



For Lease!

**2890 LITTLE NECK RD #104,
BLOOMINGDALE, GA 31302**



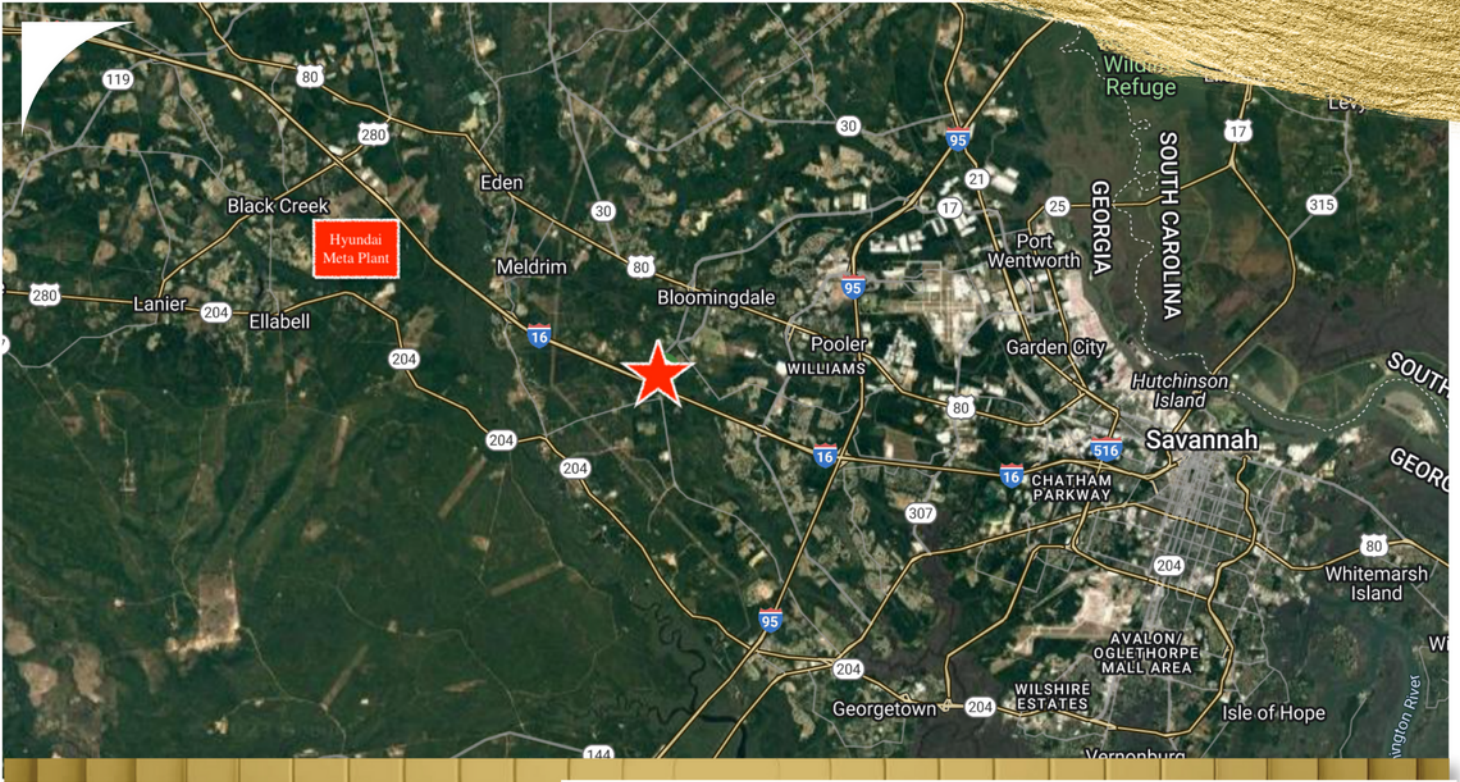
INCREDIBLE INVESTMENT OPPORTUNITY!

BALDINOS, A RENOWNED SANDWICH FRANCHISE, OFFERS AN EXCITING LEASING OPPORTUNITY IN BLOOMINGDALE, GA. LOCATED IN A PRIME LOCATION, THIS COMMERCIAL SPACE IS AVAILABLE FOR LEASE. WITH ITS STRATEGIC POSITION AND HIGH VISIBILITY, IT PRESENTS A PROMISING BUSINESS OPPORTUNITY. BLOOMINGDALE IS A VIBRANT COMMUNITY WITH A GROWING POPULATION, ENSURING A STEADY CUSTOMER BASE. JOIN THE BALDINOS FAMILY AND CAPITALIZE ON THIS FANTASTIC LEASING OPPORTUNITY IN BLOOMINGDALE, GA!

