

# ±2,166 SF FREE-STANDING RETAIL BUILDING ON GA HWY 21 | FOR SALE

4620 AUGUSTA ROAD  
GARDEN CITY, GA 31408

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# 1 PROPERTY INFORMATION

4620 Augusta Road  
Garden City, GA 31408

A photograph of a single-story restaurant building with a brown metal roof and a brick facade. The word "baldinos" is written in a stylized, yellow font on the roofline. A large window on the left side of the building has a white sign that reads "baldinos Great Artisan Salsas UNDER NEW MANAGEMENT". The building is located on a corner with a parking lot in front. A yellow bollard is visible on the right side of the sidewalk.

baldinos

baldinos  
Great Artisan Salsas  
**UNDER NEW  
MANAGEMENT**

# Property Summary



## OFFERING SUMMARY

|                |             |
|----------------|-------------|
| Sale Price:    | \$785,000   |
| Building Size: | 2,166 SF    |
| Lot Size:      | 0.58 Acres  |
| Price / SF:    | \$362.42    |
| Zoning:        | C-2         |
| Market:        | Savannah    |
| Submarket:     | Garden City |
| Traffic Count: | 44,000      |
| APN:           | 60013 04012 |

## PROPERTY OVERVIEW

SVN is pleased to present a ±2,166 square foot free-standing retail building for sale in the Garden City submarket of Savannah. Originally constructed as a sandwich shop, the interior features an efficient, open layout with a spacious dining area, kitchen and prep stations, one private office, and two restrooms. The site includes a perimeter drive with an existing drive thru and a pylon sign for strong visibility. Situated on ±0.58 acres, the property offers direct right in/right out access from GA Highway 21 and presents a compelling opportunity for redevelopment or repositioning to an alternative commercial use. The property is zoned C-2, allowing for a wide range of retail, service, and commercial uses, making it well suited for owner users or investors seeking flexibility in a high traffic corridor.

## LOCATION OVERVIEW

The property is located along GA Highway 21, a dense and established retail corridor that serves as a primary connection between Downtown Savannah and I-95. The corridor experiences traffic counts of 44,000+ vehicles per day and supports strong daily demand from nearby industrial and employment centers. The site directly serves local traffic and businesses tied to the Georgia Ports Authority, located approximately 2 miles away, as well as major regional employers including Gulfstream and Colonial Oil. Its strategic position provides immediate access to I-516 (Lynes Parkway) and I-16, with convenient connectivity to I-95 and the Savannah/Hilton Head International Airport.

