

# SPRINGFIELD RETAIL CENTER

745 MCCALL ROAD  
SPRINGFIELD, GA 31329

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# 1 PROPERTY INFORMATION

745 McCall Road  
Springfield, GA 31329

# Property Summary



## OFFERING SUMMARY

|                         |                  |
|-------------------------|------------------|
| Lease Rate [Suite 102]: | \$30 SF/yr (NNN) |
| Current CAM:            | \$7.56 SF/yr     |
| Building Size:          | 4,623 SF         |
| Available SF:           | 1,360 - 2,720 SF |
| Lot Size:               | 1.01 Acres       |
| Year Built:             | 2024             |
| Zoning:                 | B-1              |
| Market:                 | Savannah         |
| Submarket:              | Springfield      |
| APN:                    | S110-18B         |

## PROPERTY OVERVIEW

SVN is pleased to offer professional office or retail space for lease in Springfield, GA. Suite 102 is a  $\pm 1,360$  square foot [20'W x 68'D] inline unit currently built out for a retail user and available immediately. The interior layout includes a large open area, large storage room, office, and additional storage closet for IT/phone equipment and a mop sink. Suite 103 is a  $\pm 1,360$  square foot [20'W x 68'D] end cap in a cold dark shell condition, which will require further improvements. Tenant Improvement allowance for Suite 103 is available for qualified tenants. The center is  $\pm 4,623$  total square feet that sits on  $\pm 1.01$  acres and has been professionally managed and maintained since completion in 2024.

## LOCATION OVERVIEW

The property is located at the signalized intersection of GA Hwy 21 and McCall Road inside the city limits of Springfield within Effingham County. The county is approximately 20 miles north of Savannah and within the Savannah MSA. The entire area has experienced a substantial growth in population to 65,000+ residents, which is attributed to solid public school systems; major employers such as Georgia Transformer, Georgia Pacific, Gulfstream, Mitsubishi, Amazon, JCB, the US National Guard and the Hyundai EV Meta Plant; a strong tourism base of nearly 15 million visitors per year; the 4th largest U.S. port; and 2 military bases. This once rural suburb has now become an affluent bedroom community of Savannah.

