



# ±6,564 SF CLASS A MEDICAL OFFICE BUILDING FOR LEASE

10055 FORD AVENUE, BUILDING 4-A  
RICHMOND HILL, GA 31324

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## PROPERTY INFORMATION

Property Summary  
Complete Highlights  
Exterior Photos  
Interior Photos  
1st Floor Plan  
2nd Floor Plan

1

## LOCATION INFORMATION

Aerial | Site  
Aerial | Site  
Aerial | Site  
Aerial | Location  
Aerial | Communities  
Aerial | Savannah MSA  
Location Map

2

## DEMOGRAPHICS

Demographics Map & Report

3

## ADVISOR BIO & CONTACT

Advisor Bio & Contact

4



# 1 PROPERTY INFORMATION

10055 Ford Avenue, Building 4-A  
Richmond Hill, GA 31324



# Property Summary



Lease Rate

**\$28.00 SF/YR, MG**

## OFFERING SUMMARY

Building Size:	6,564 SF
Lot Size:	0.67 Acres
Year Built:	2005
Zoning:	Commercial   City
Market:	Savannah
Submarket:	Richmond Hill
APN:	0531 063 04

## PROPERTY OVERVIEW

SVN is pleased to offer  $\pm 6,564$  square feet of Class A medical office space for lease in St. Joseph's/Candler Medical Office Park. Originally constructed for a pediatric practice, this free-standing building has 1st and 2nd floor space with a well-designed layout. The 1st floor is  $\pm 5,000$  SF and enters into a large reception/waiting area, 12 exam rooms with cabinetry and plumbing, a lab room, 3 nurse's stations, 4 private offices, 3 restrooms, 1 IT closet and 3 storage closets. The 2nd floor is  $\pm 1,564$  SF with 2 large rooms for training and meetings, an office with 3 cubicles, 4 private physician offices, a break area and 1 restroom. The St. Joseph's/Candler Medical Park has been very well-maintained and provides multiple points of access and abundant parking for all employees and visitors. This would be an ideal opportunity to join a cohesive mix of existing medical businesses at the park, including SJ/C Medical Group, SouthCoast Health, Southside OB/Gyn, Coastal Empire Periodontics and Richmond Hill Family Dentistry.

## LOCATION OVERVIEW

The property is located on Ford Avenue (Hwy 144) at Hwy 17 in Richmond Hill, a coastal bedroom community just south of Savannah in Bryan County. Located just east of I-95, Richmond Hill is accessible via three I-95 exits. Due to its strategic location and quality of life, Richmond Hill and the county have consistently attracted major industries looking to expand and grow their businesses along the coastal empire. Several master-planned communities are poised to accommodate Richmond Hill's tremendous 10-year population growth of 97.29%, including Heartwood with 10,000 projected at build out. The area has become a true "live, work and play" setting with a growing need for major medical, service and retail options for the area and its residents.

**$\pm 6,564$  SF CLASS A MEDICAL OFFICE BUILDING | 10055 FORD AVENUE, BUILDING 4-A RICHMOND HILL, GA 31324**

**SVN | GASC | Page 4**

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# Complete Highlights



## PROPERTY HIGHLIGHTS

- ±6,564 SF Free-Standing Class A Medical Office Building | Lease
- 1st Floor: ±5,000 SF|12 Exam Rooms|3 Nurse's Stations| 4 Private Offices | Lab
- 2nd Floor: ±1,564 SF|2 Training Rooms|5 Offices|Break Room
- Within St. Joseph's/Candler Medical Office Park
- Very Well Maintained|Multiple Points of Access|Abundant Parking
- Just off I-95 on Hwy 144 at Hwy 17|Richmond Hill|High-Growth Area|20 Min to Savannah

