

GROUND LEASE OPPORTUNITY ±1.891-ACRE OUTPARCEL AT THE CHATHAM CENTER

CHATHAM PARKWAY @ I-16
SAVANNAH, GA 31405

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1 PROPERTY INFORMATION

Chatham Parkway @ I-16
Savannah, GA 31405

Property Summary



Lease Rate **\$150,000 PER ACRE/YR, NET
[GROUND LEASE]**

OFFERING SUMMARY

Lot ID: OP 5

Lot Size: ±1.891 Acres
(Will Subdivide)

Zoning: PUD B-R

Best Use: Retail

Market: Savannah

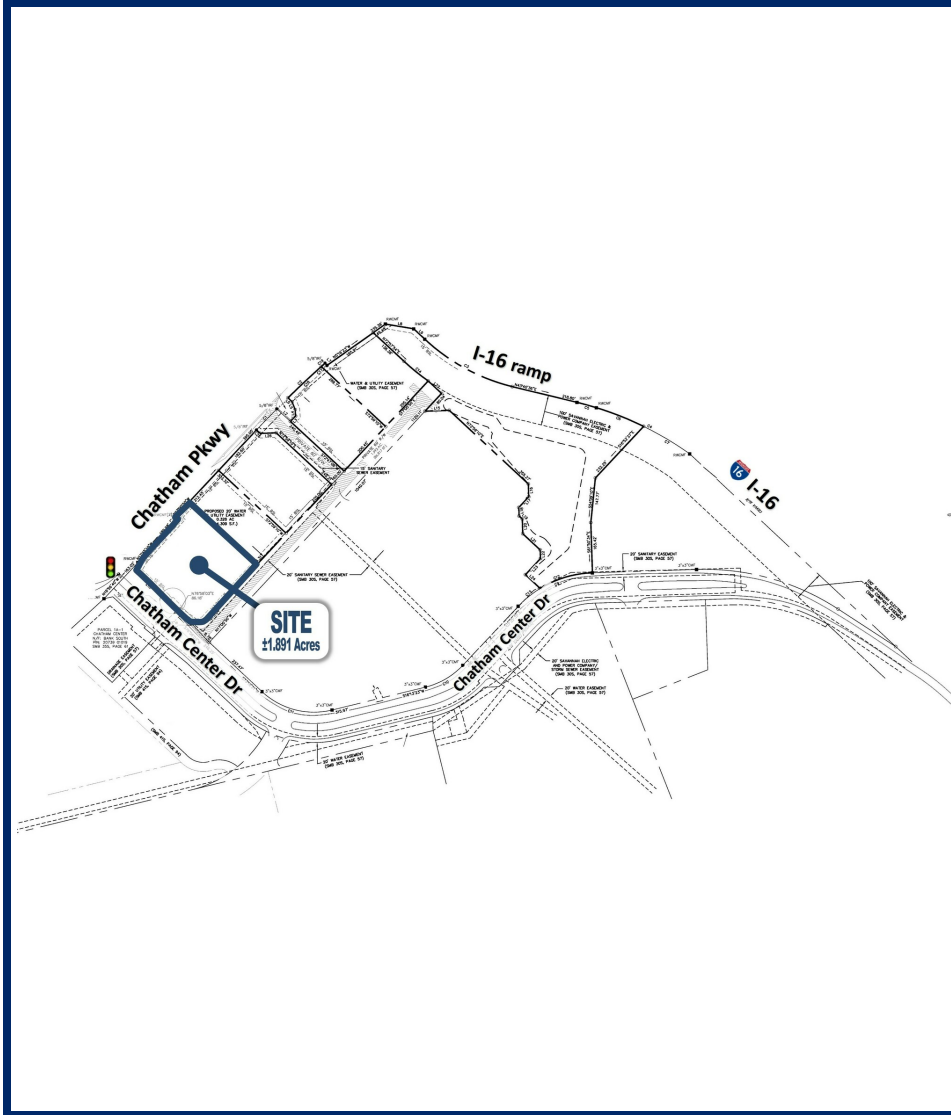
PROPERTY OVERVIEW

SVN is pleased to present Outparcel #5 for ground lease at the Chatham Center, which is a master planned, mixed-use development. The parcel, which is designed for retail use, is up to ±1.891 acres in size (will subdivide) and located at the NE quadrant of the signalized intersection of Chatham Parkway and Chatham Center Drive near I-16. Access will be provided by the signalized intersection at Chatham Center Drive and Chatham Parkway as well as a ¾ intersection directly from Chatham Parkway across from Park of Commerce Way. Substantial completion of the master infrastructure work has been delivered with all necessary traffic improvements from Chatham Parkway, interior road work, master drainage detention and utilities within the property boundaries.

