

GROUND LEASE OPPORTUNITY ±1.0 ACRE OUTPARCEL AT THE CHATHAM CENTER

CHATHAM PARKWAY @ I-16
SAVANNAH, GA 31405

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Downtown
Savannah



SITE
±1.0 Acre

Chatham Pkwy

Chatham Center Dr





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Georgia Ports
Authority

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Downtown
Savannah

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SITE
±1.0 Acre

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Chatham Pkwy

Chatham Center Dr



1 PROPERTY INFORMATION

Chatham Parkway @ I-16
Savannah, GA 31405

Property Summary



Ground Lease Rate

\$150,000/YR, NET

PROPERTY OVERVIEW

SVN is pleased to present Outparcel #5 for ground lease at the Chatham Center, which is a master planned, mixed-use development. The parcel, which is designed for retail use, is ±1 acre in size and located at the NE quadrant of the signalized intersection of Chatham Parkway and Chatham Center Drive near I-16. Access will be provided by the signalized intersection at Chatham Center Drive and Chatham Parkway as well as a ¾ intersection directly from Chatham Parkway across from Park of Commerce Way. Substantial completion of the master infrastructure work has been delivered with all necessary traffic improvements from Chatham Parkway, interior road work, master drainage detention and utilities within the property boundaries.

LOCATION OVERVIEW

The Chatham Center is one of Savannah's premier Class A business parks situated on approximately 200 acres at the I-16 interchange of Chatham Parkway. There are 3 buildings totaling ±175,402 square feet of high quality office, office/distribution and office/showroom space surrounding a 53-acre lake with a walking path. Amenities include conference facilities, on-site property management, abundant free parking for staff and visitors, impeccably maintained landscaping and outdoor seating, which add to the aesthetics, tranquility and professional environment at the park. There is excellent exposure and visibility from I-16, and there are developments underway to provide tenants with additional amenities to include retail, housing and hospitality services. Chatham Center's central location provides quick access to many parts of Savannah. It is approximately 5 minutes to I-95 and the Mega Site, which includes Amazon's new distribution center; 10 minutes to the City of Pooler, the Airport, the GA Ports Authority and historic Downtown; 15 minutes to the South Side and Abercorn Street; and 25 minutes on I-16 to the Hyundai Electric Vehicle & Battery Manufacturing Facility, which is presently under construction.

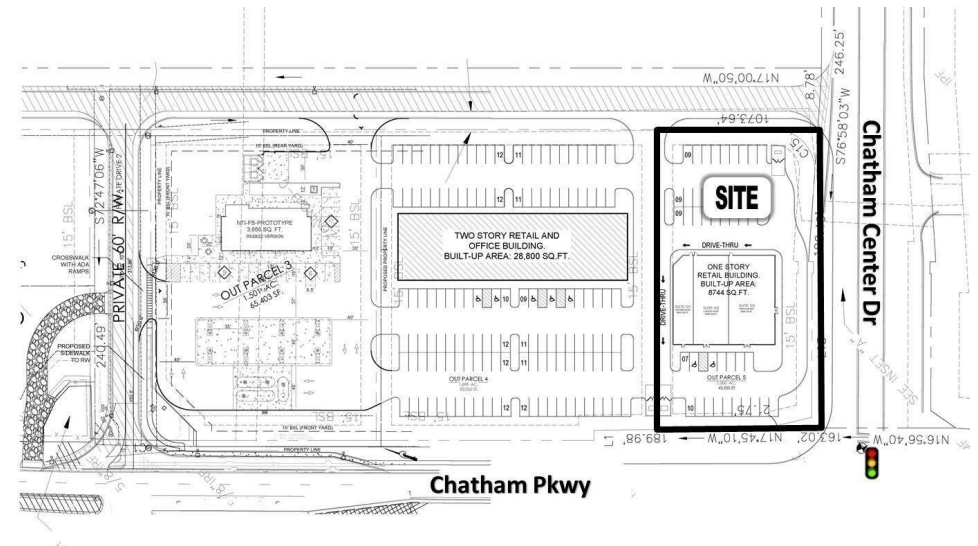
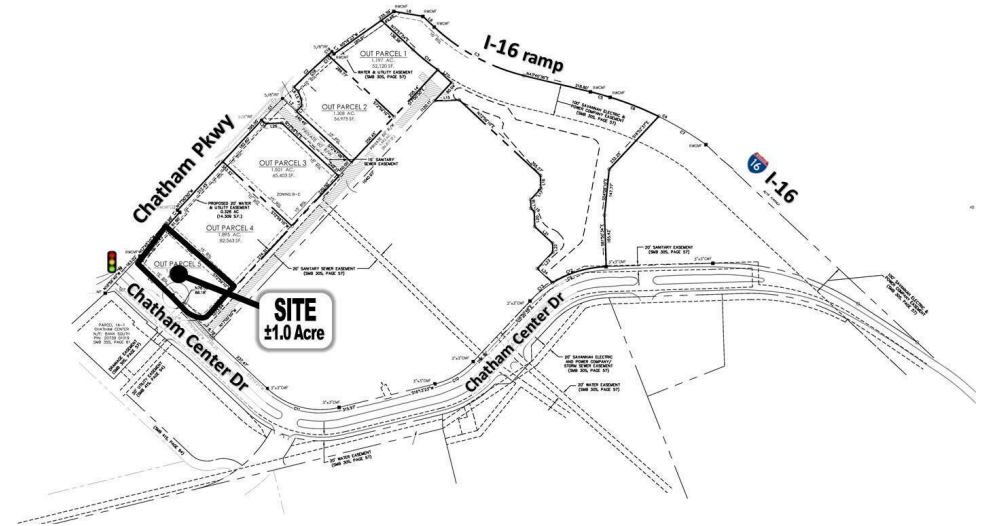
OFFERING SUMMARY