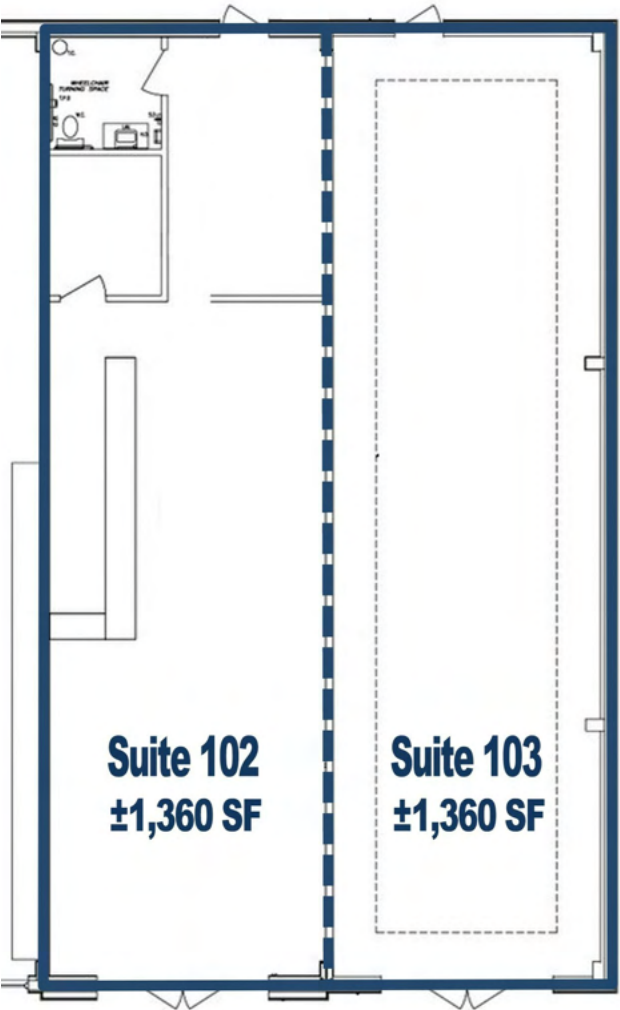
# Complete Highlights



## PROPERTY HIGHLIGHTS

- Professional Office or Retail Space | For Lease | GA Hwy 21 | Springfield
- [2] Suites Available | ±1,360 Square Feet [20'W x 60'D] Each
- Suite 102: ±1,360 SF Inline; Built Out as Retail w/Large Open Area, Storage Room, Office
- Suite 103: ±1,360 SF End Cap in Cold Dark Shell Condition; Improvements Required
- Retail Center is Located at the Signalized Intersection of McCall Rd and GA Hwy 21
- Springfield is within Savannah MSA; Substantial Population Growth to 65,000+ Residents

