

# FOR LEASE - Under Construction



## Property Details

**Building Size: ±13,500 SF**  
**Available Space: ±3,161 SF**  
**Leasing Rate: varies on location**  
**Unit size: 1,500 SF and up**  
**Dark Shell Delivery**  
**Estimated Turnover: March 2026**  
**TI Allowance: \$25 / SF**

## Property Highlights

Secure your retail space at this brand-new center, conveniently situated right off I-95 and HWY 21. Benefit from the flexibility of customizable square footage in a contemporary, newly constructed building designed to meet all your business needs.

- 290ft of frontage on Highway 21
- 15 hotels within a 1 mile radius
- Drive-thru space available
- 30,000+ residential units in the pipeline

**Morgan Sheffield**

REALTOR®

C: 912-665-3247 | O:912-233-6000

msheffield@baystreetrealtygroup.com

baystreetrealtygroup.com

**BERKSHIRE HATHAWAY**

BAY STREET REALTY GROUP

COMMERCIAL DIVISION™



**Morgan Sheffield**

REALTOR®

C: 912-665-3247 | O: 912-233-6000

[mshffield@baystreetrealtygroup.com](mailto:mshffield@baystreetrealtygroup.com)

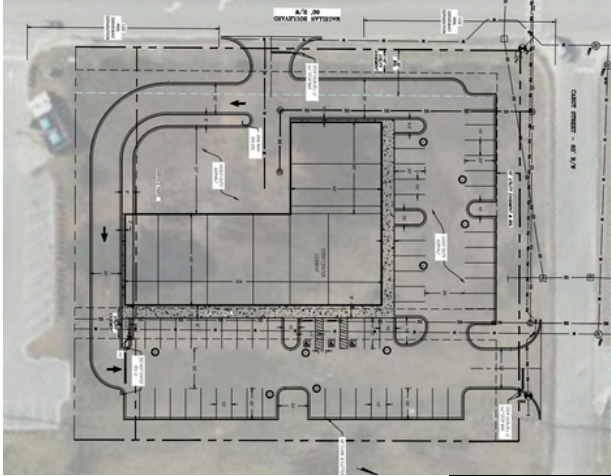
[baystreetrealtygroup.com](http://baystreetrealtygroup.com)

**BERKSHIRE HATHAWAY**

BAY STREET REALTY GROUP

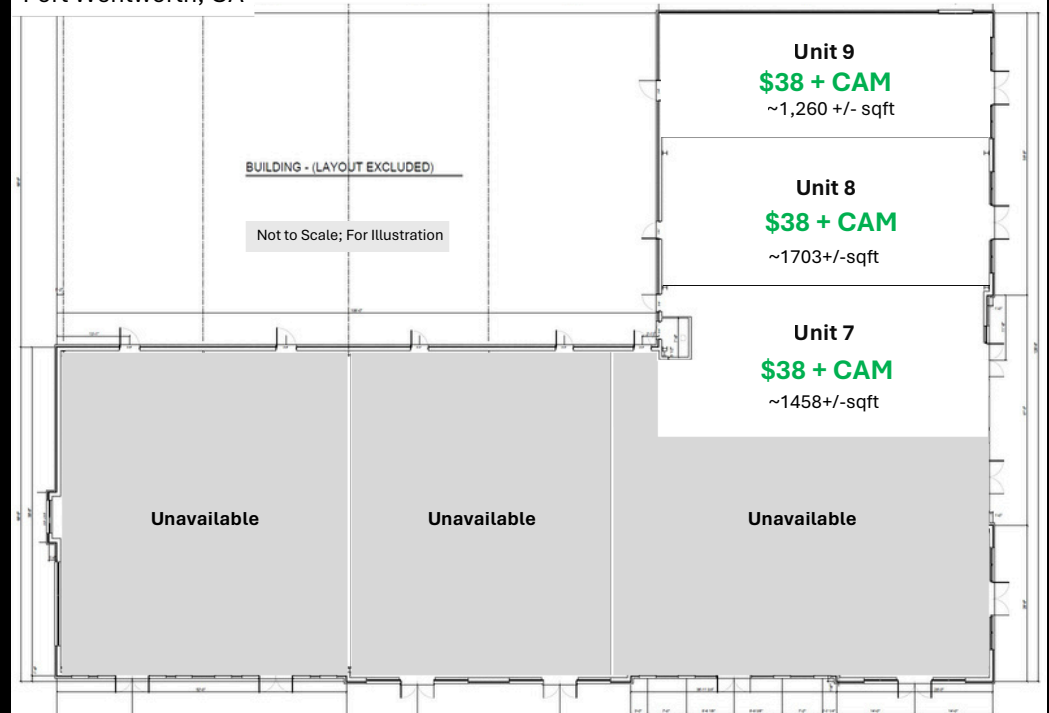
COMMERCIAL DIVISION™

# Site Plan



# Unit Layout

**Mayflower Plaza**  
Port Wentworth, GA



## Traffic Counts

I-95: 60,800 VPD

Hwy 21: 35,700 VPD

Hwy 30: 12,700 VPD

**Morgan Sheffield**

REALTOR®

C: 912-665-3247 | O: 912-233-6000

msheffield@baystreetrealtygroup.com

baystreetrealtygroup.com

**BERKSHIRE HATHAWAY**

BAY STREET REALTY GROUP

COMMERCIAL DIVISION™