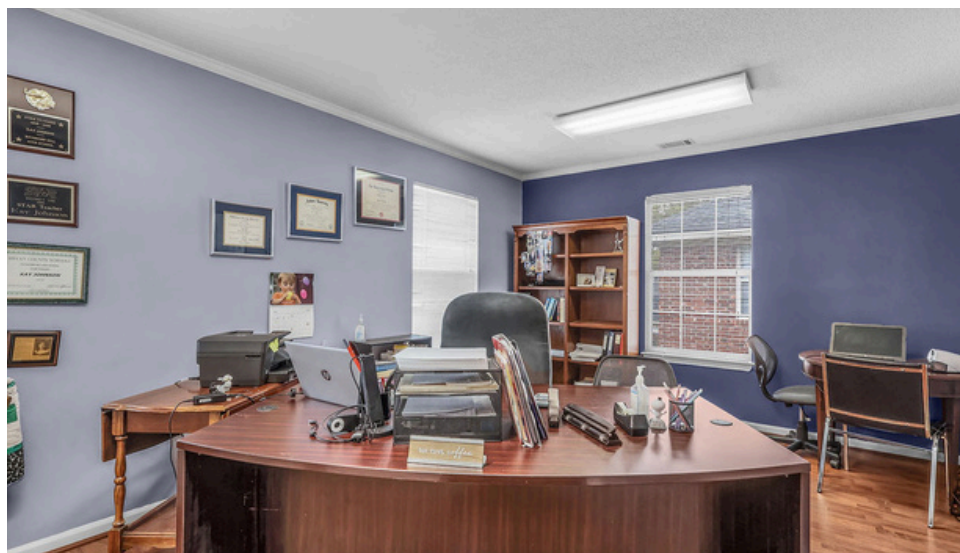


# 03

## PROPERTY PHOTOS



PROPERTY PHOTOS





# 03

## AERIALS



# AERIALS



AERIALS



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