# Complete Highlights



## PROPERTY HIGHLIGHTS

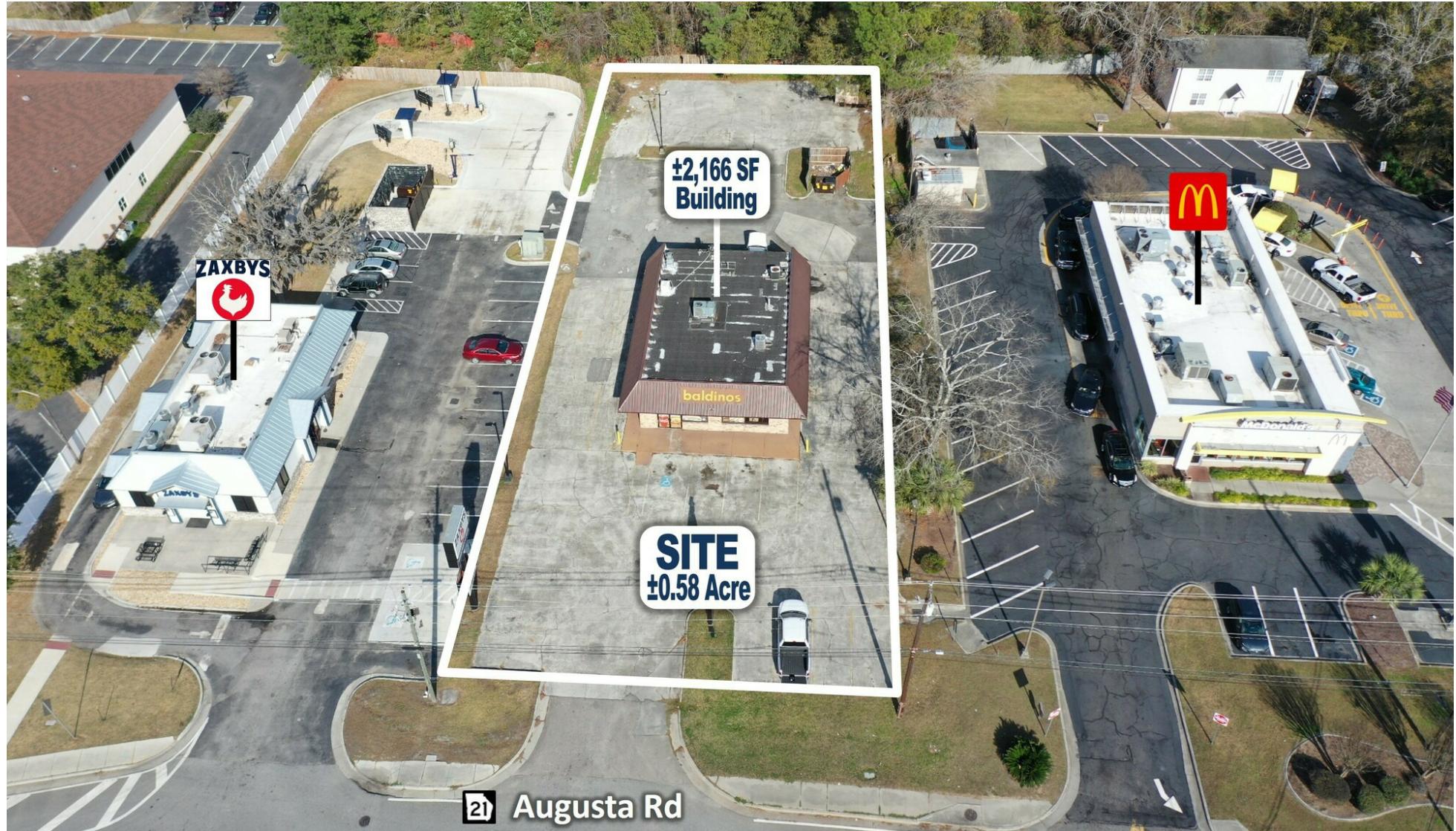
- ±2,166 SF Free-Standing Retail Building on GA Hwy 21 | Sale
- Former Sandwich Shop | Efficient Open Interior Layout | Drive-Thru
- 90' Frontage on GA Hwy 21 | Pylon Signage | Strong Visibility
- ±0.58-Acre Site w/Right-in/Right-Out Access | C-2 Zoning
