

HIGHLANDS PARK COMMERCIAL

FOR SALE: 8 Commercial Outparcels

RealtyCompanies

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Centrally Located Commercial Development

- 1 MILE TO I-95
- 3 MILES TO POOLER PARKWAY
- 1 MILE TO HIGHWAY 30
- 2.5 MILES TO HIGHWAY 21

Future Effingham Parkway feeds into Benton Blvd bypassing Highway 21 & I-95

Rapidly expanding and densely populated area with large multi-family communities

Large need for retail, restaurants, grocery, medical and automobile services

[>CLICK TO VIEW LIVE GOOGLE MAP<](#)



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LOT 34: 2.72 ACRES | 143 SHELLBARK WAY
Ideal location for Medical, Senior Living Facility
LIST PRICE \$1,088,000

LOT 33: 3.6 ACRES | 149 SHELLBARK WAY
Ideal location for Medical, Storage, Retail
LIST PRICE \$1,620,000

LOT 32: 3.48 ACRES | 155 SHELLBARK WAY
Ideal location for Grocery or Retail
LIST PRICE \$2,262,000

LOT 20: .93 ACRES | 236 BASSWOOD DRIVE
Ideal location for Quick Lube, Auto Service
LIST PRICE \$500,000

LOT 18: 1.28 ACRES | 224 BASSWOOD DRIVE
Ideal location for Quick Service Restaurant
LIST PRICE \$832,000

LOT 17: 2.49 ACRES | 218 BASSWOOD DRIVE
Ideal location for Pharmacy, Hotel, Retail
LIST PRICE \$2,490,000

LOT 16: 1.42 ACRES | 212 BASSWOOD DRIVE
Ideal location for Quick Service Restaurant
LIST PRICE \$923,000

LOT 14A: 2.72 ACRES | 200 BASSWOOD DRIVE
Shovel Ready for 22,000 sf Retail Strip Center
1 Restaurant Tenant Committed for 3,600 sf
Fully Engineered Approved Plans
LIST PRICE \$1,654,500



ZONING: PD, Planned Development

PD Approved Uses Include & Subject to Owner Approval:

- Retail
- Hardware
- Dine-In Restaurants*
- Quick Service Restaurants
- Medical Services
- Automotive Services
- Veterinary Services

Build-to-Suit Options Also Available

Use restrictions include Gas Station, Liquor Store CarWash and Restaurants* (for Lot 14A Only)

All Due Diligence Items Available Upon Request

Email: Adrian.Webber@RealtyCompanies.us

VISION BOOK & DESIGN GUIDELINES



PLANNED DEVELOPMENT MASTER PLAN



22,000 SF APPROVED PERMITTED PLANS