LOCATION OVERVIEW

The Chatham Center is one of Savannah's premier Class A business parks situated on approximately 200 acres at the I-16 interchange of Chatham Parkway. There are 3 buildings totaling ±175,402 square feet of high quality office, office/distribution and office/showroom space surrounding a 53-acre lake with a walking path. Amenities include conference facilities, on-site property management, abundant free parking for staff and visitors, impeccably maintained landscaping and outdoor seating, which add to the aesthetics, tranquility and professional environment at the park. There is excellent exposure and visibility from I-16, and there are developments underway to provide tenants with additional amenities to include retail, housing and hospitality services. Chatham Center's central location provides quick access to many parts of Savannah. It is approximately 5 minutes to I-95 and the Mega Site, which includes Amazon's new distribution center; 10 minutes to the City of Pooler, the Airport, the GA Ports Authority and historic Downtown; 15 minutes to the South Side and Abercorn Street; and 25 minutes on I-16 to the Hyundai Electric Vehicle & Battery Manufacturing Facility, which is now in its production phase.

Complete Highlights



PROPERTY HIGHLIGHTS

- Ground Lease Opportunity | ±1.891 Acre Outparcel at The Chatham Center
- Designed for Retail Use | Will Subdivide | Within Master-Planned Development
- Signalized Corner of Chatham Pkwy & Chatham Center Dr
- Traffic Improvements, Interior Road Work, Detention & Utilities
- At I-16 and Chatham Parkway Interchange
- Central Location with Easy Access to I-95, Airport, Downtown