# Floor Plan And Photos



Floor Plan



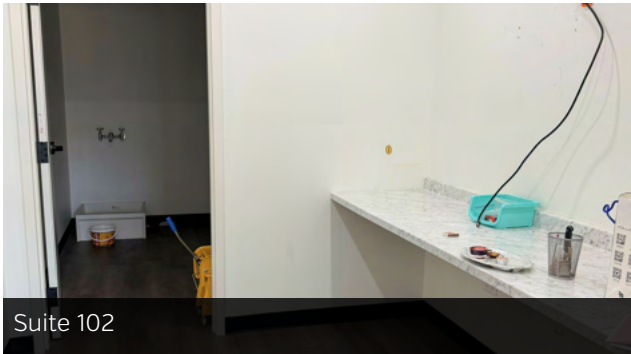
Suite 102



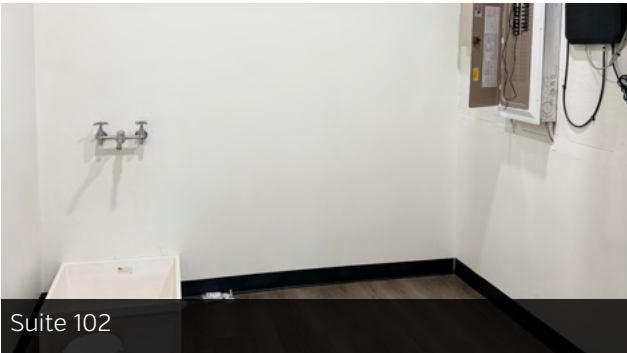
Suite 102



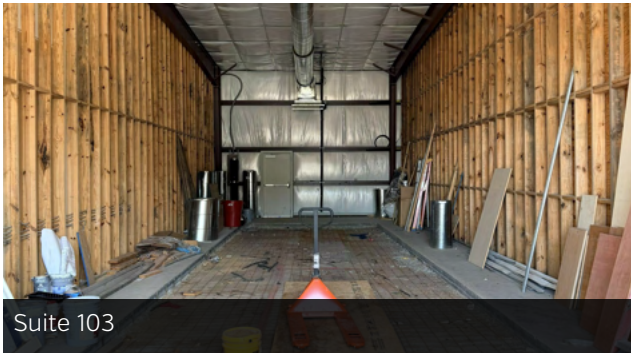