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SVN | GASC | Page 5

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# Exterior Photos



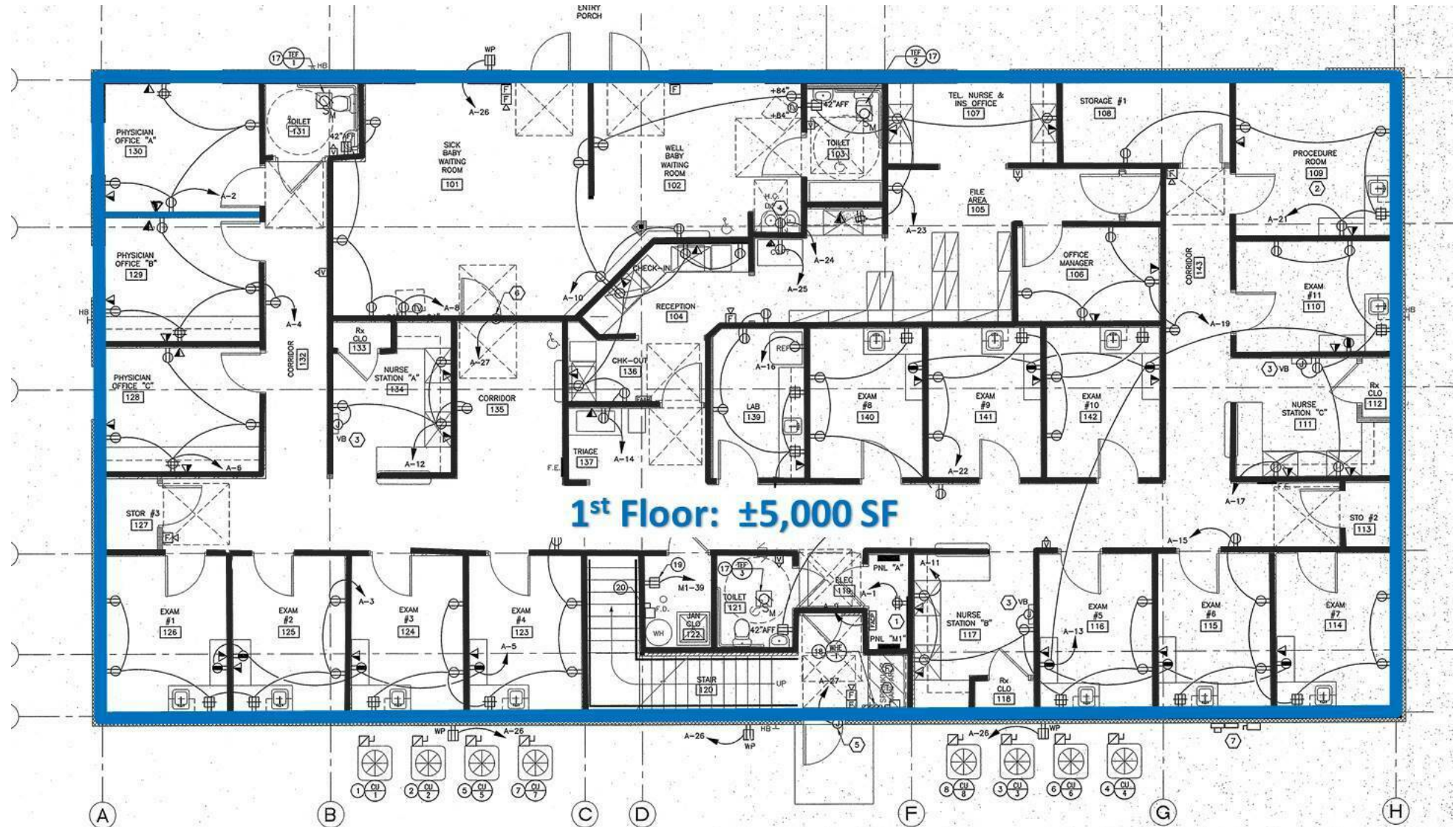


# Interior Photos



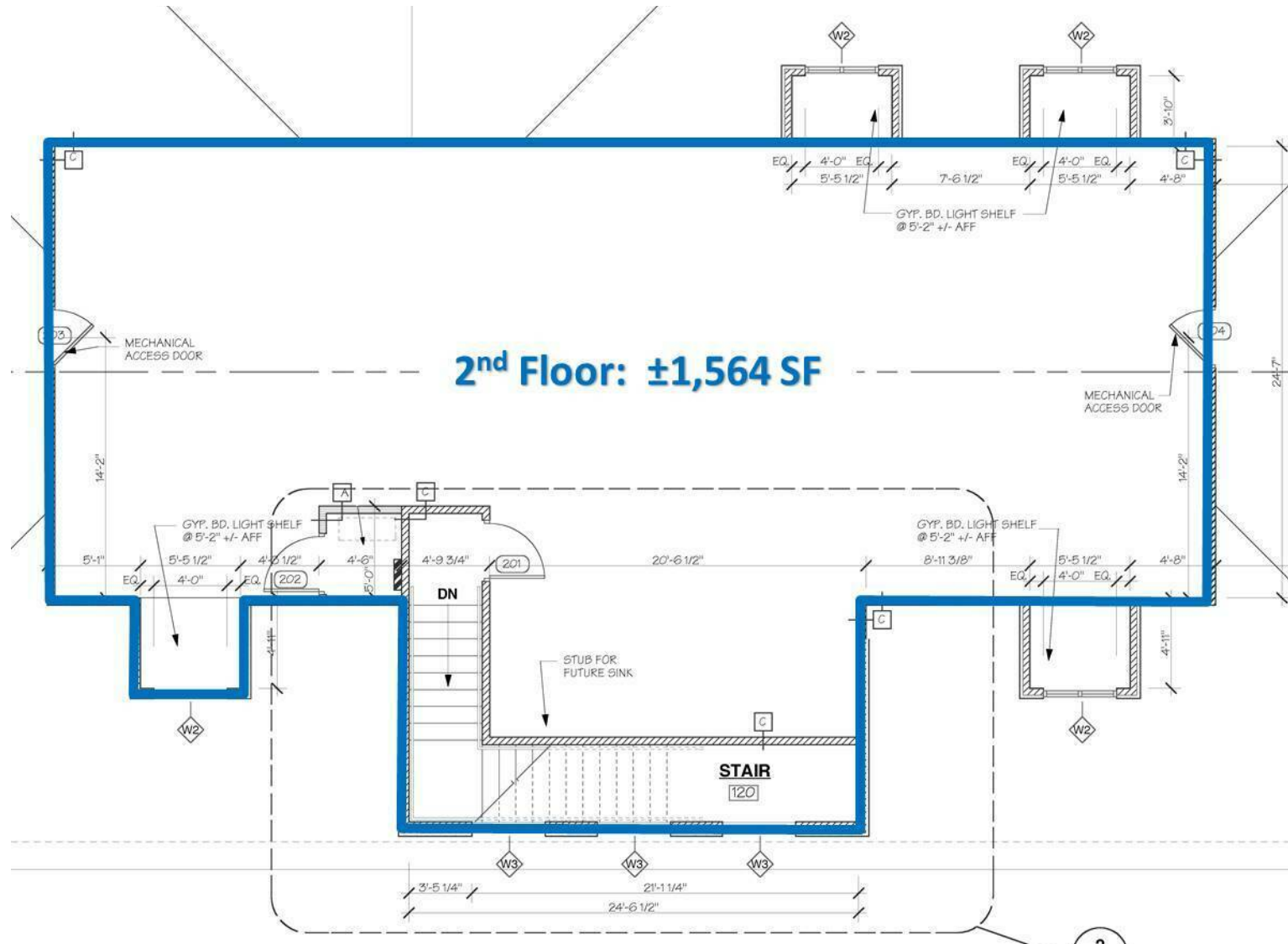