Lot ID:	OP 5
Lot Size:	±1.0 Acre
Zoning:	PUD B-R
Best Use:	Retail
Market:	Savannah

Complete Highlights

PROPERTY HIGHLIGHTS

- Ground Lease Opportunity | ±1.0 Acre Outparcel at The Chatham Center
- Designed for Retail Use | Within Master-Planned Development
- Signalized Corner of Chatham Pkwy & Chatham Center Dr
- Traffic Improvements, Interior Road Work, Detention & Utilities
- At I-16 and Chatham Parkway Interchange
- Central Location with Easy Access to I-95, Airport, Downtown



Aerial | Site



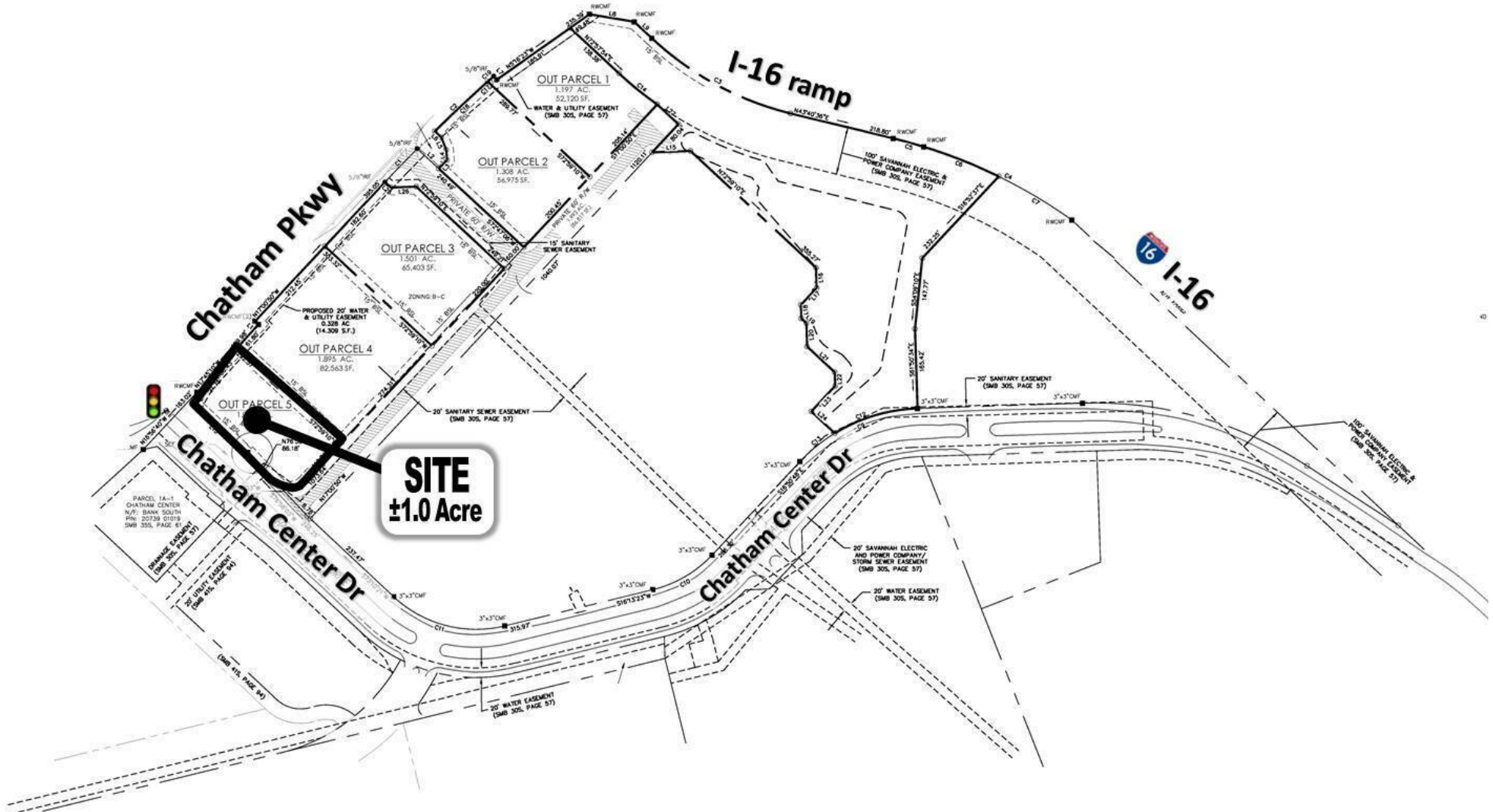
