

3851 Harrington Street – Commercial Investment & Business Opportunity Report

Prepared for Prospective Buyers & Investors

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1. Property Overview

- **Type:** Fully Renovated Commercial Flex Space
- **Size:** 2,740 sq ft on a 0.31-acre corner lot (Parcels OP1 041A & OP1 041)
- **Zoning:** C-3 (Highly flexible: retail, professional office, restaurant, automotive, healthcare, logistics, light industrial – verify with county)
- **Visibility:** 80 ft of direct highway frontage at GA-86 & Oak Park Ave intersection, near US Hwy 1
- **Condition:** Turnkey; fully renovated in 2023 with upgraded systems, new HVAC, energy-efficient lighting, modern finishes, and ADA compliance.
- **Special Feature:** Existing lighted canopy – ideal for drive-thru, EV charging stations, covered loading, or promotional branding.

2. Strategic Location & Transportation Access

This property sits within Emanuel County’s growing commercial corridor, benefiting from both **local traffic** and **regional freight movement**.

Traffic Count Highlights (GDOT Data)

- **US Hwy 1 (Near Property)** – 3,080 AADT (2023) with **25% truck traffic**.
- **I-16 Corridor Access (Nearby Stations)** – Up to **26,300 AADT** with **30% truck share**, indicating heavy logistics and transport flow.
- **Regional Truck Volumes:** Multiple nearby GDOT monitoring stations show **25–33% truck composition**, providing strong customer potential for freight-

related services.

Implication: This location is strategically positioned to serve both daily commuters and long-haul truck drivers, ideal for:

- • **EV Charging + Coffee Shop + Local Goods Market** model
- • **Logistics Office + Truck Service + Driver Lounge** concept
- • Regional retail/distribution hubs

3. Infrastructure Growth – Vidalia Bypass Project

The **U.S. 1/SR 4 Vidalia Bypass** is ~60% complete and projected for **December 2025** completion.

Upgrades include:

- • Widening & reconstruction of ~5 miles of SR 4
- • 6 new bridges over key highways & creeks
- • Intersection enhancements for smoother freight and commuter flow

Impact: Directly increases traffic flow past the property, improving visibility, accessibility, and commercial viability.

4. Market & Demographics

Based on CRS reports for a **10-mile radius**:

- • **Population Growth:** Steady upward trend with future development pressure from Hyundai Metaplant (~65 miles away).
- • **Median Household Income:** Competitive for Southeast GA; supports consumer spending in retail & service sectors.
- • **Business Landscape:** Underserved in specific niches—coffee shops, EV

infrastructure, boutique retail, and professional offices.

5. Investment Advantages

- **Low Operating Costs:** 2023 property taxes only **\$289.37**; Flood Zone X classification reduces insurance costs.
- **Environmental Readiness:** Underground Tank System (UTS) environmental information available upon request—important for financing & franchise requirements.
- **High-Visibility Corner Lot:** Rare paved parking for 10+ vehicles.
- **Versatile Build-Out:** Adaptable for multiple tenant types or owner-use.

6. Potential Business Models

- **EV Charging + Coffee Shop + Local Market**
 - Capture growing EV market from I-16 and US Hwy 1
 - Offer high-margin local goods & artisan products alongside food/beverage
 - Seasonal tourism traffic from Savannah, Macon, and nearby recreational areas
- **Logistics Office + Truck Service + Driver Lounge**
 - Leverage high truck percentages on adjacent highways
 - Provide rest, refuel, and repair services with amenities for long-haul drivers
 - Possible partnerships with freight companies & fleet operators
- **Retail/Franchise Expansion**
 - Site-ready for national or regional brands needing a turnkey high-traffic location
 - C-3 zoning flexibility reduces redevelopment costs

7. Why This Property is a Strong Buy

- Prime positioning at the **intersection of growing freight and local consumer traffic**
- Significant **infrastructure upgrades** underway to further increase flow
- **Low holding costs** and **turnkey condition** reduce investment risk
- Flexible use profile fits **multiple high-demand business categories**
- Directly positioned to capitalize on **future EV adoption** and **logistics industry growth**

Next Steps for Interested Buyers

- **Schedule a private tour** to evaluate the location's traffic flow & visibility.
- **Request full due diligence packet** (plats, environmental documents, tax records, and renovation details).
- **Run pro forma scenarios** for your preferred business model using local demographic & GDOT traffic data.

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