# 1st Floor Plan





# 2nd Floor Plan





## 2 LOCATION INFORMATION

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# Aerial | Site



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SVN | GASC | Page 11

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# Aerial | Site



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SVN | GASC | Page 12

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# Aerial | Site



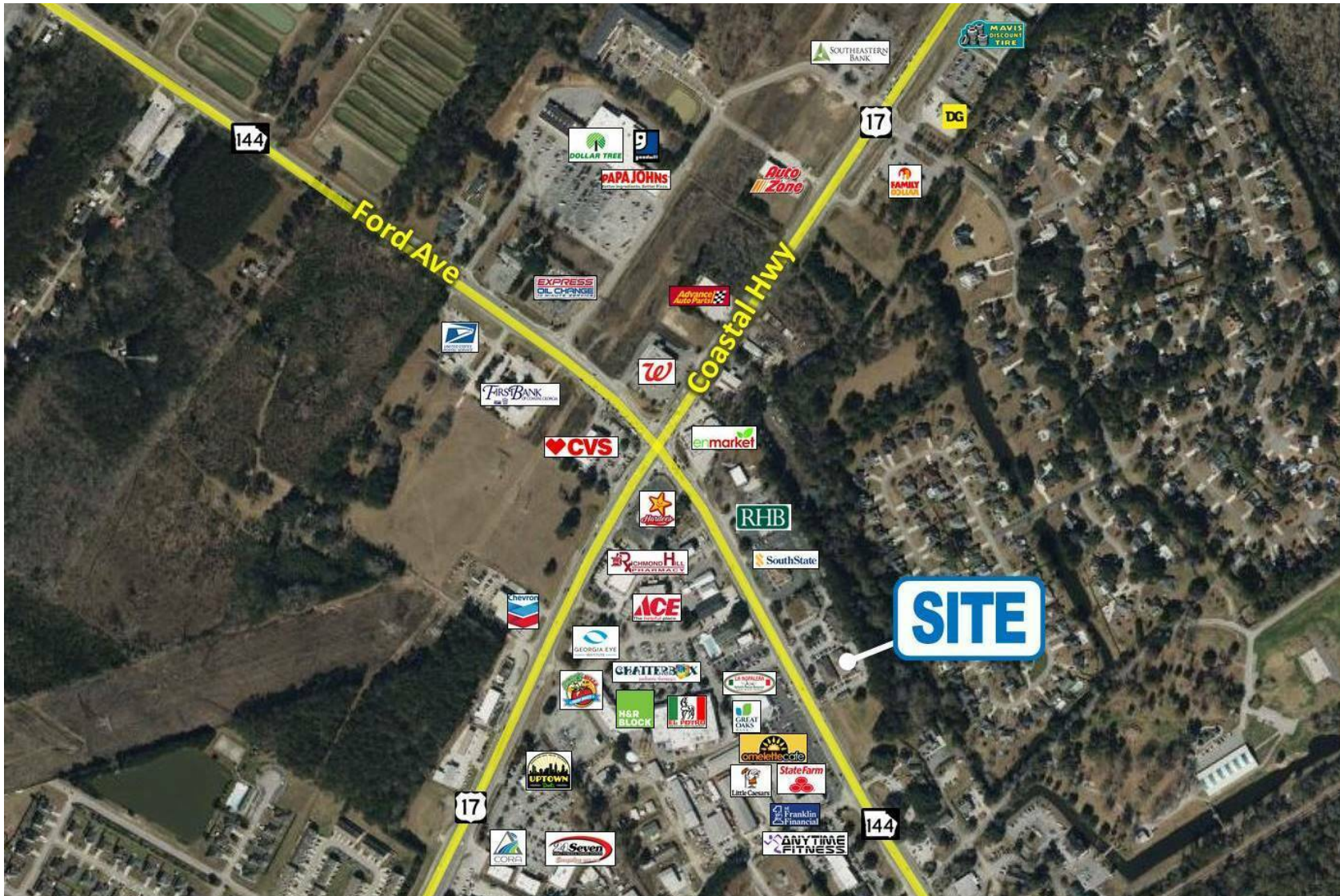
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# Aerial | Location