- Established Retail Corridor Connecting Downtown to I-95 | 44,000+ VPD
- 2 Miles from GPA Terminal; Immediate Access to I-516 & I-16

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# Aerial | Site



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# Aerial | Site

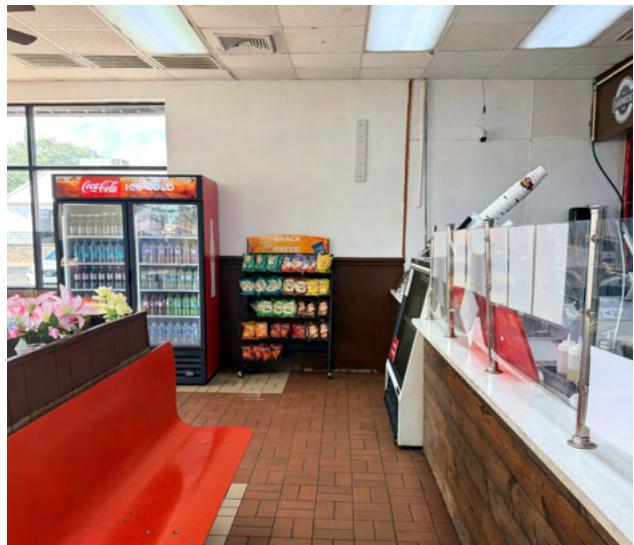
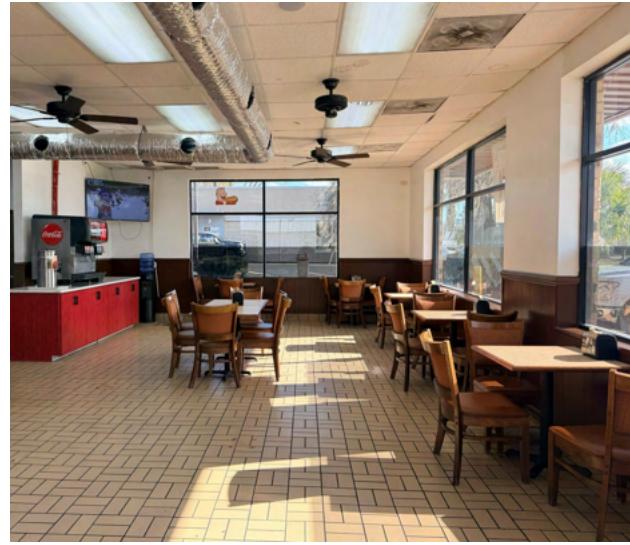