Aerial | Site



Aerial | Site



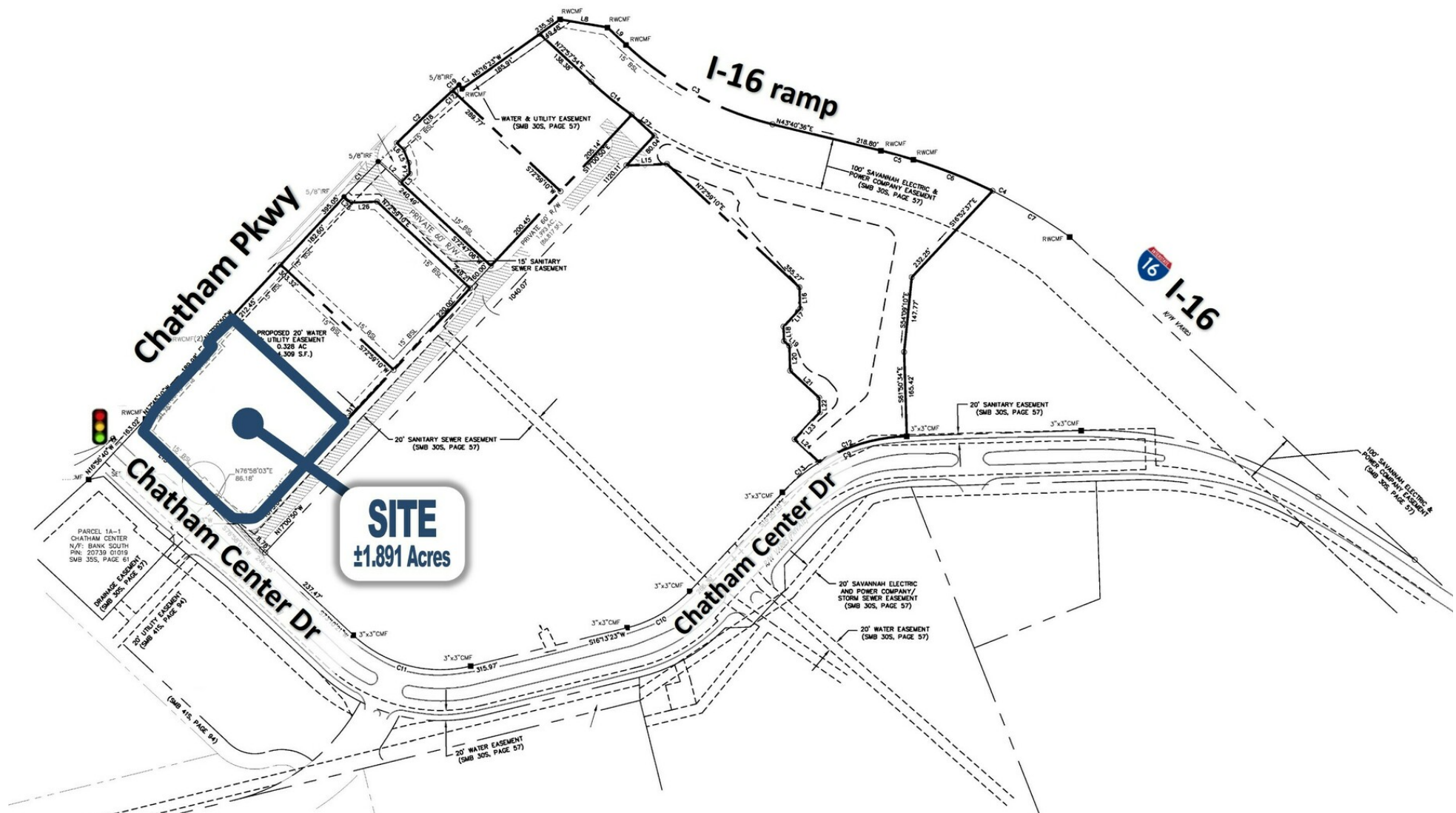
Aerial | Site



Aerial | Site



Property Plat





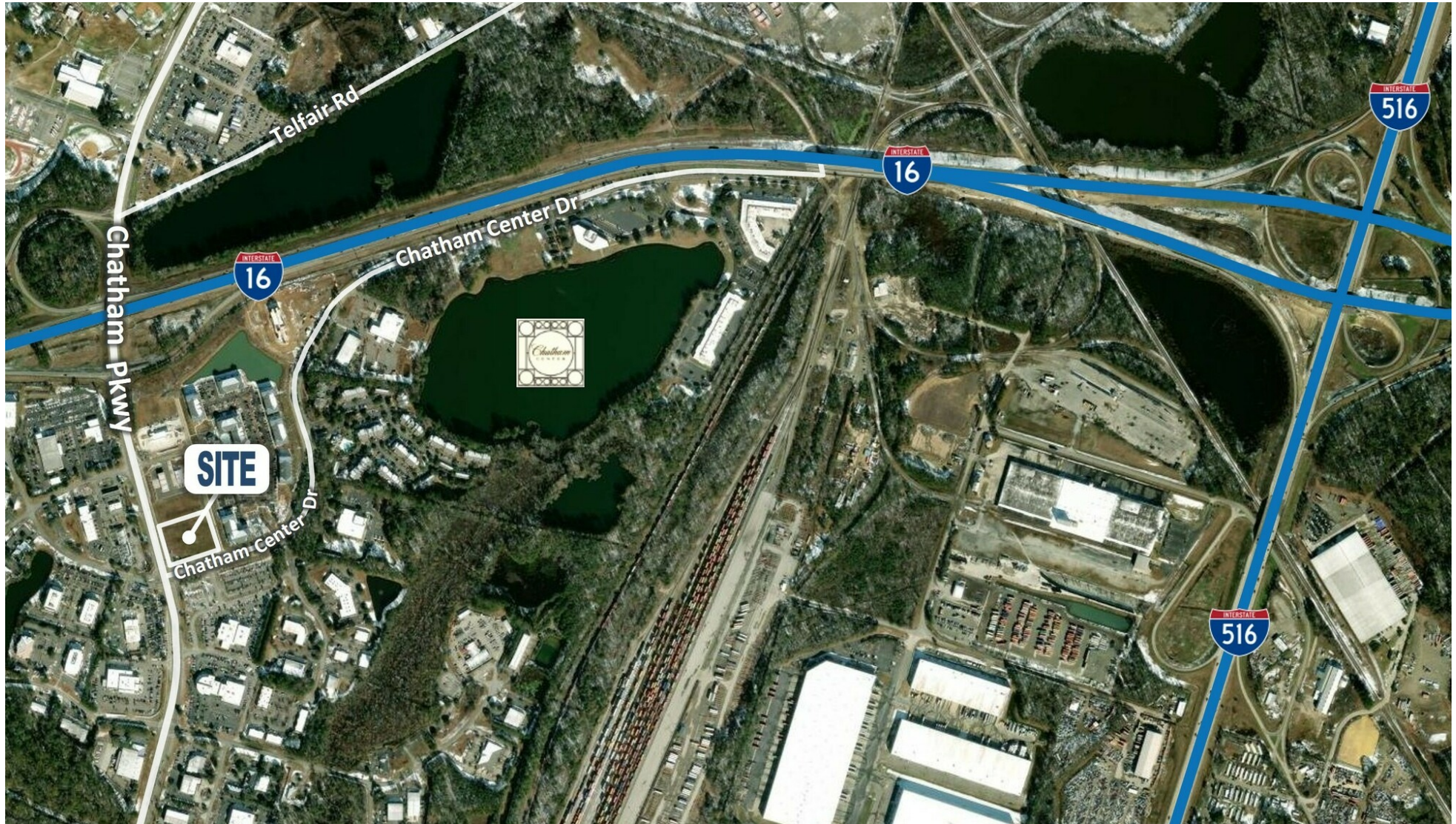