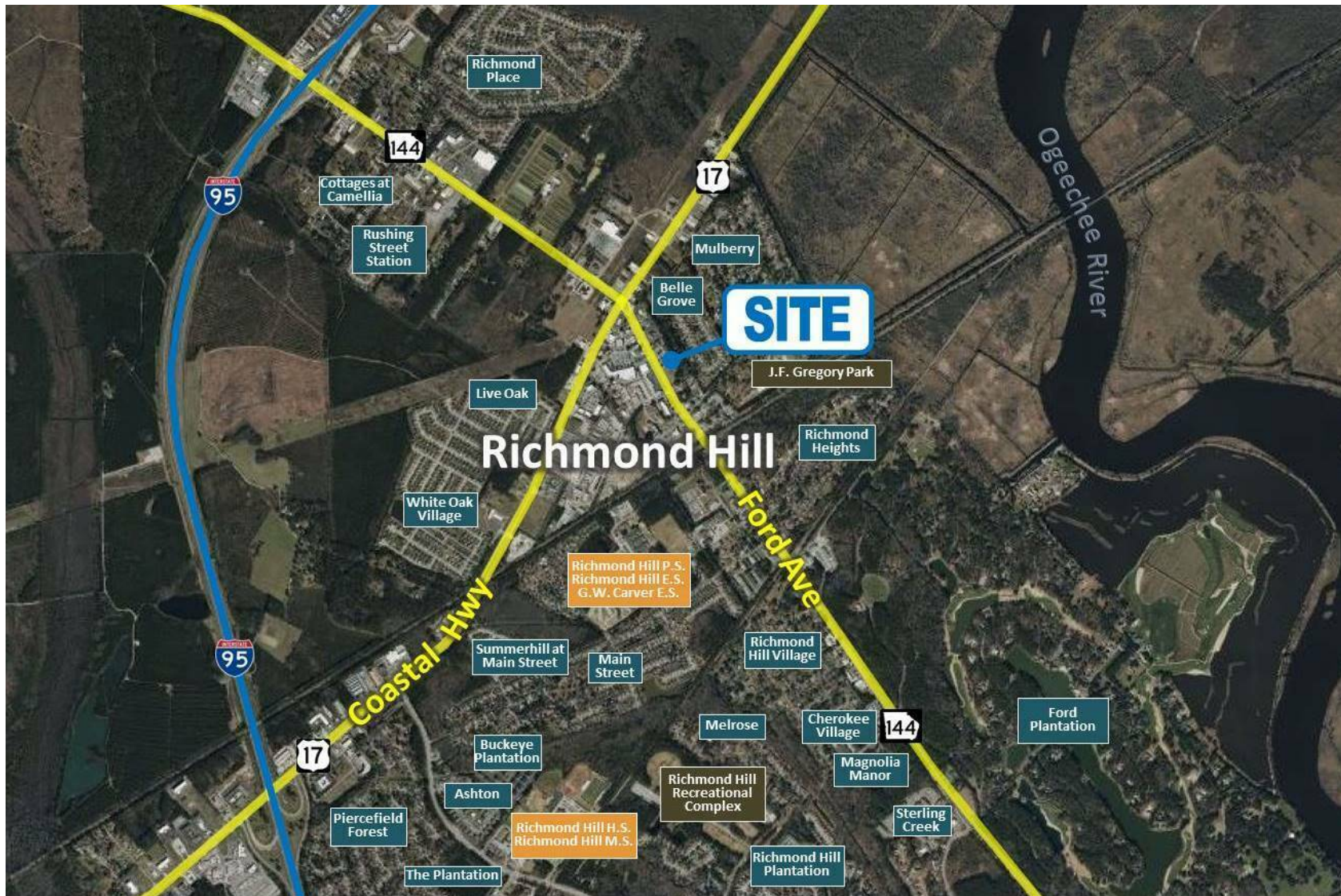
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# Aerial | Communities