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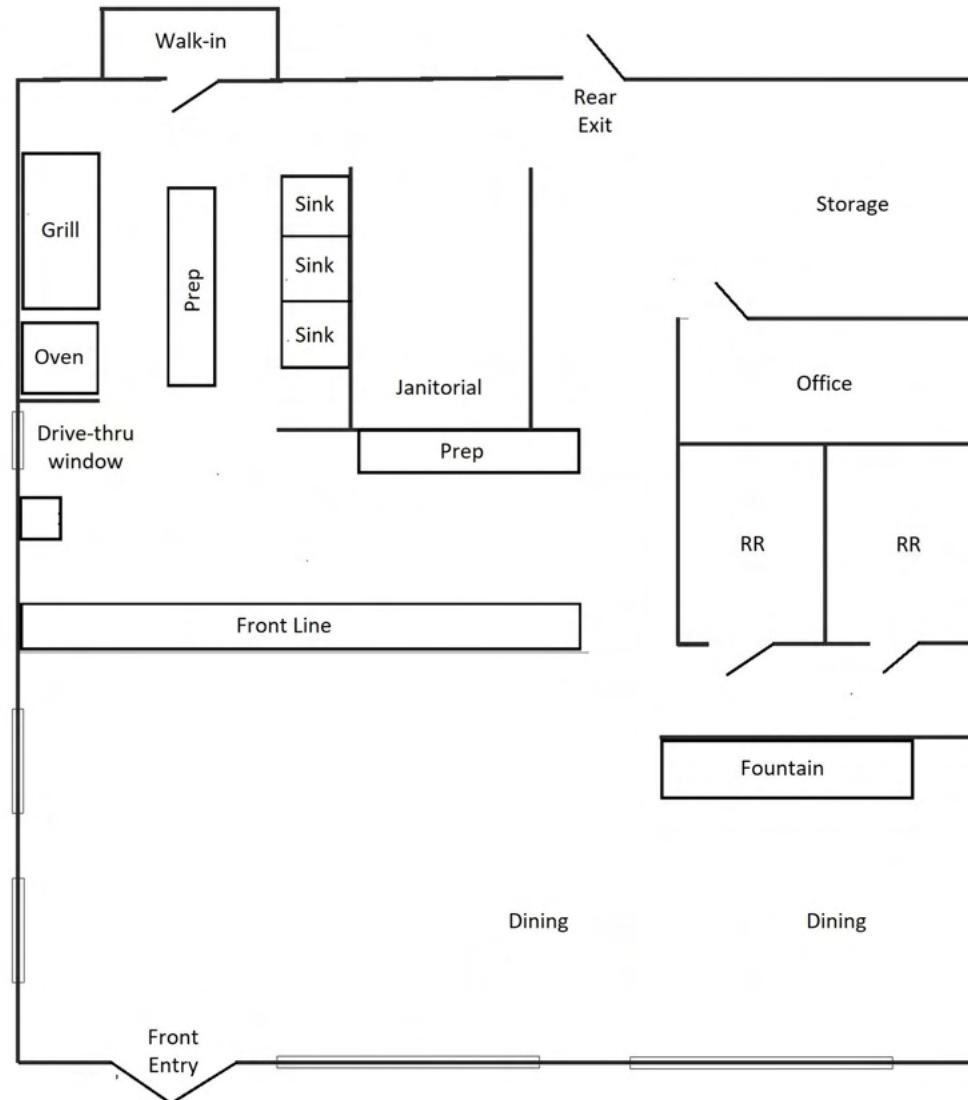
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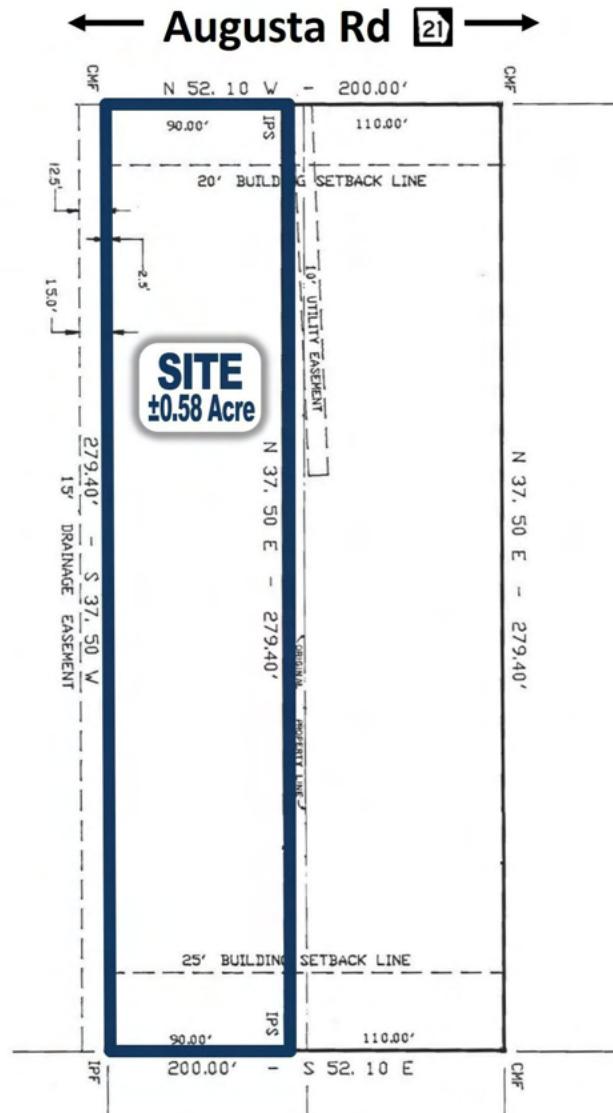
# Interior Photos



