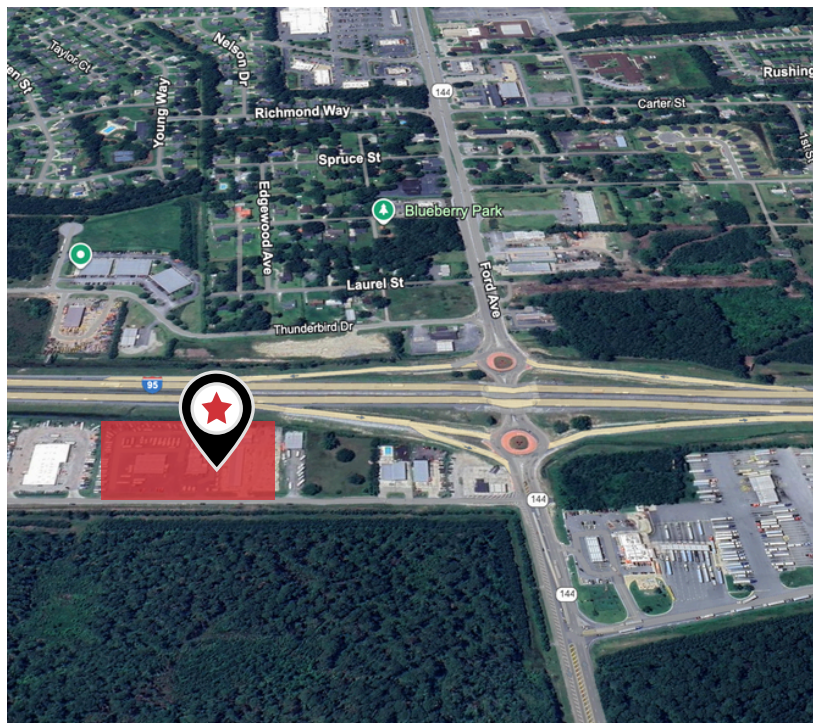


Office/Warehouse and Showroom Space

**220 Longwood Dr
Richmond Hill, GA 31324**

These two adjacent parcels have excellent freeway visibility across more than 3 acres of land in Richmond Hill, a fast-growing community in the greater Savannah market.



Property Features

The two adjacent parcels are comprised of 13,600 SF of building area, and is currently utilized as a vehicle sales and service business, light industrial or retail-industrial uses are available.

Located along I-95 in Richmond Hill, this area and the city is a developing area. Situated in the southern part of Bryan County, it is noted as the fastest-growing county in Georgia. Key highlights of the property include:

- Excellent Freeway Visibility along I-95
- Fully paved lot
- Two buildings on site, one a 5,600 SF office with showroom and the other a 8,000 SF warehouse
- Owners would consider a sale/leaseback option if necessary