Site Aerial



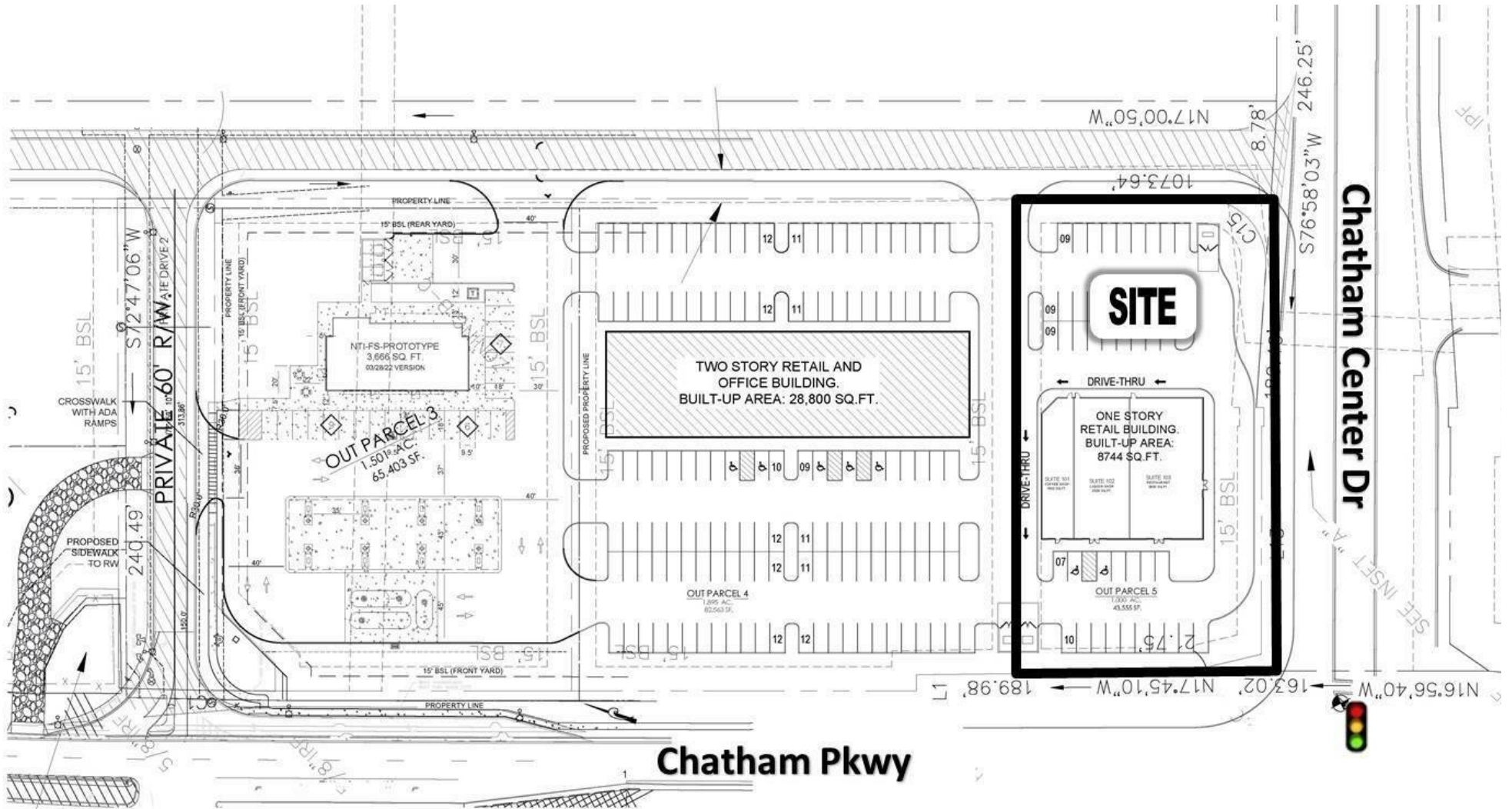
Site Aerial



Site Plan



Retail Concept Plan





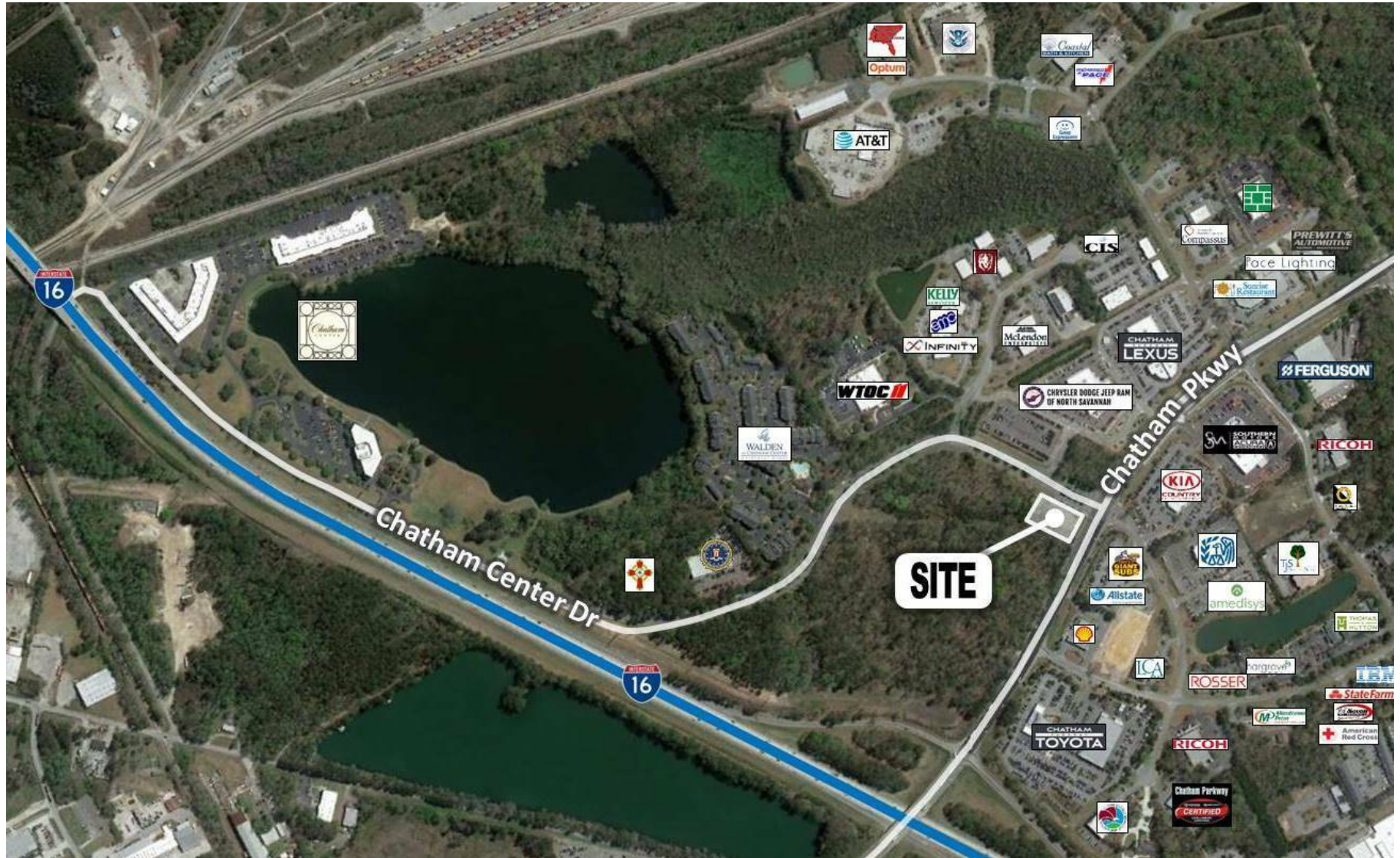
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Chatham Parkway @ I-16
Savannah, GA 31405