Suite 102



Suite 102

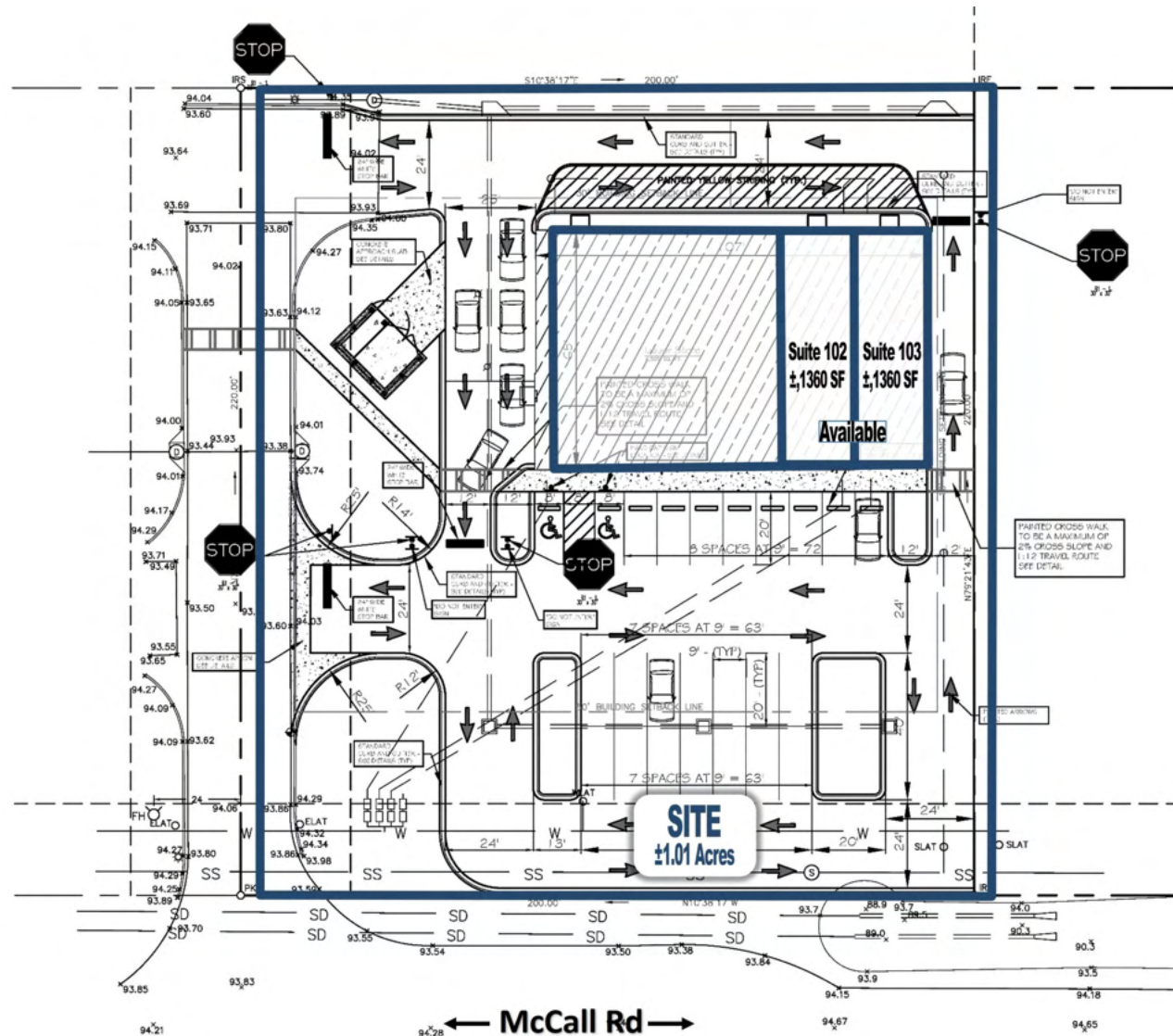


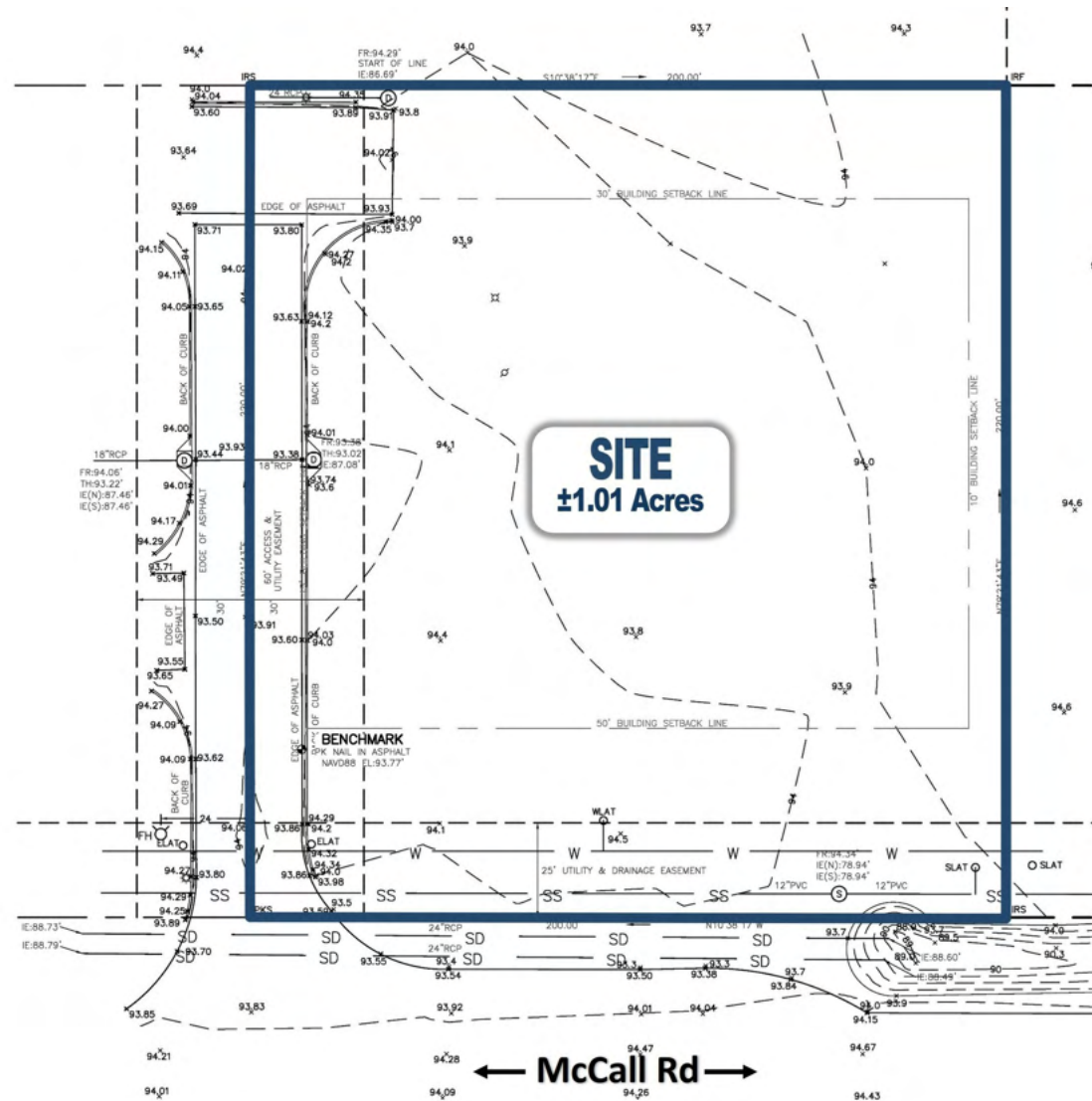
Suite 102



Suite 103