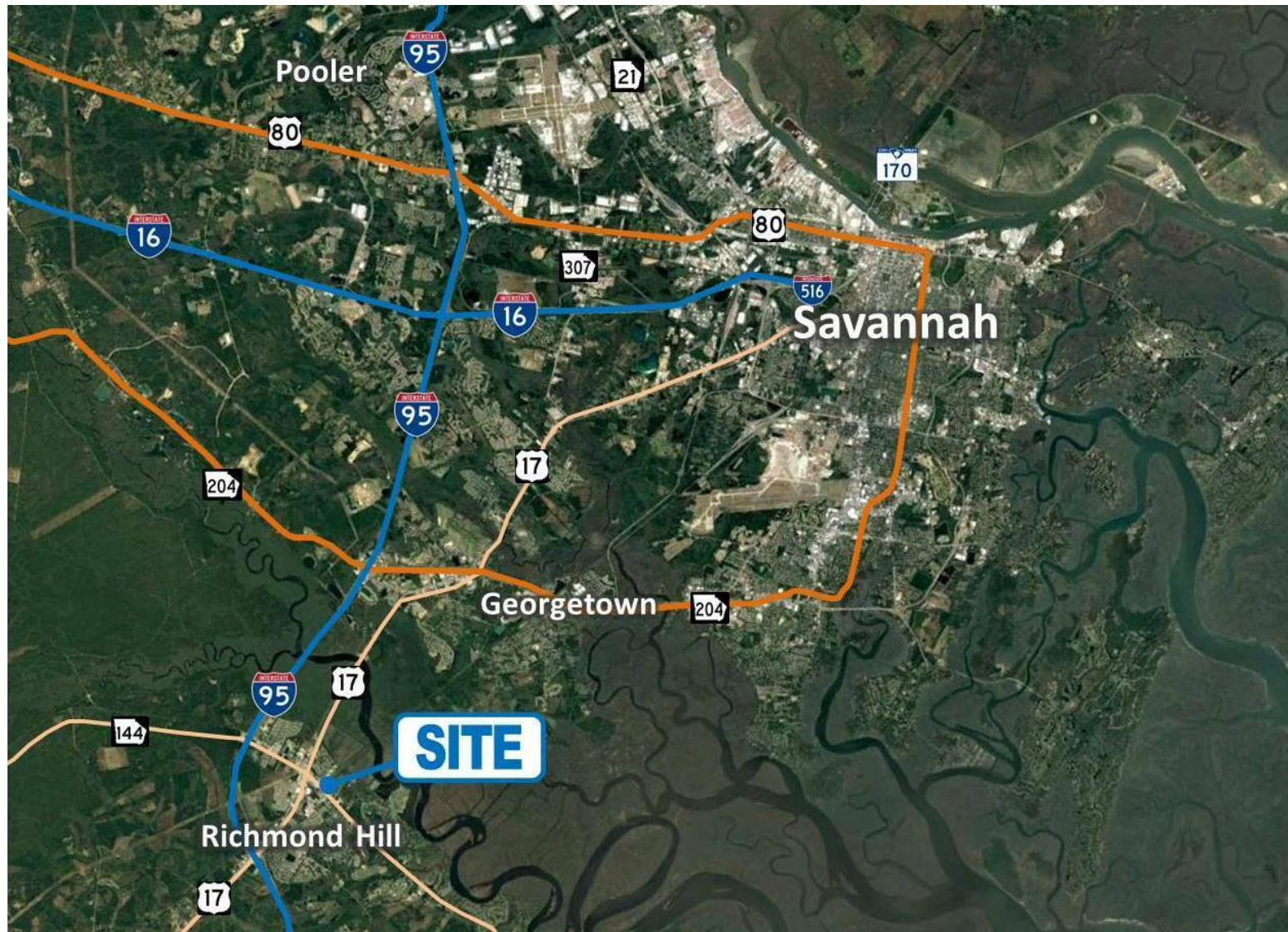
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# Aerial | Savannah MSA