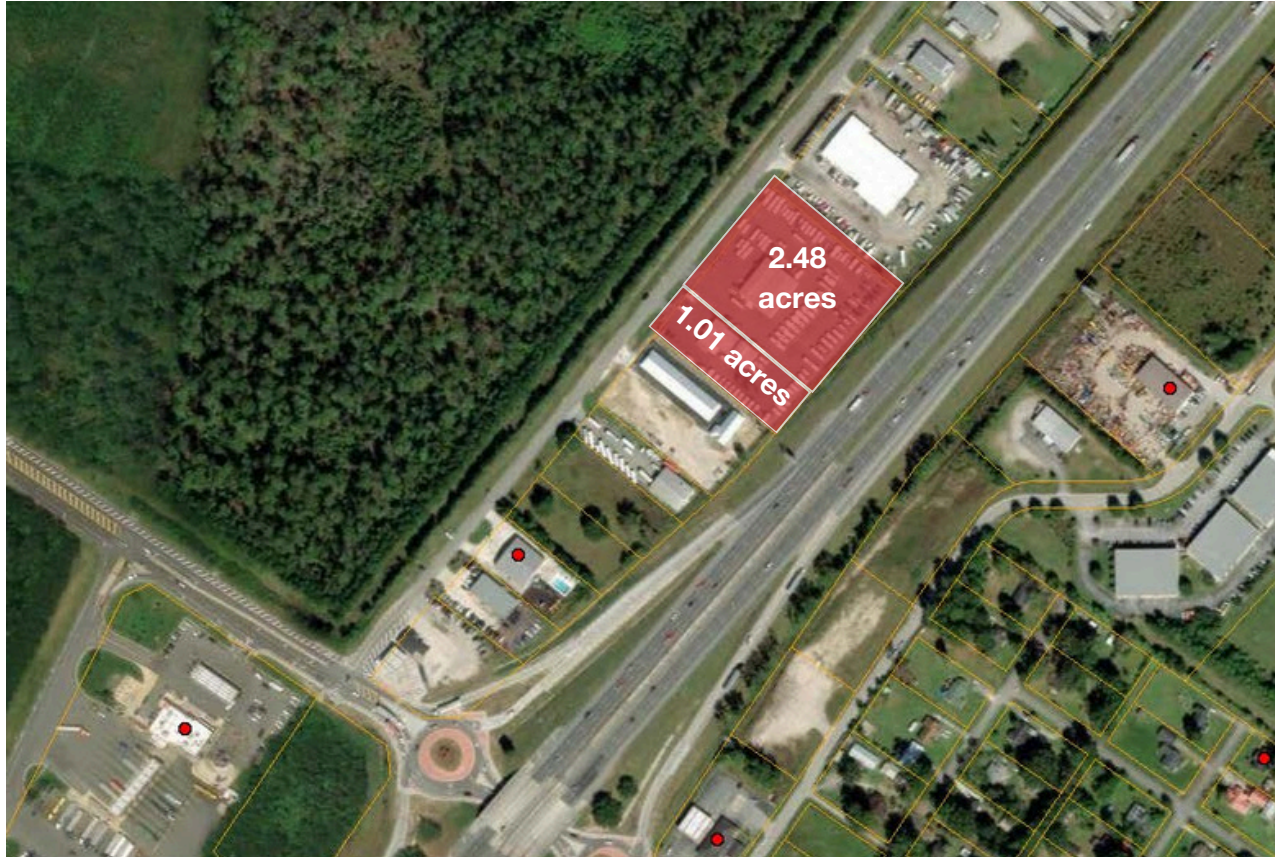
Property Details

Lot Size:	3.49 acres
Building Size:	13,600 SF Total 5,600 SF office & showroom 8,000 SF warehouse
Year Built/Renovated:	1988/1990
Zoning:	C-3
Traffic Counts:	
I-95:	95,100 VPD
Ford Ave/Highway 144	16,900 VPD