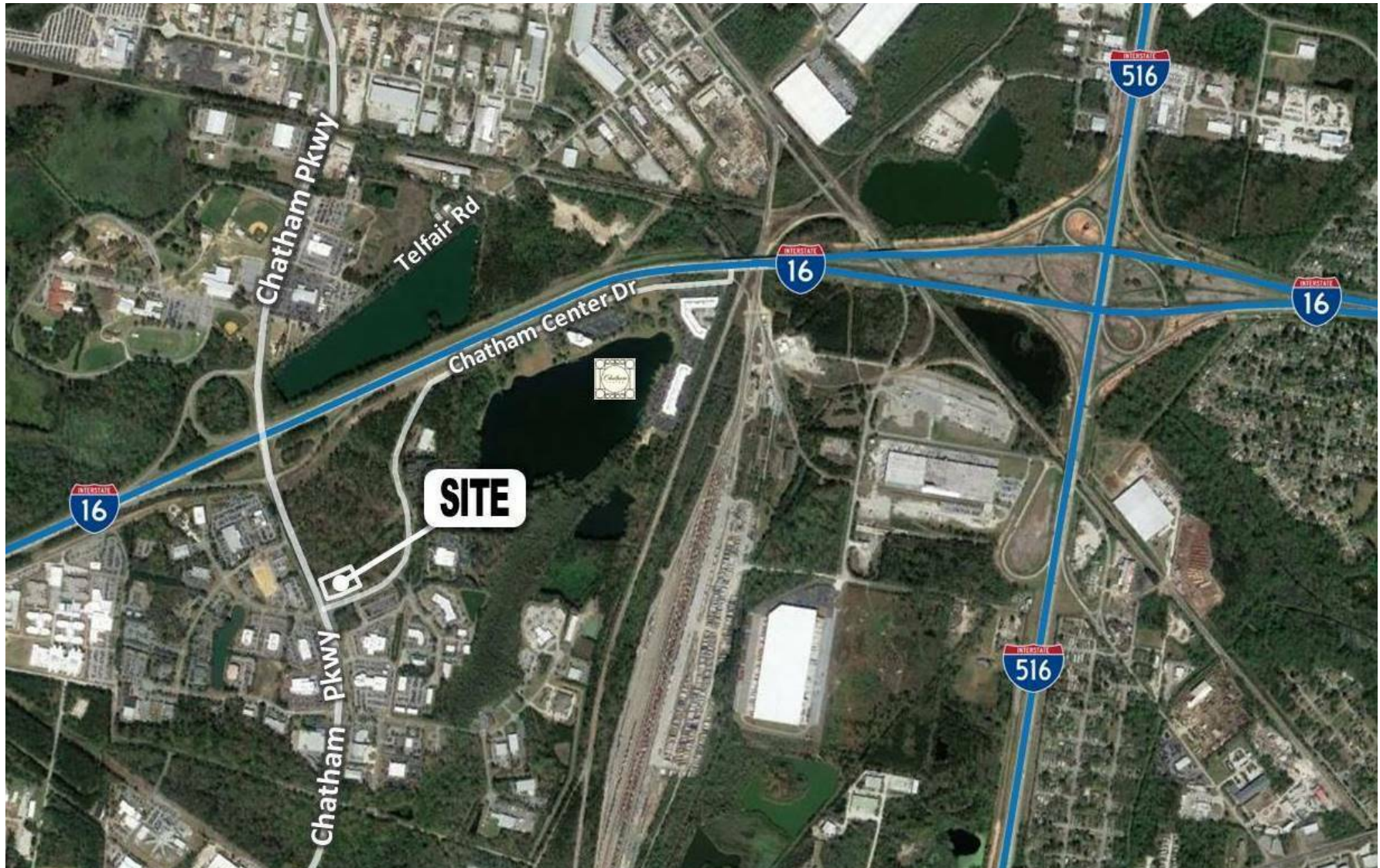
Aerial | Chatham Center



Aerial | Chatham Center



Aerial | I-16 & I-516