PROPERTY TYPE: **COMMERCIAL**
YEAR BUILT: **2022**
BUILDING CLASS: **A**
LEASE AREA : **2,502**
RENTAL RATE: **\$6,000/MONTHLY**
DRIVE THROUGH WINDOW

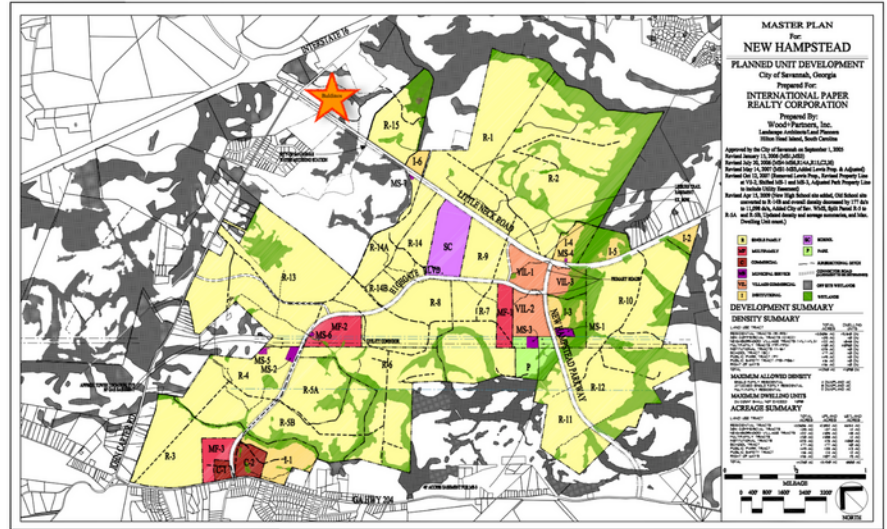
HIGHLIGHTS

THE BUILDING IS IN A SHOPPING STRIP WITH SHELL FOOD MART, JSP STAFFING, AND DAIRY QUEEN. PROXIMATE TO GEORGIA PORTS AUTHORITY, SAVANNAH HILTON HEAD INTERNATIONAL AIRPORT, \$5.5 BILLION HYUNDAI EV& LG PLANT SITE, GULFSTREAM, AND MAJOR EMPLOYERS. AT EPICENTER OF RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL GROWTH CORRIDOR FOR SAVANNAH MSA. RIGHT OFF EXIT 152 ON BUSY INTERSTATE 16, LESS THAN 5 MILES FROM INTERSTATE 95., IN THE MIDDLE OF THE NEW HAMPSTEAD PUD. FRANCHISE, EQUIPMENT, FIXTURE, CAM FEES AND EXPENSES ARE NOT INCLUDED IN THE LEASE.



NEW HAMPSTEAD PUD

- THE 4,250 TOTAL ACRES FULLY ESTABLISHED FOR DEVELOPMENT OF OVER 10,000 DWELLING UNITS INCLUDING ON-SITE K-12 SCHOOL CAMPUS
- PARTNERING OF LOCAL, REGIONAL, AND NATIONAL HOMEBUILDERS/DEVELOPERS ARE PROJECTED TO DELIVER A WIDE ARRAY OF SINGLE-FAMILY AND MULTI-FAMILY PRODUCT WITH PROJECTION OF 600-700 UNITS PER YEAR.
- EXIT 152, EPICENTER OF RESIDENTIAL AND COMMERCIAL POSITIONED TO HOME OVER 10,000 EMPLOYEES COMING SOON HYUNDAI EV PLANT AND THE SUPPLIERS IN THE SURROUNDING AREA, INCLUDING MAJOR PLAYERS AS AMAZON, GULFSTEAM, JCB, GEORGIA PORT AUTHORITIES, ETC.



Meet

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UNTRADITIONAL. UNCONVENTIONAL.
WE ARE REALTYONEGROUP

LET'S TALK. CONTACT US TODAY.
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INCLUSION

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