# Building Floor Plan



# Property Plat



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SOUTH  
CAROLINA

GA Ports Authority  
Garden City Terminal

SOUTH  
CAROLINA

Savanna

## 2 LOCATION INFORMATION

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SITE



21 Augusta Rd

# View East From Site



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# View West From Site



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# Aerial | GA Hwy 21 & I-516

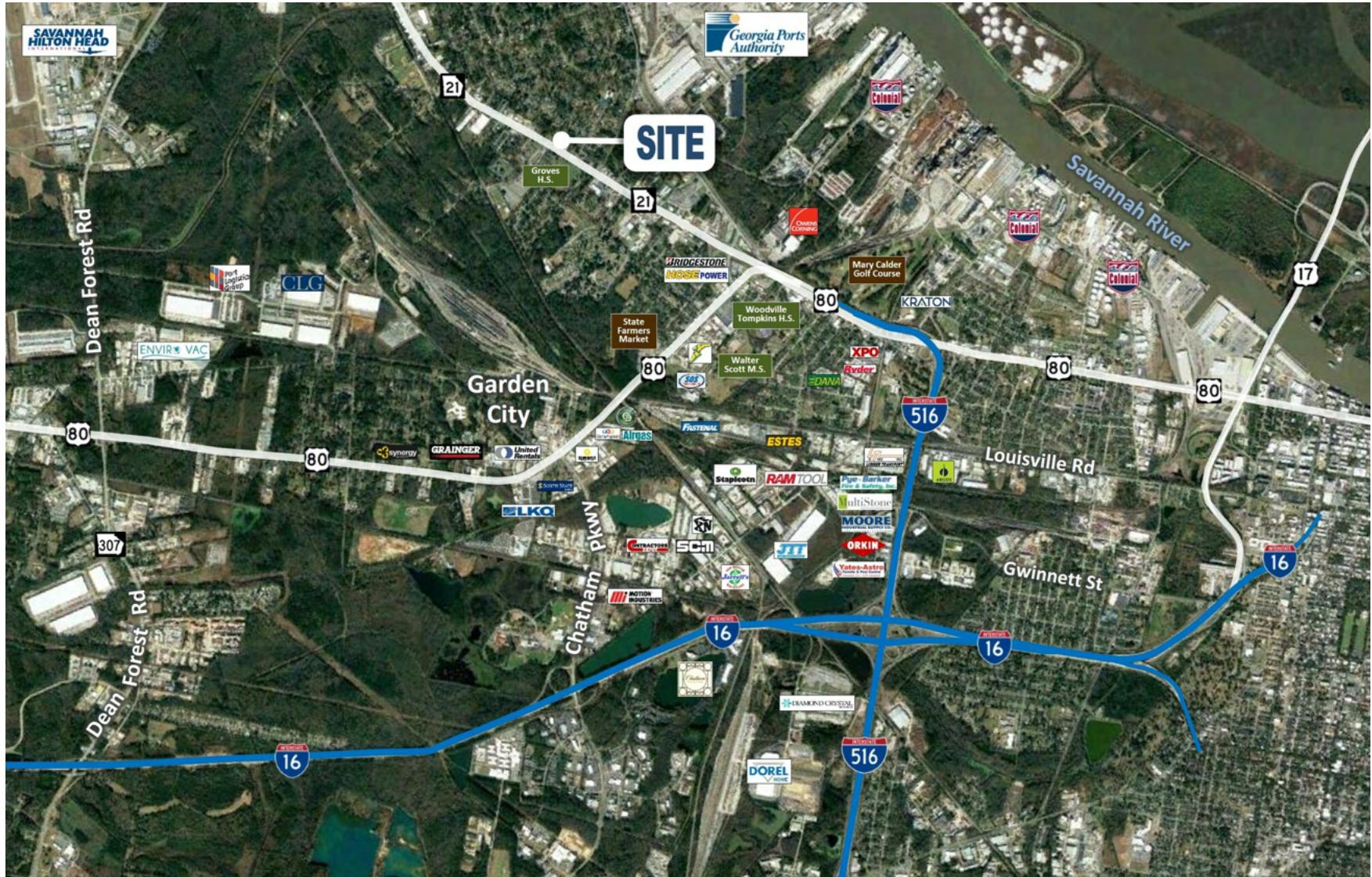


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# Aerial | I-16 & I-516