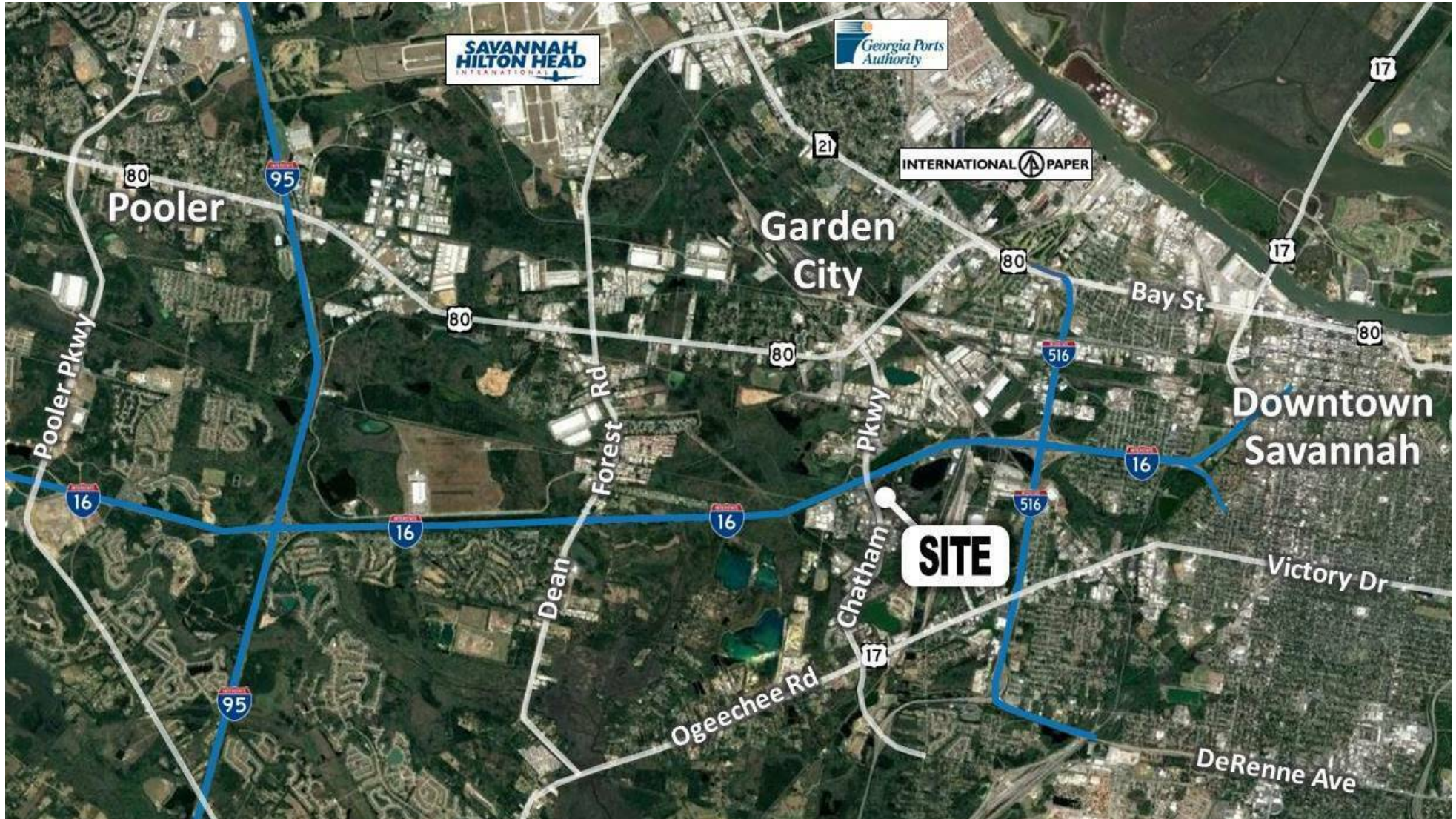


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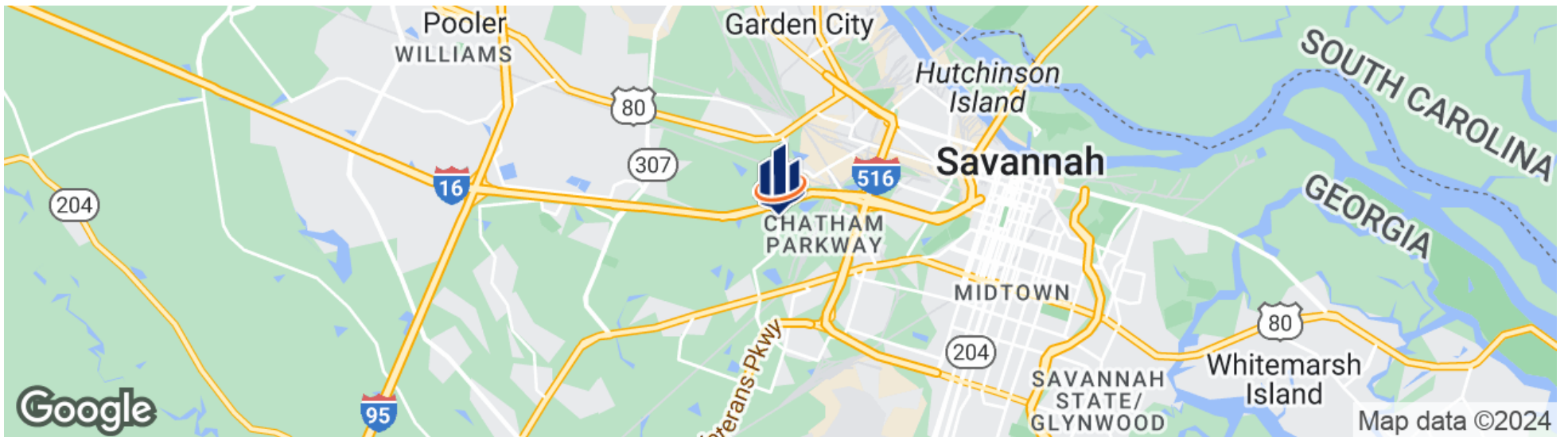