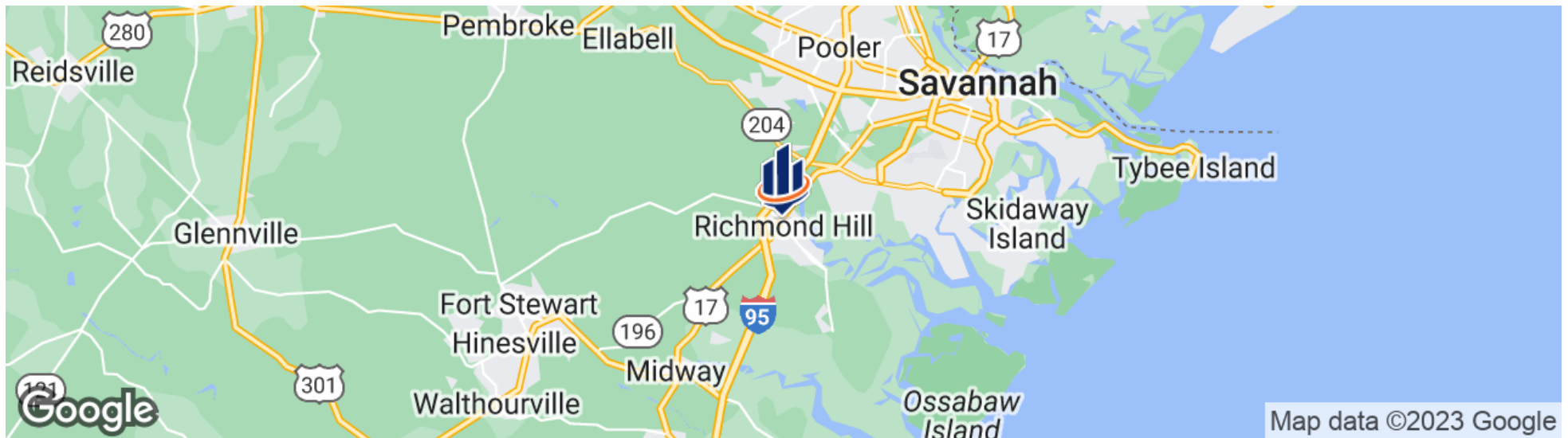
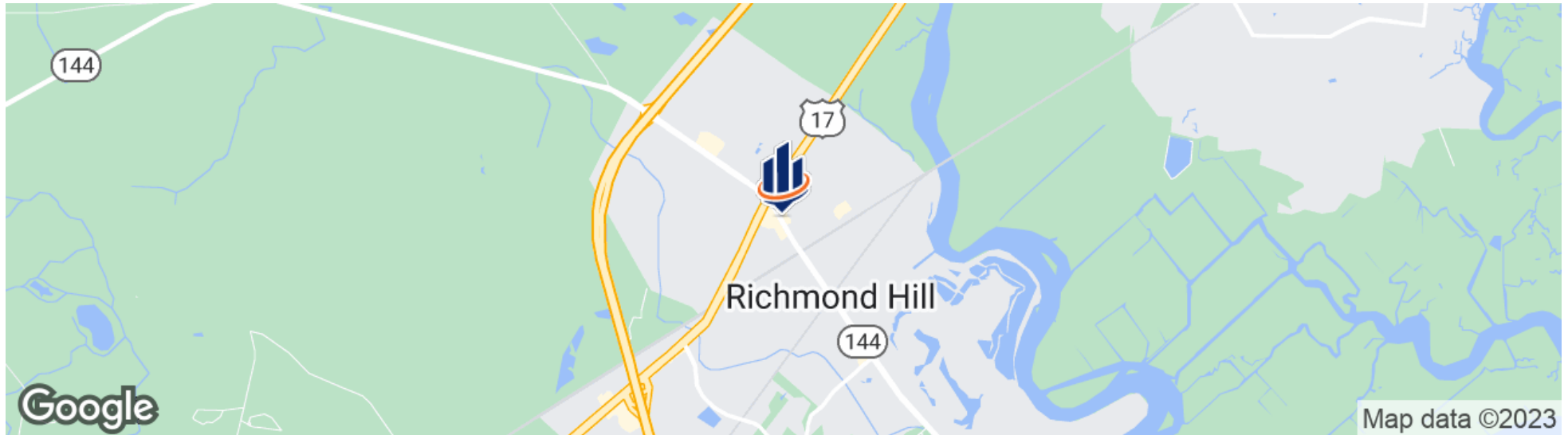
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SVN | GASC | Page 16