**For more information,
please contact:**

Rex Benton
o: 912 704 4295
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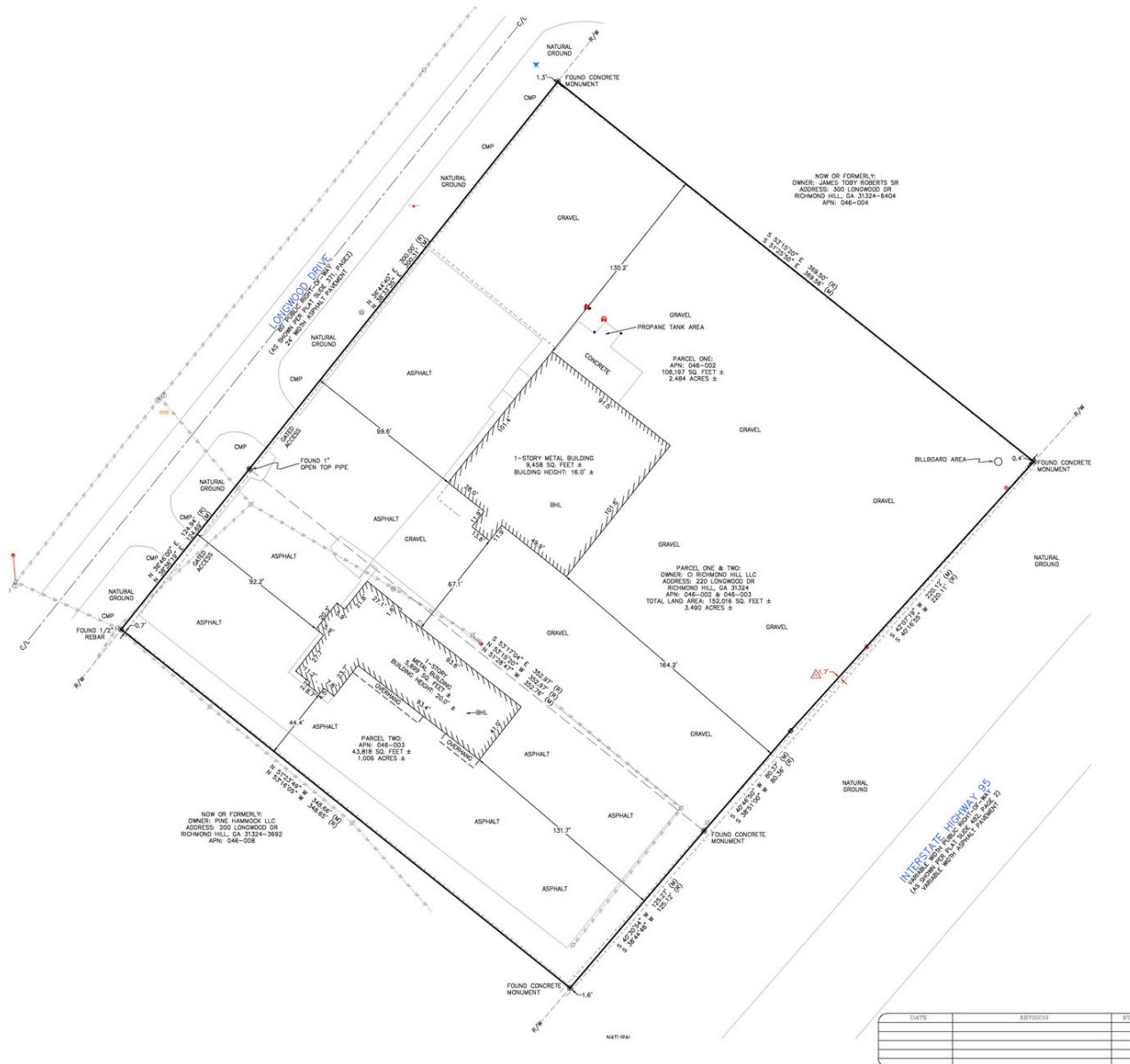
Parcel Map



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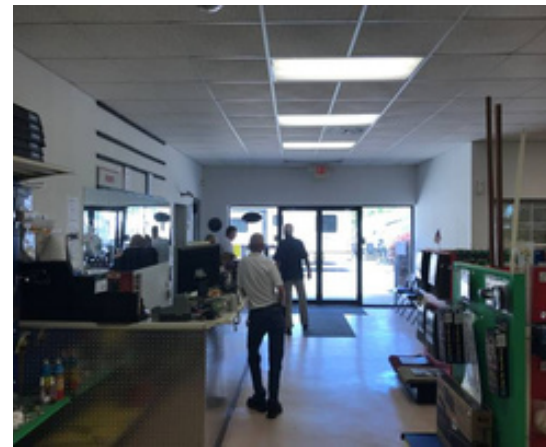
Survey



