

LAND FOR SALE



PROPERTY DESCRIPTION

This 1.88 acre HARD CORNER parcel is located at the lighted intersection of Chatham Parkway and Carl Griffin Drive. The site is ideally located for any type of retail, restaurant, gas station / c-store or hotel. The site is approved for direct access onto Chatham Parkway at the lighted intersection with a full movement traffic signal.

PROPERTY HIGHLIGHTS

- Hard Corner
- Lighted Intersection
- Last available corner on Chatham Parkway

OFFERING SUMMARY

Sale Price:	\$1,250,000
Lot Size:	1.88 Acres

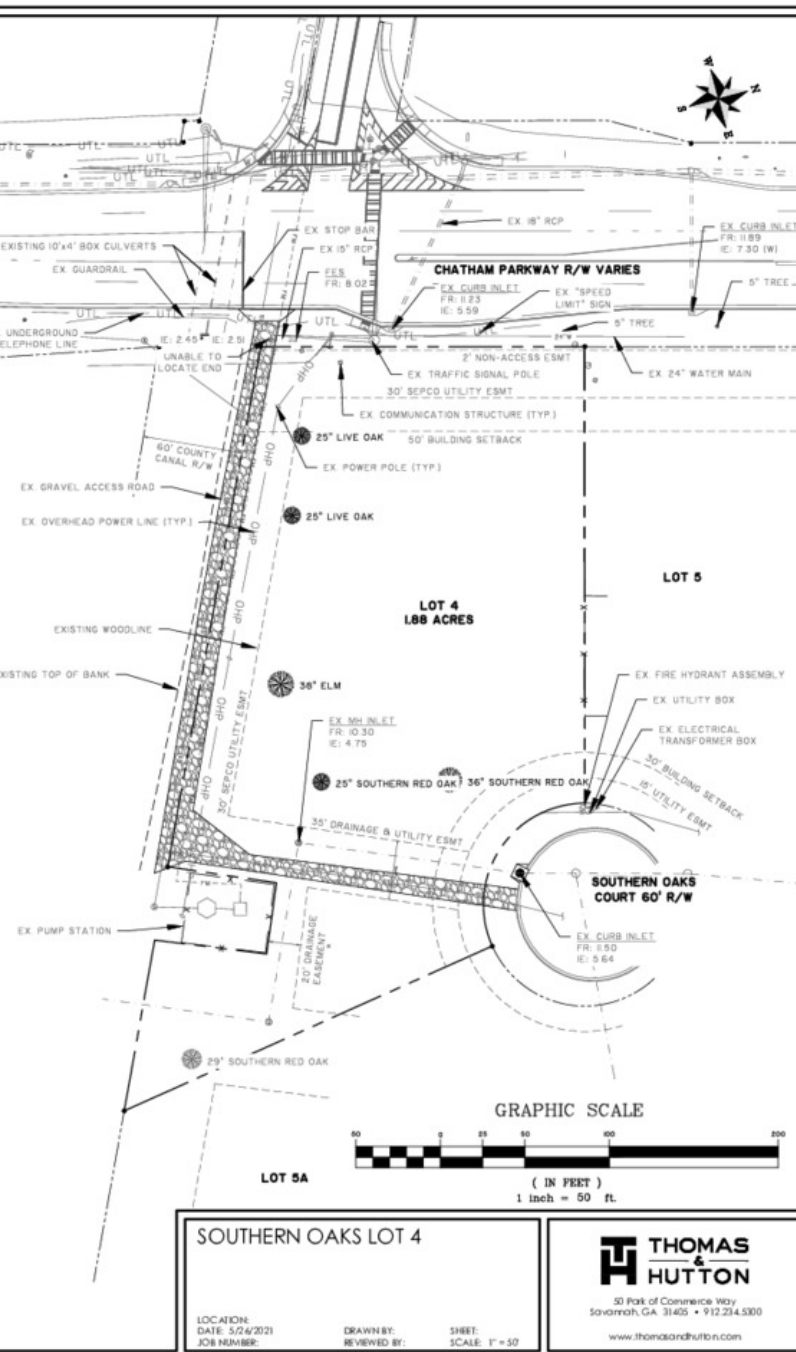
DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	406	34,691	94,316
Total Population	1,383	90,971	244,360
Average HH Income	\$40,279	\$47,751	\$54,781