# Site Plan





# 2 LOCATION INFORMATION

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# North View



# East View



# South View



# Aerial | Site



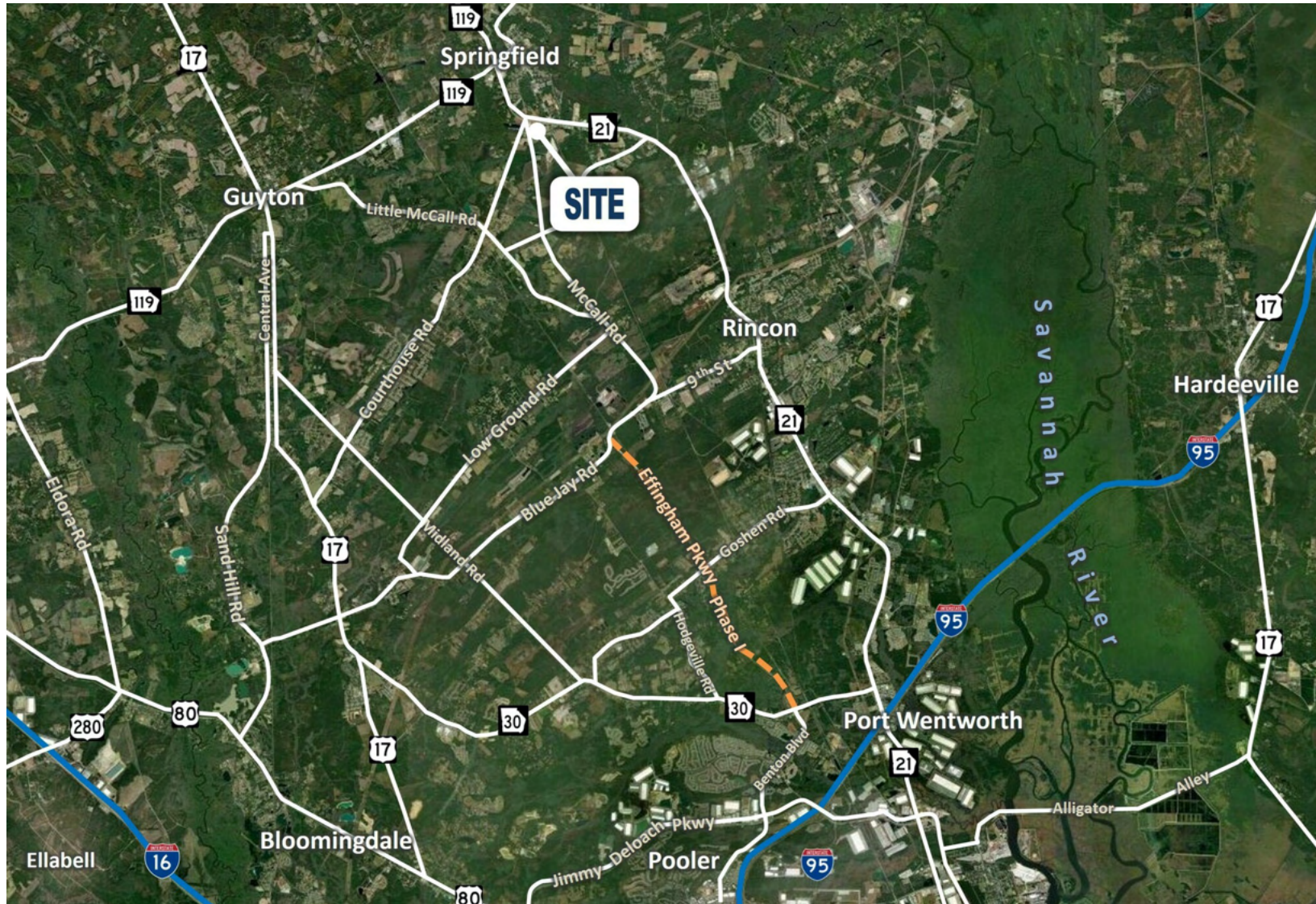