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Property Photos



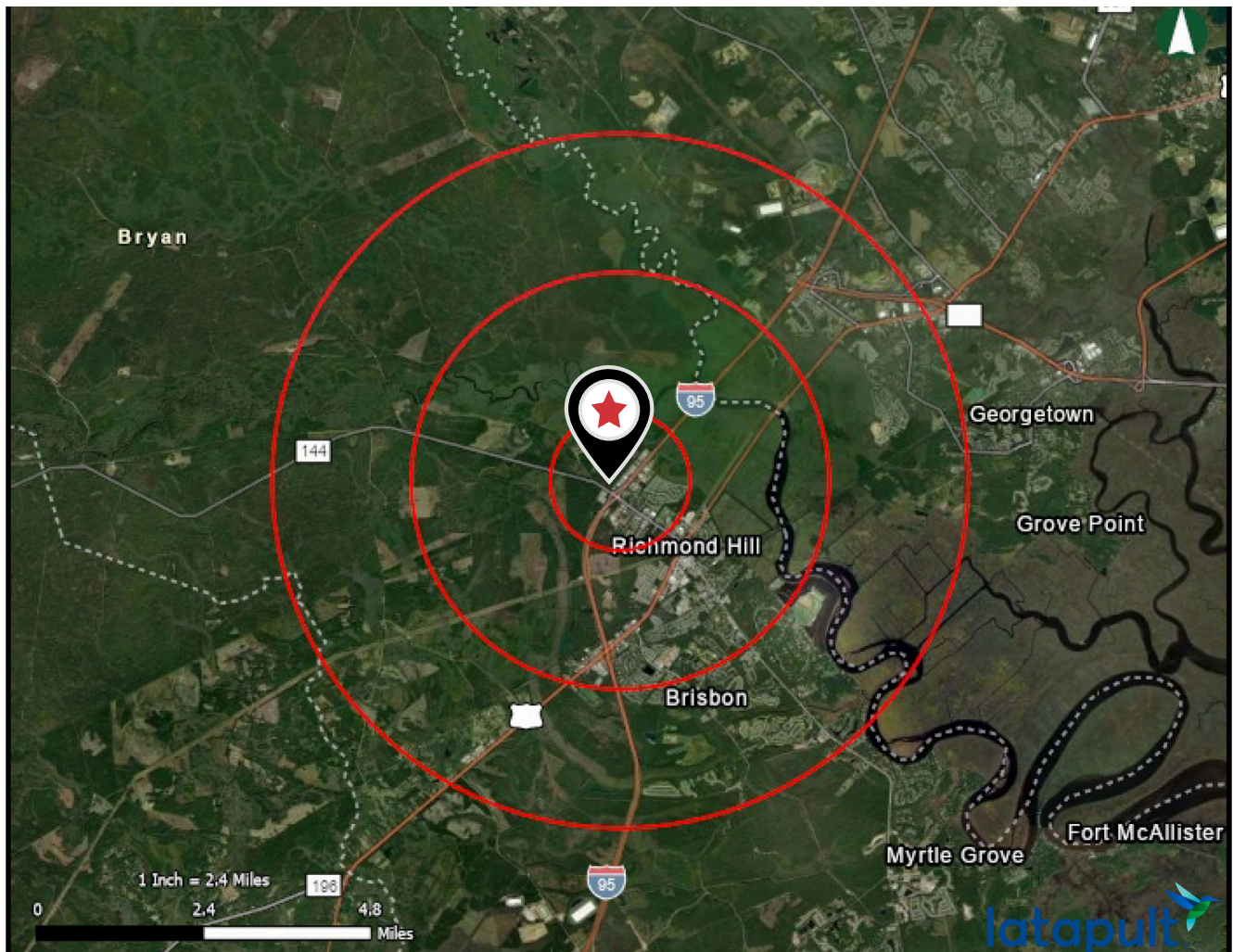
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Population

	1 Mile	3 Miles	5 Miles
Total Population	2,016	11,353	26,363
Median Age	30	32	33
Total Workers	1,048	5,498	12,469

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	604	3,724	9,169
Median HH Income	\$111,468	\$94,117	\$89,048

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