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# Location Map





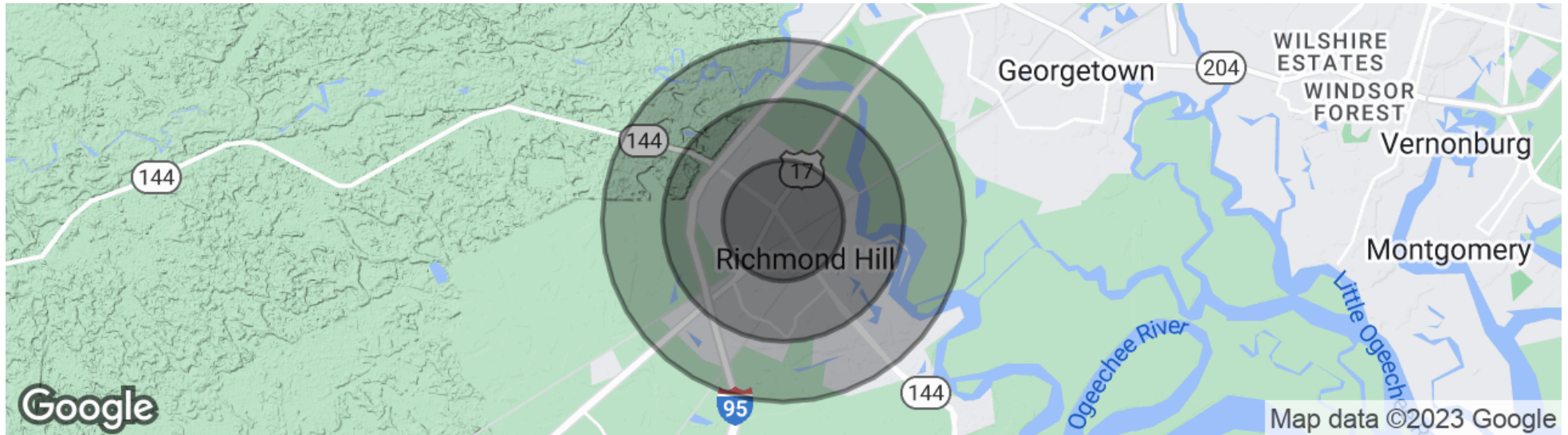
3

## DEMOGRAPHICS

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# Demographics Map & Report



## POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	2,409	8,288	14,050
Average Age	32.2	32.8	33.4
Average Age (Male)	31.8	31.2	30.9
Average Age (Female)	31.1	33.0	34.1

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	814	2,998	5,391
# of Persons per HH	3.0	2.8	2.6
Average HH Income	\$72,592	\$73,715	\$74,754
Average House Value	\$205,871	\$208,431	\$206,827

\* Demographic data derived from 2020 ACS - US Census

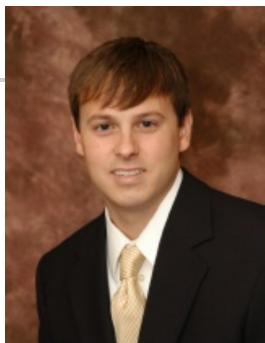


# 4 ADVISOR BIO & CONTACT

10055 Ford Avenue, Building 4-A  
Richmond Hill, GA 31324



# Advisor Bio & Contact



**ADAM BRYANT, CCIM, SIOR**

Partner

adam.bryant@svn.com

Cell: 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)