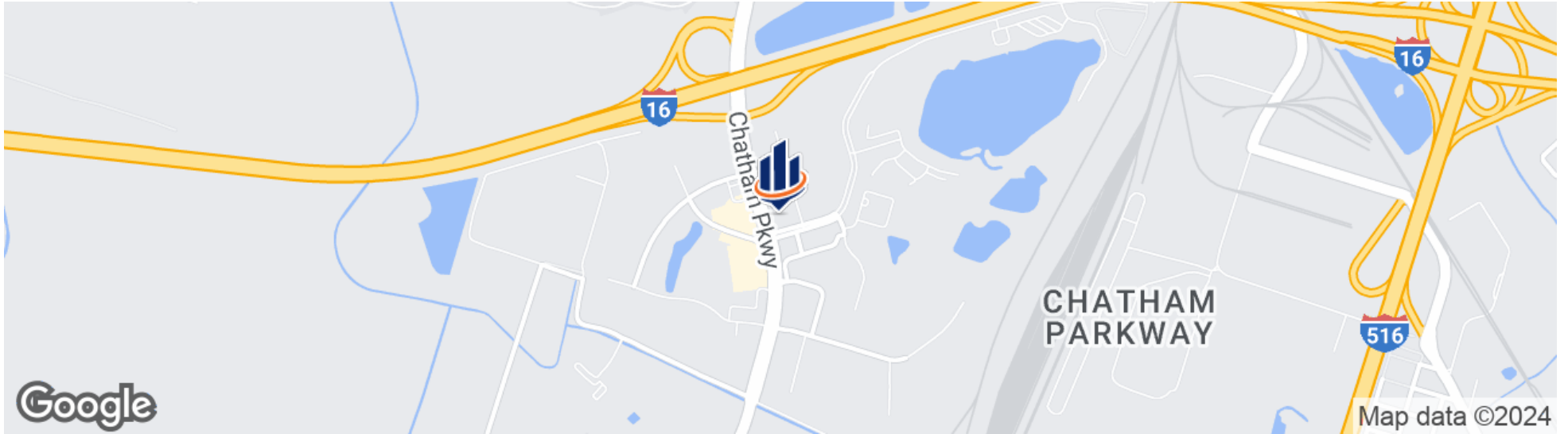
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Aerial | Savannah MSA



