



CUSHMAN &
WAKEFIELD

GILBERT &
EZELLE



FOR LEASE

Asking Rent: **NEGOTIABLE**

Suite B-3

Richmond Hill Exchange

60 Exchange Street
Richmond Hill, GA 31324

MORE INFORMATION:

JOHN GILBERT, CCIM
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PROPERTY OVERVIEW

PROPERTY SUMMARY

| Address | 60 Exchange Street |
|------------------|--------------------|
| Total SF | 24,650 SF |
| Available Suites | B-3 (1,514 SF) |
| Rate | Negotiable |
| Year Built | 2009 |
| Land Area | 4.65 Acres |
| Zoning | C-1 |

HIGHLIGHTS

- Kroger-shadow center in Richmond Hill, GA
- On Highway 144, Richmond Hill's primary retail corridor, just East of Interstate 95 interchange
- Access, visibility, and signage on Highway 144/Ford Avenue
- Abundant Parking
- Surrounded by national tenants
- Extremely successful/stable center with little turnover since construction 15 years ago

SURROUNDING TENANTS



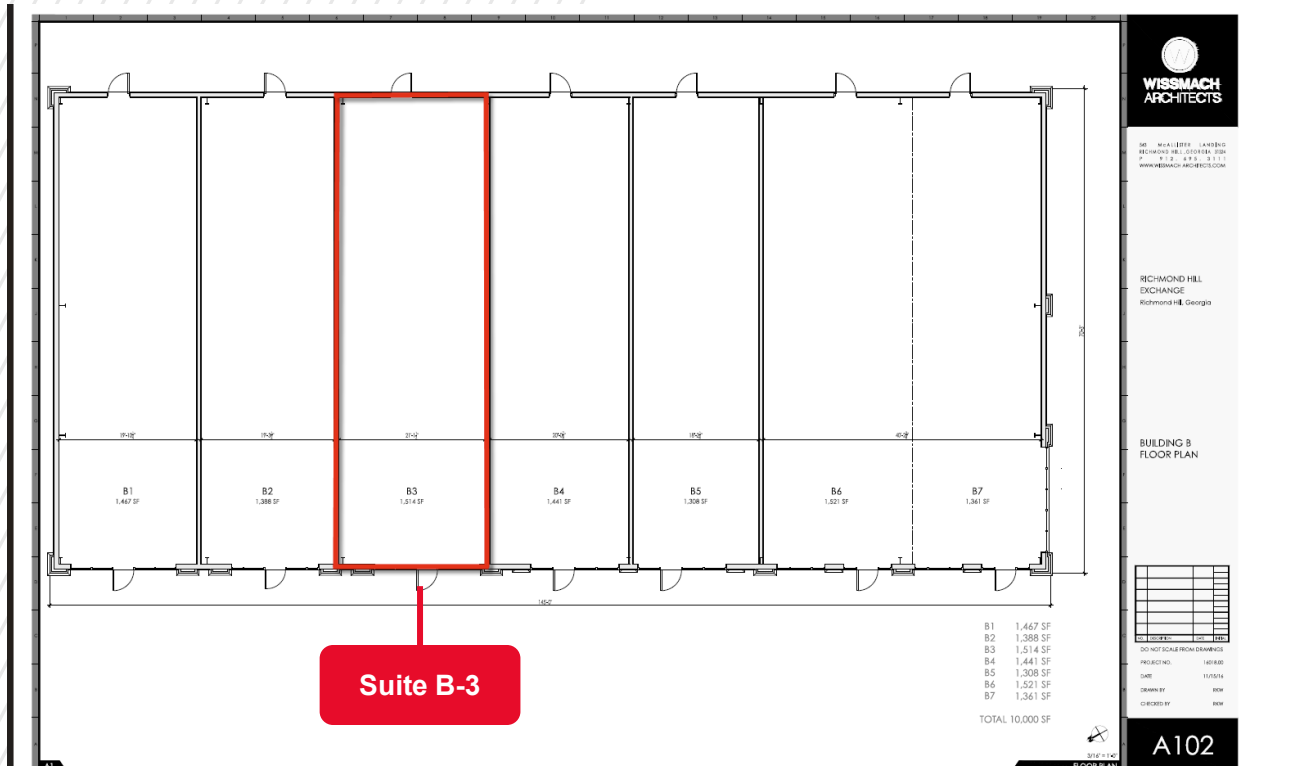
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FLOOR PLAN



| Suite | SF | Asking Rate |
|-------|-------|-------------|
| B-3 | 1,514 | Negotiable |
| | | |