# Aerial | Local



# Aerial | GA Hwy 21



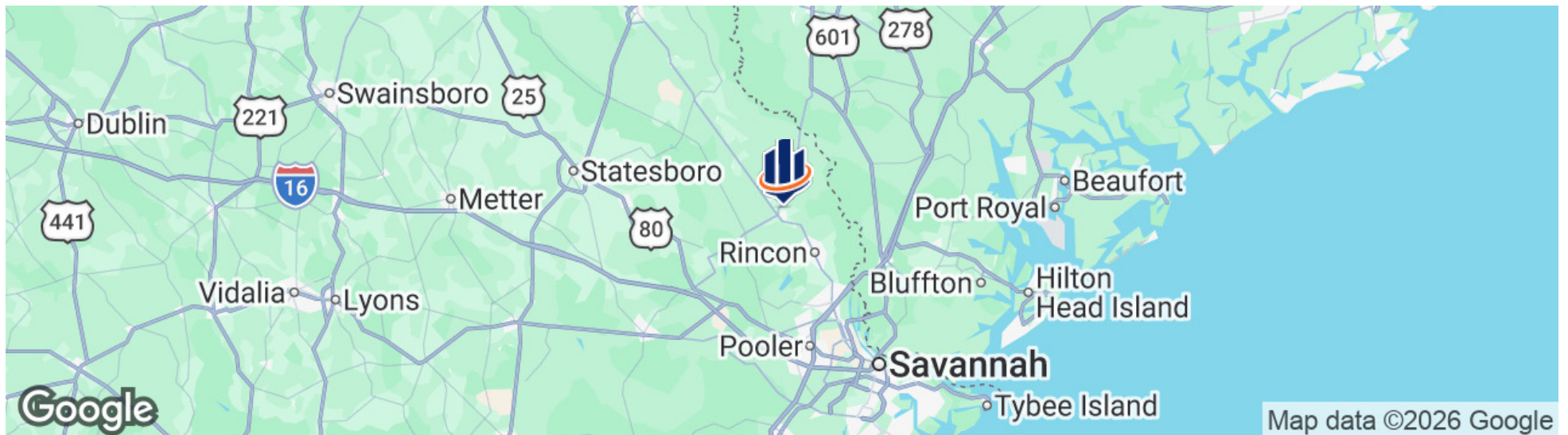
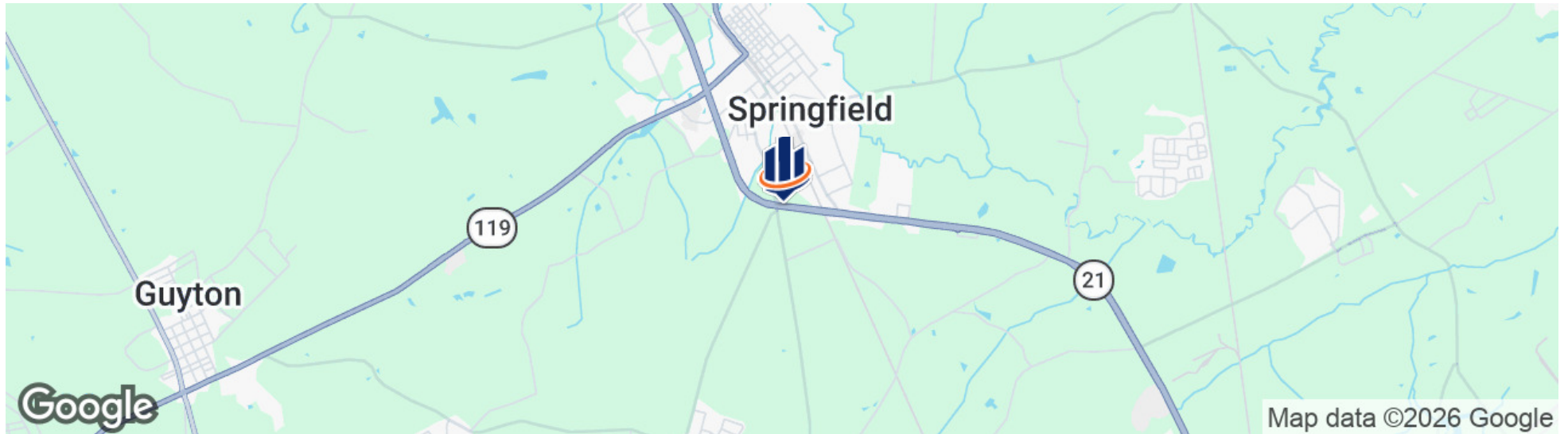
# Aerial | Effingham Parkway