2 LOCATION INFORMATION

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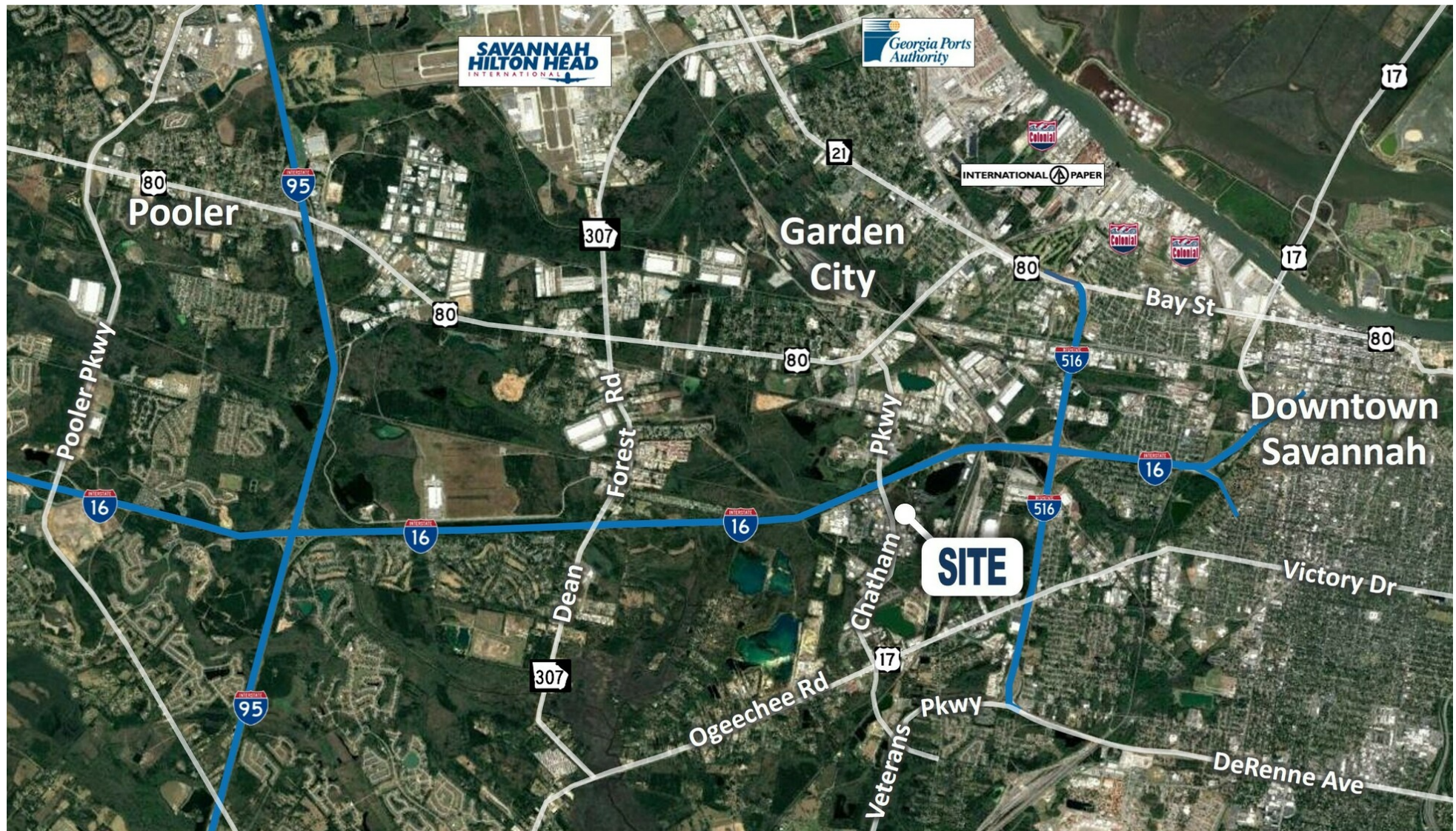
Aerial | Chatham Pkwy & I-16