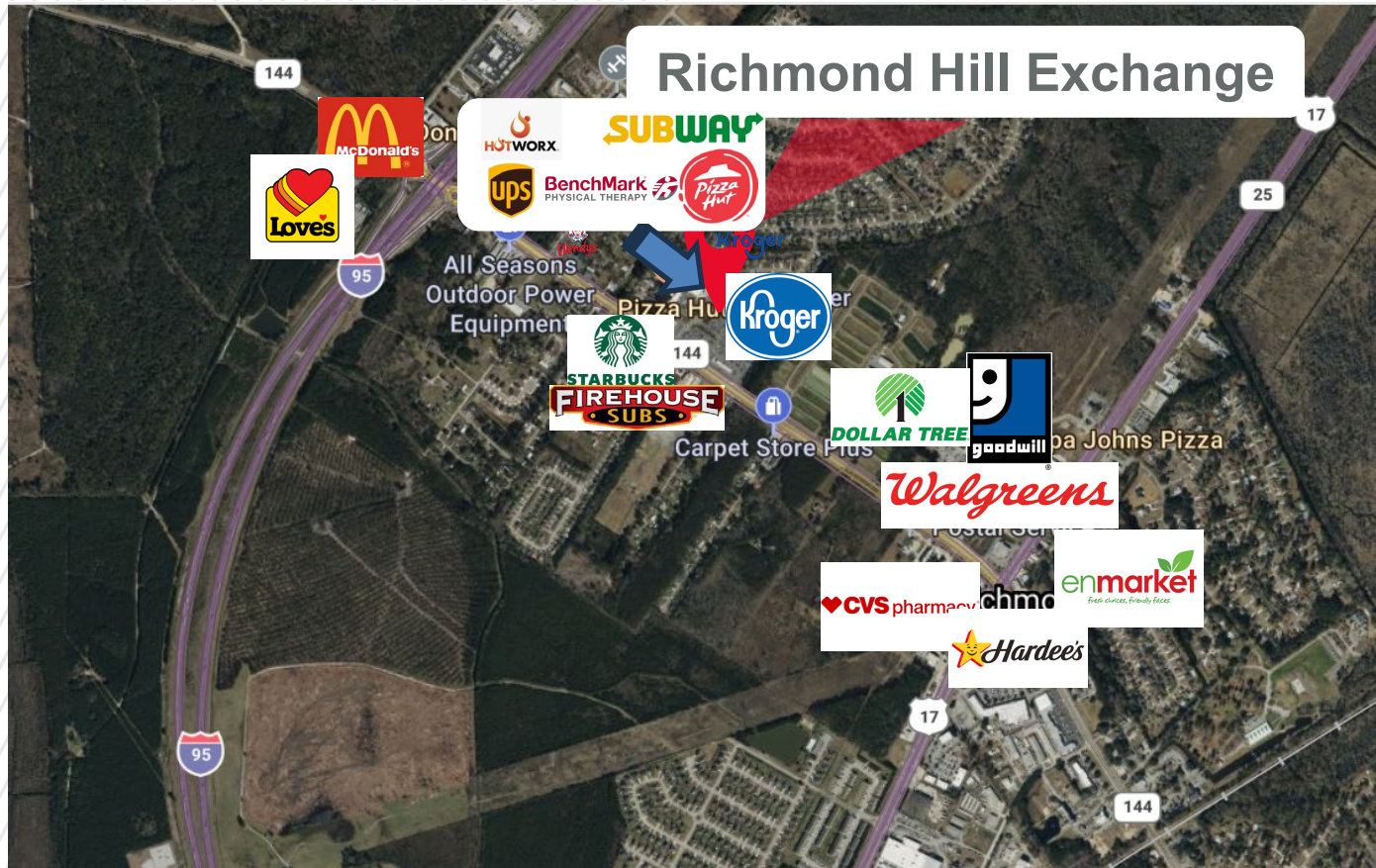
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LOCATION & DEMOGRAPHICS



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|-----------------------------|--------|---------|---------|
| Total Population | 2,782 | 15,615 | 30,367 |
| 2029 Population (Projected) | 3,189 | 18,129 | 34,668 |
| 2024-2029 Annual Rate | 2.77% | 3.03% | 2.68% |
| Average Age | 37.0 | 33.3 | 33.6 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 910 | 5,644 | 11,015 |
| # of Persons per HH | 3.02 | 2.74 | 2.74 |
| Average HH Income | \$122,044 | \$102,719 | \$102,840 |
| Per Capita Income | \$43,115 | \$36,429 | \$37,161 |