# Aerial | Savannah MSA



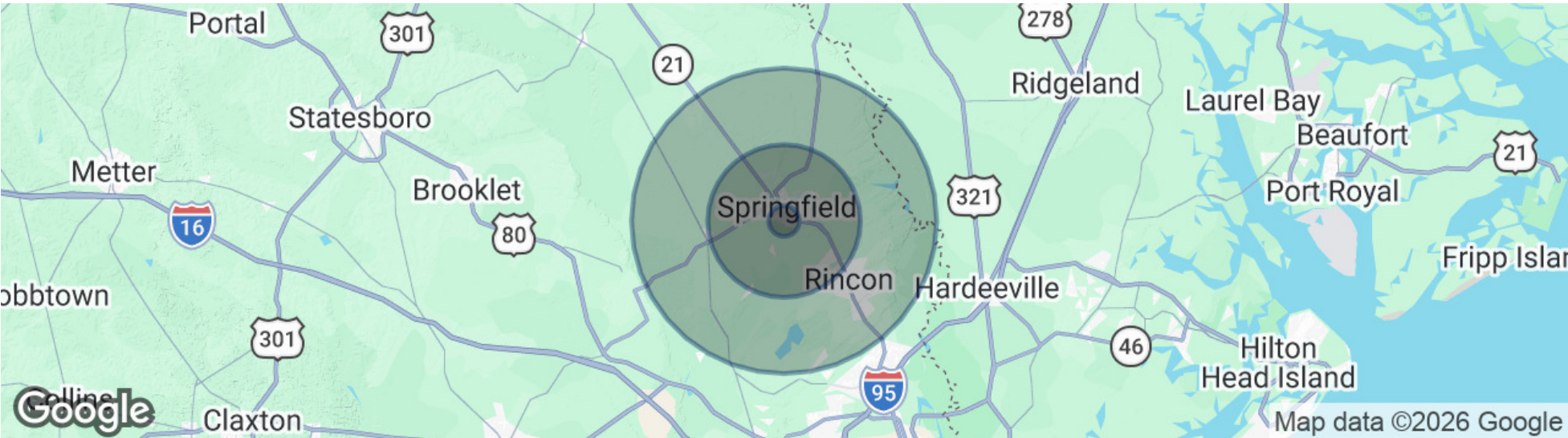
# Location Maps



# 3 DEMOGRAPHICS

745 McCall Road  
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# Demographics Map & Report



| POPULATION           | 1 MILE    | 5 MILES   | 10 MILES  |
|----------------------|-----------|-----------|-----------|
| Total Population     | 1,641     | 14,368    | 55,425    |
| Average Age          | 39        | 38        | 38        |
| Average Age [Male]   | 37        | 37        | 37        |
| Average Age [Female] | 41        | 39        | 39        |
| HOUSEHOLDS & INCOME  | 1 MILE    | 5 MILES   | 10 MILES  |
| Total Households     | 543       | 4,945     | 19,583    |
| # of Persons per HH  | 3         | 2.9       | 2.8       |
| Average HH Income    | \$88,346  | \$95,890  | \$104,216 |
| Average House Value  | \$269,236 | \$272,619 | \$282,416 |

2020 American Community Survey [ACS]

# 4 ADVISOR BIO & CONTACT

745 McCall Road  
Springfield, GA 31329

# Advisor Bio & Contact



**ADAM BRYANT, CCIM, SIOR**

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## PROFESSIONAL BACKGROUND

Adam Bryant, CCIM, SIOR is a Partner with SVN | GASC, specializing in the sale and leasing of land, office, retail, and investment properties throughout Savannah, Georgia and the surrounding coastal markets.

Bryant holds both a Master of Business Administration (MBA) and a Bachelor of Business Administration (BBA) from Georgia Southern University. He has earned the prestigious Certified Commercial Investment Member (CCIM) designation from the CCIM Institute and the SIOR designation from the Society of Industrial and Office Realtors. The CCIM designation is awarded to commercial real estate professionals who complete a rigorous graduate-level curriculum and demonstrate extensive transactional experience.

Since joining SVN | GASC in 2006, Bryant has completed more than \$500 million in transaction volume and has been recognized for his production, ranking among the Top 5 Advisors nationwide out of more than 2,000 SVN Advisors on multiple occasions.

Bryant previously served as President of the Savannah / Hilton Head Realtors Commercial Alliance (RCA) and remains actively involved in the region's commercial real estate community.

## 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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