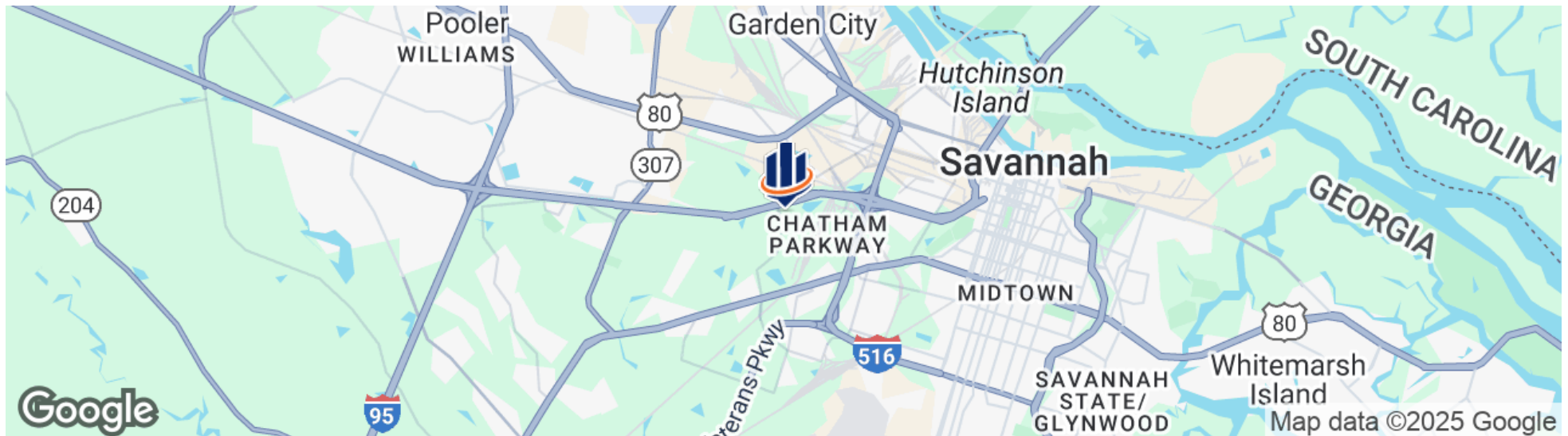
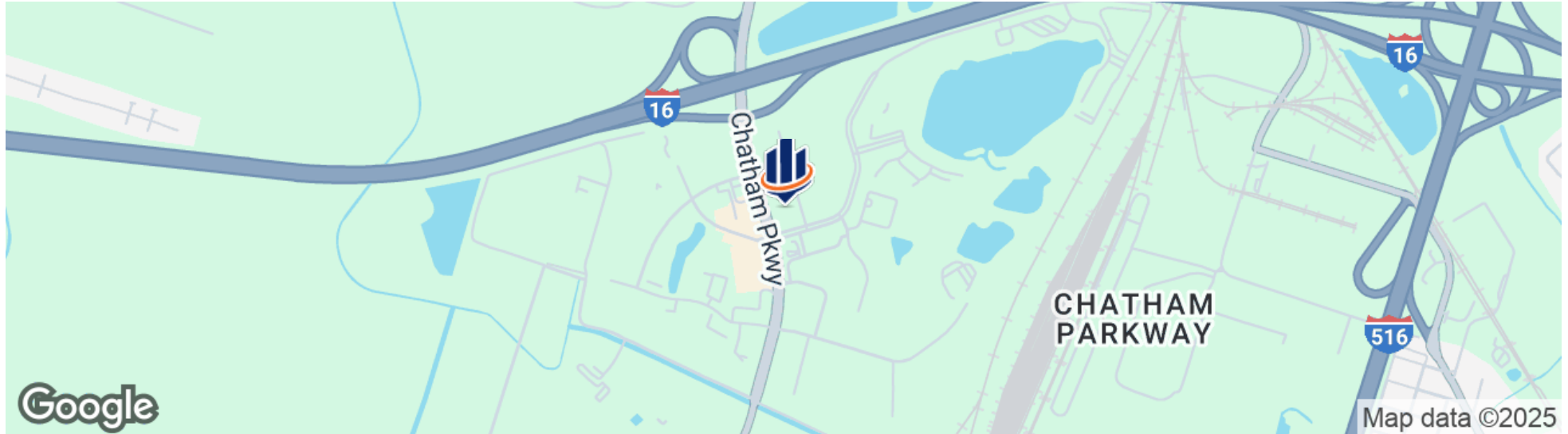
Aerial | I-16 & I-516