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Richmond Hill Exchange

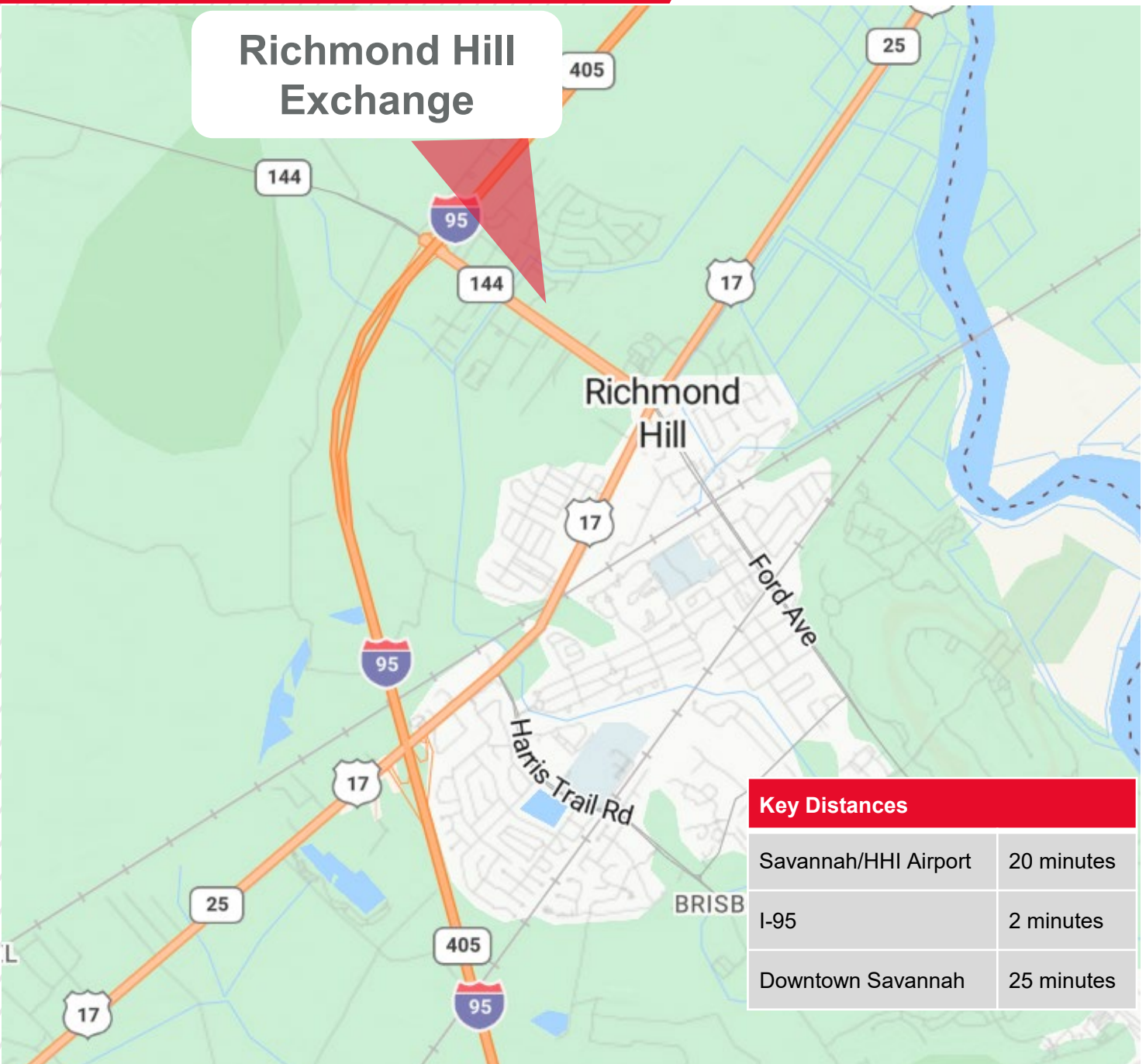
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Richmond Hill Exchange



Key Distances

| | |
|----------------------|------------|
| Savannah/HHI Airport | 20 minutes |
| I-95 | 2 minutes |
| Downtown Savannah | 25 minutes |

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