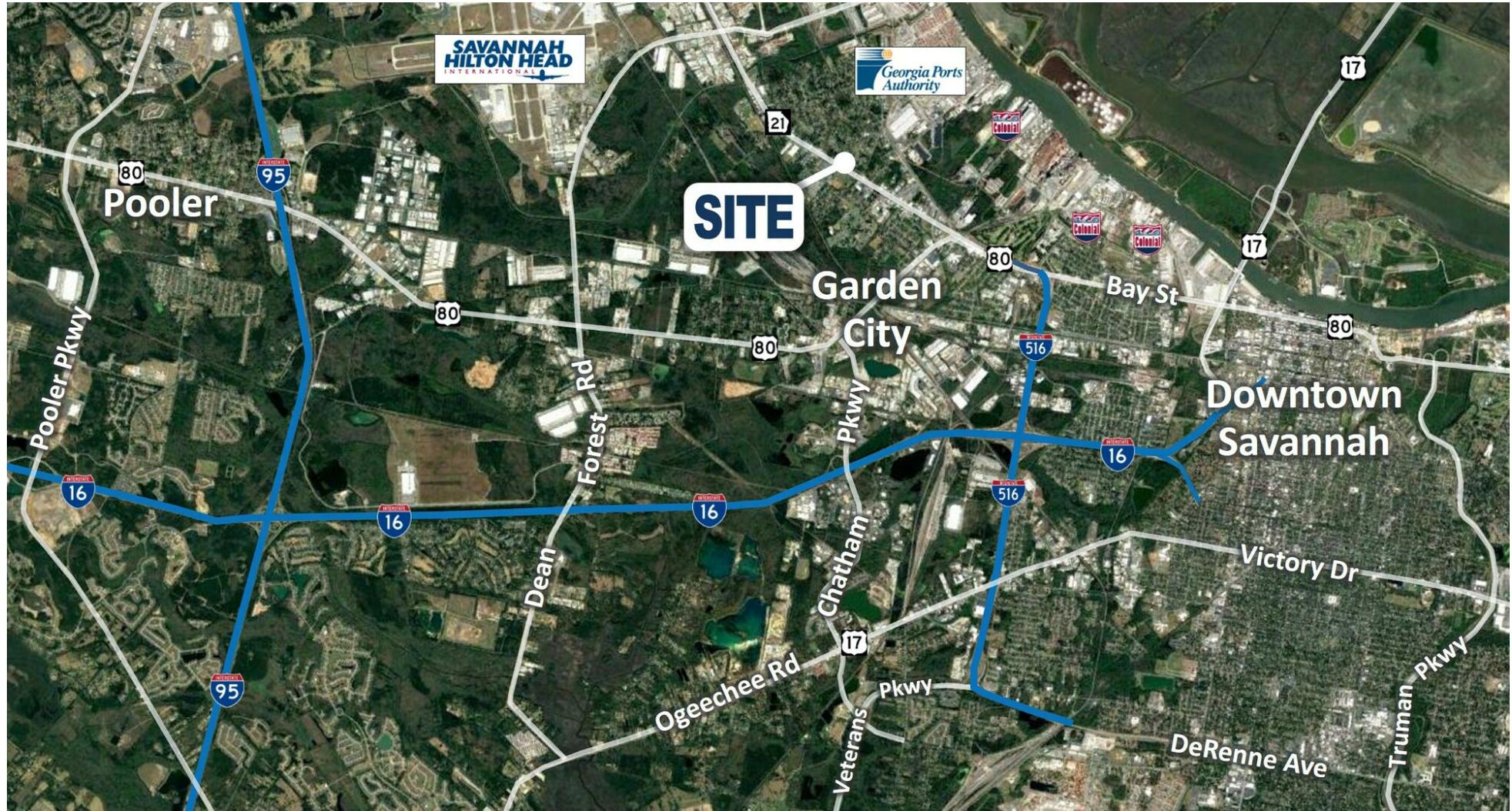


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# Aerial | Savannah MSA

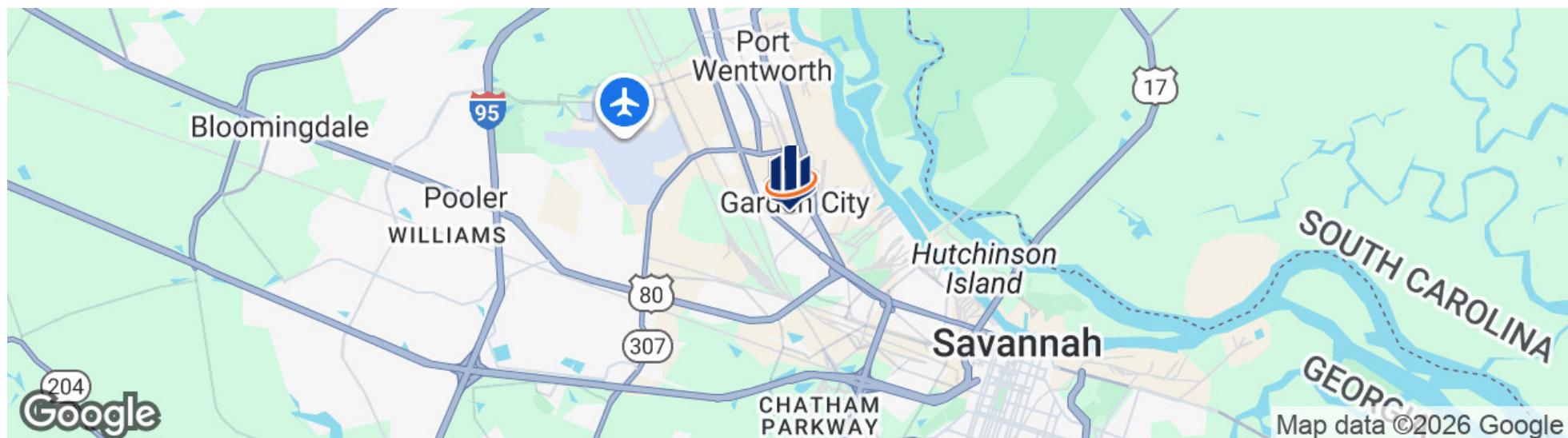


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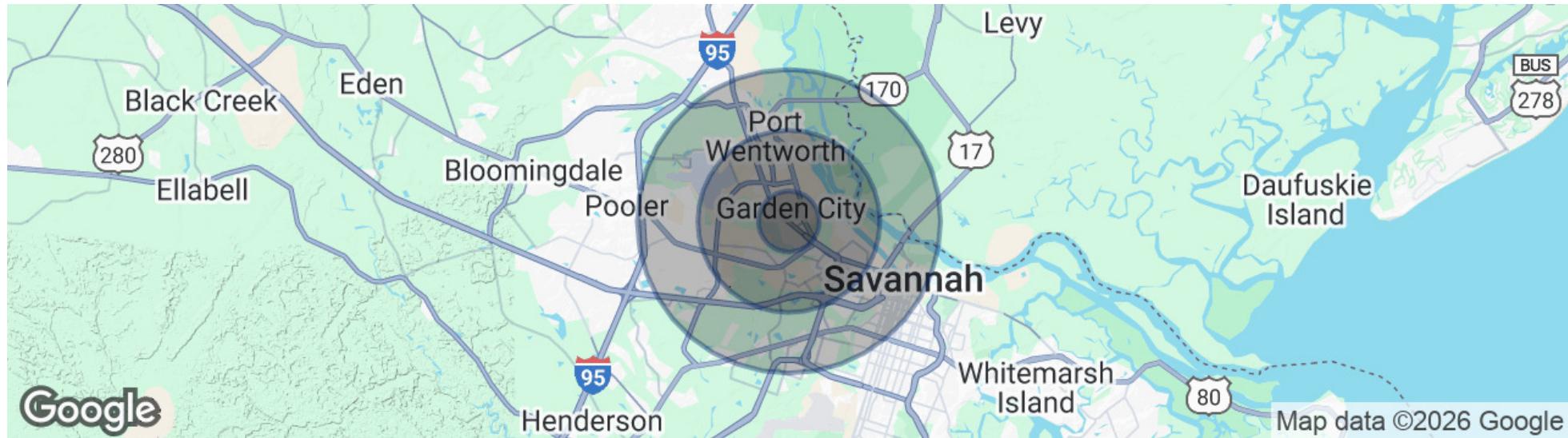
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# Location Maps



# Demographics Map & Report



## POPULATION

Total Population

1 MILE

3 MILES

5 MILES

5,055

16,330

55,506

Average Age

40

39

37

Average Age [Male]

40

38

37

Average Age [Female]

41

39

38

## HOUSEHOLDS & INCOME

Total Households

1 MILE

3 MILES

5 MILES

2,056

6,164

21,392

# of Persons per HH

2.5

2.6

2.6

Average HH Income

\$48,261

\$60,948

\$65,880

Average House Value

\$268,307

\$235,689

\$413,470

\* Demographic data derived from 2020 ACS - US Census

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# 3 ADVISOR BIO & CONTACT

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# Advisor Bio & Contact



## ADAM BRYANT, CCIM, SIOR

Partner

adam.bryant@svn.com  
Cell: 912.667.2740

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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