Location Maps

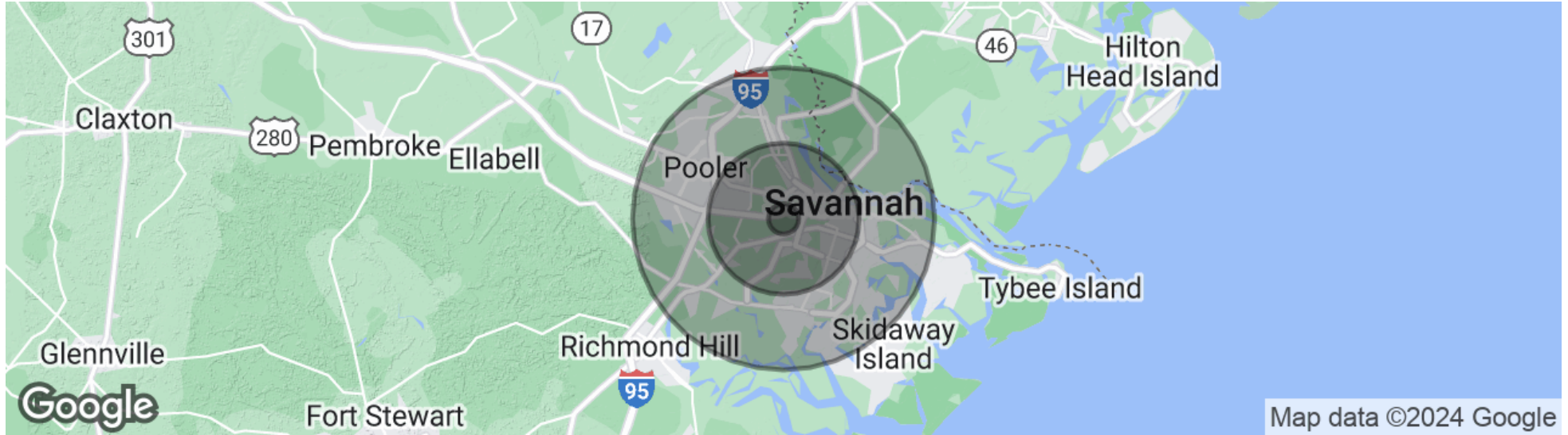


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DEMOGRAPHICS

Chatham Parkway @ I-16
Savannah, GA 31405

Demographics Map & Report



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,312	91,817	249,511
Average age	30.1	35.5	36.1
Average age [Male]	30.8	33.9	34.7
Average age [Female]	26.4	37.0	37.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	749	40,689	106,097
# of persons per HH	3.1	2.3	2.4
Average HH income	\$44,206	\$56,505	\$67,841
Average house value	\$4,918	\$198,732	\$189,492

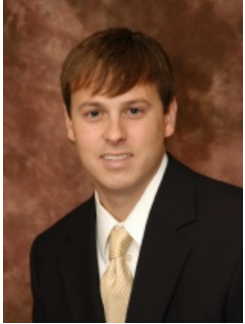
* Demographic data derived from 2020 ACS - US Census



4 ADVISOR BIO & CONTACT

Chatham Parkway @ I-16
Savannah, GA 31405

Advisor Bio & Contact



ADAM BRYANT, CCIM, SIOR

Partner

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Direct: 912.667.2740

GA #279255 // SC #88499

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 in Savannah, Georgia and surrounding areas including Pooler.

Bryant earned a Master of Business Administration as well as a Bachelor of Business Administration from Georgia Southern University. In addition, he has completed the Certified Commercial Investment Member [CCIM] designation by the CCIM Institute, one of the leading commercial real estate associations in the world. The CCIM designation is awarded to commercial real estate professionals upon successful completion of a graduate-level education curriculum and presentation of a portfolio of qualifying industry experience.

Since joining SVN | GASC in 2006, Bryant has completed more than \$250 million in transaction volume and is a multi-year recipient of the SVN Partner's Circle Award in recognition of outstanding sales while being ranked in the Top 5 producers in the nation of completed transactions at SVN out of more than 1,500 Advisors.

Bryant also served as President for the Savannah / Hilton Head Realtors Commercial Alliance [RCA] Board.

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]