ANTHONY WAGNER
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CHATHAM PARKWAY PARCEL
19 SOUTHERN OAKS COURT, SAVANNAH, GA 31405

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Survey Existing Condition



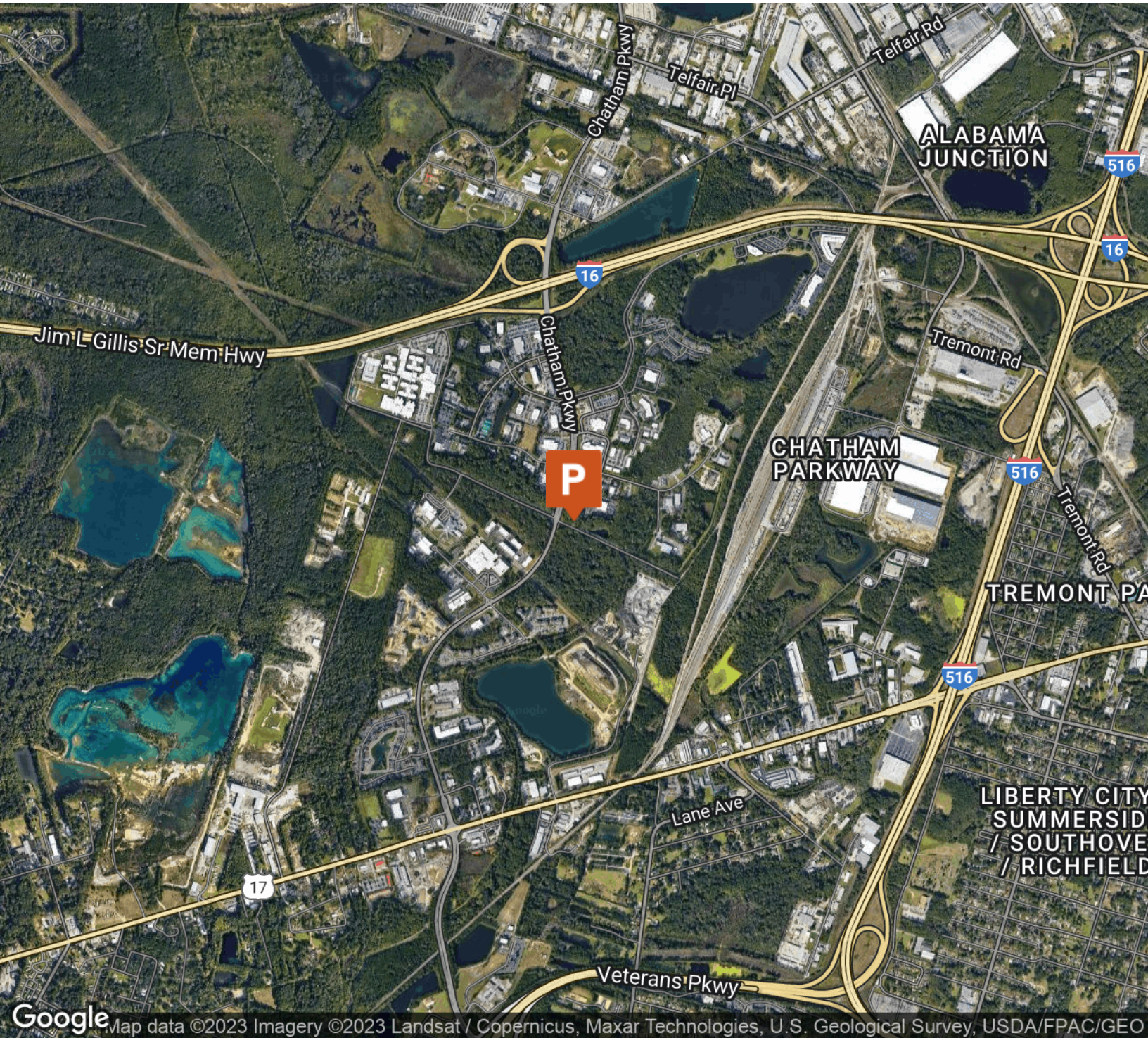
Conceptual Development Plan

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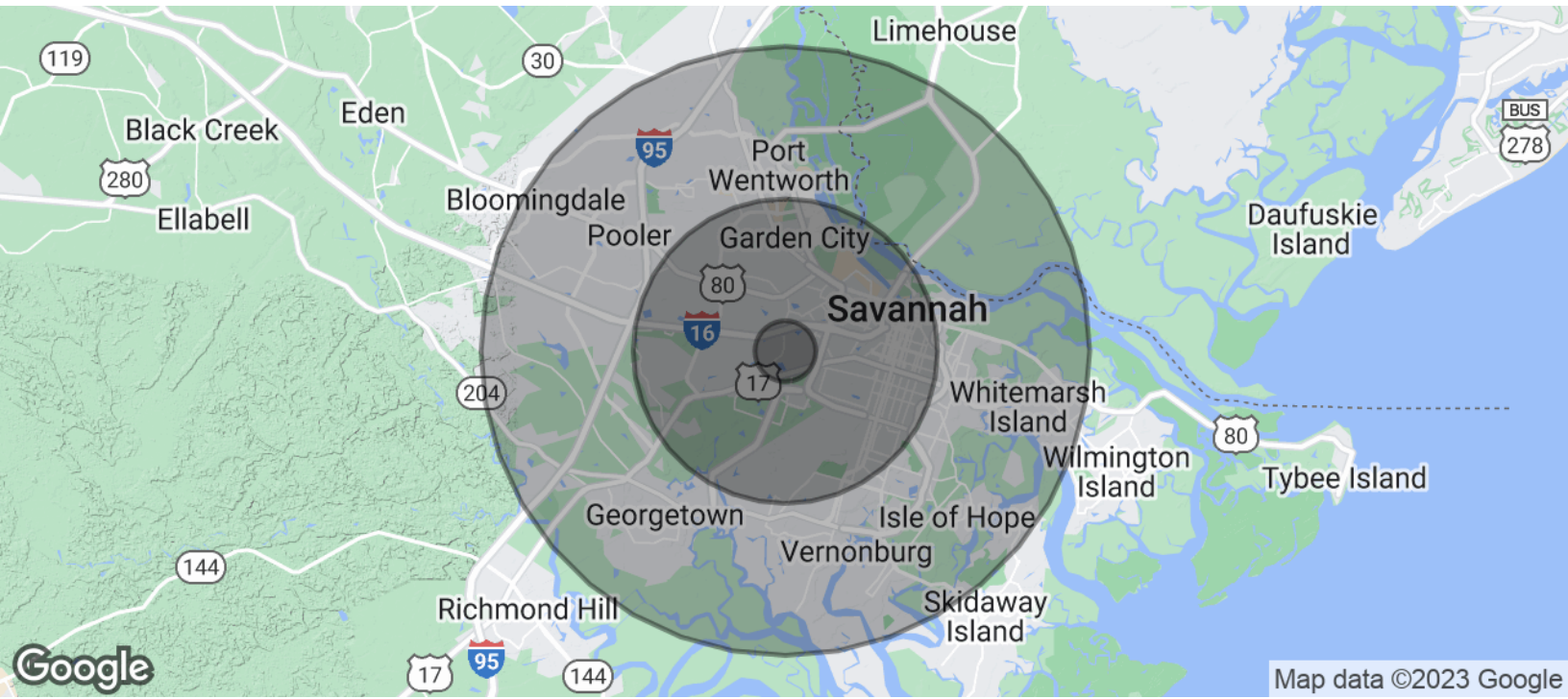
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,383	90,971	244,360
Average Age	29.4	33.2	33.5
Average Age (Male)	28.3	32.0	32.1
Average Age (Female)	29.8	34.6	34.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	406	34,691	94,316
# of Persons per HH	3.4	2.6	2.6
Average HH Income	\$40,279	\$47,751	\$54,781
Average House Value	\$120,289	\$185,135	\$202,702

* Demographic data derived from 2020 ACS - US Census

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