

# LAND FOR SALE

4720 US-17 S, RICHMONDHILL



Pad-Ready Site





## Property Description

This pad-ready site is prime for retail development. Over 27k traffic count per day at the site with over 75k on I:95 which is very close. The area has a large number of nice hotels and fast-food restaurants. Infrastructure for stormwater detention is in place and site is graded. Surrounded by multiple new hotels and retail developments. Site is next door to a Class "A" Homes2 Suites by Hilton hotel. The location is ideally suited for retail use due to high traffic counts and strong co-users in the area. Very close proximity to I:95 with easy access to both Savannah and Effingham County. The Bryan County area has experienced substantial residential growth due to great schools and the expansion of the Port of Savannah which is now one of the busiest ports in the world.

## Offering Summary

- 1.01 Acres
- Zoning C-3
- Pad-Ready Site
- Traffic count over 27,000 per day
- Storm water/detention on adjacent parcel completed
- Close proximity to multiple hotels
- Location is ideally suited for retail use due to high traffic counts and strong co-users in the area.
- Close proximity to I:95

## For more information, please contact:



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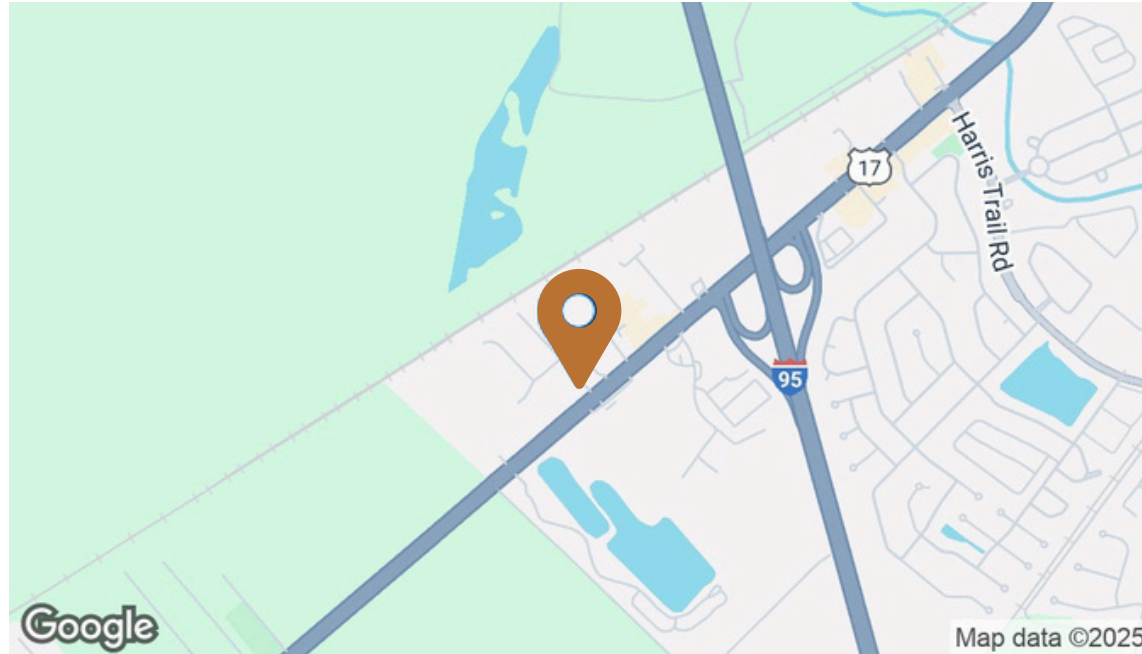
RETAILER MAP  
4720 US-17 S, RICHMONDHILL





# AREA DEMOGRAPHICS

4720 US-17 S, RICHMONDHILL



## DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	935 2.6	7,928 2.9	28,746 2.7
Total Population	\$82,364	\$110,637	\$113,448
Average HH Income	\$237,809	\$323,991	\$333,913

## POPULATION

	1MILE	5 MILES	10 MILES
Total Population	2,441	22,771	77,840
Average Age	35	35	37
Average Age (Male)	33	34	36
Average Age (Female)	37	37	38

## OFFERING SUMMARY

Sale Price:	\$850,000
Lot Size:	1.01 Acres
Price / Acre:	\$841,584
Zoning:	C-3



# AERIAL PHOTO

4720 US-17 S, RICHMONDHILL







## About Judge Realty

Judge Realty is the leader in Savannah Commercial Real Estate. We manage and lease over 500 properties in the Savannah area and work with local and national clients across the USA.

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PROPERTY MANAGEMENT

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