Aerial | Savannah MSA



Location Maps

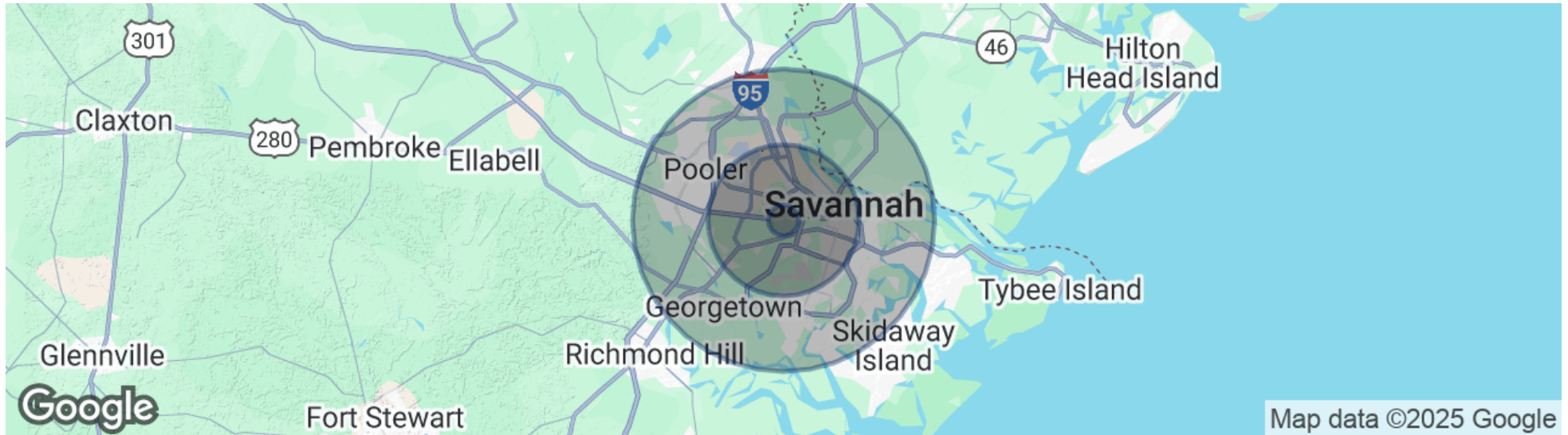


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DEMOGRAPHICS

Chatham Parkway @ I-16
Savannah, GA 31405

Demographics Map & Report



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,731	95,638	261,632
Average age	33	38	39
Average age [Male]	33	37	38
Average age [Female]	31	39	40

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	718	38,577	105,532
# of persons per HH	3.8	2.5	2.5
Average HH income	\$55,801	\$76,753	\$89,387
Average house value	\$434,415	\$378,153	\$348,077

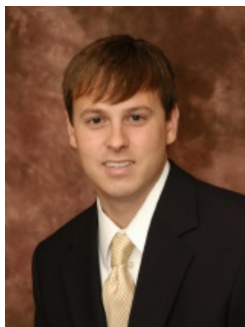
* Demographic data derived from 2020 ACS - US Census



4 ADVISOR BIO & CONTACT

Chatham Parkway @ I-16
Savannah, GA 31405

Advisor Bio & Contact



ADAM BRYANT, CCIM, SIOR

Partner

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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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