4710 Augusta Rd, Garden City, GA 31408

HOME BUYERS OF SAVANNAH

The Deal	
Listing Agent	Wynn Martin @ Trophy Point
Zoning	C-2
Municipality	Garden City, Chatham County
Frontage / Width	100 ft
Depth / Length	276 ft

Property Specifications	
Type	Single story residential
Status	unoccupied, former daycare owner retired
Rooms	4
Baths	3 x toilets, no showers
Building Area	1445 sq ft
Lot Size	.64 acres / 27,878 sq ft
Year Built	1970
Flood Zone	Low Risk
Additions	2 car garage (623 sq ft)

For Sale or Lease

Call/Text Wynn Martin @ (912)-220-9806

wynn@trophypointrealty.com

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Executive Summary

Previously a child care center operated by K&J Childcare Palace, 4710 Augusta Rd is a .64 acre C-2 parcel now available for commercial acquisition, lease, or development.

This property faces Garden City's largest education and sports complex: Davis, Edwards, Harris Educational Complex. Next door is St. Joseph's Medical Group and on the other side is an adult care center. Other neighbors include Zaxby's, McDonald's, Jiffy Lube, Baldino's, and Wells Fargo.

Anticipate 40,000+ vehicles to pass directly in front of the property every day. That number will likely increase once the educational complex is fully operational. On game days and nights especially, expect large crowds at the football stadium. During school days, expect pedestrian and vehicular traffic as parents drop off children and education/athletic professionals commute to work.
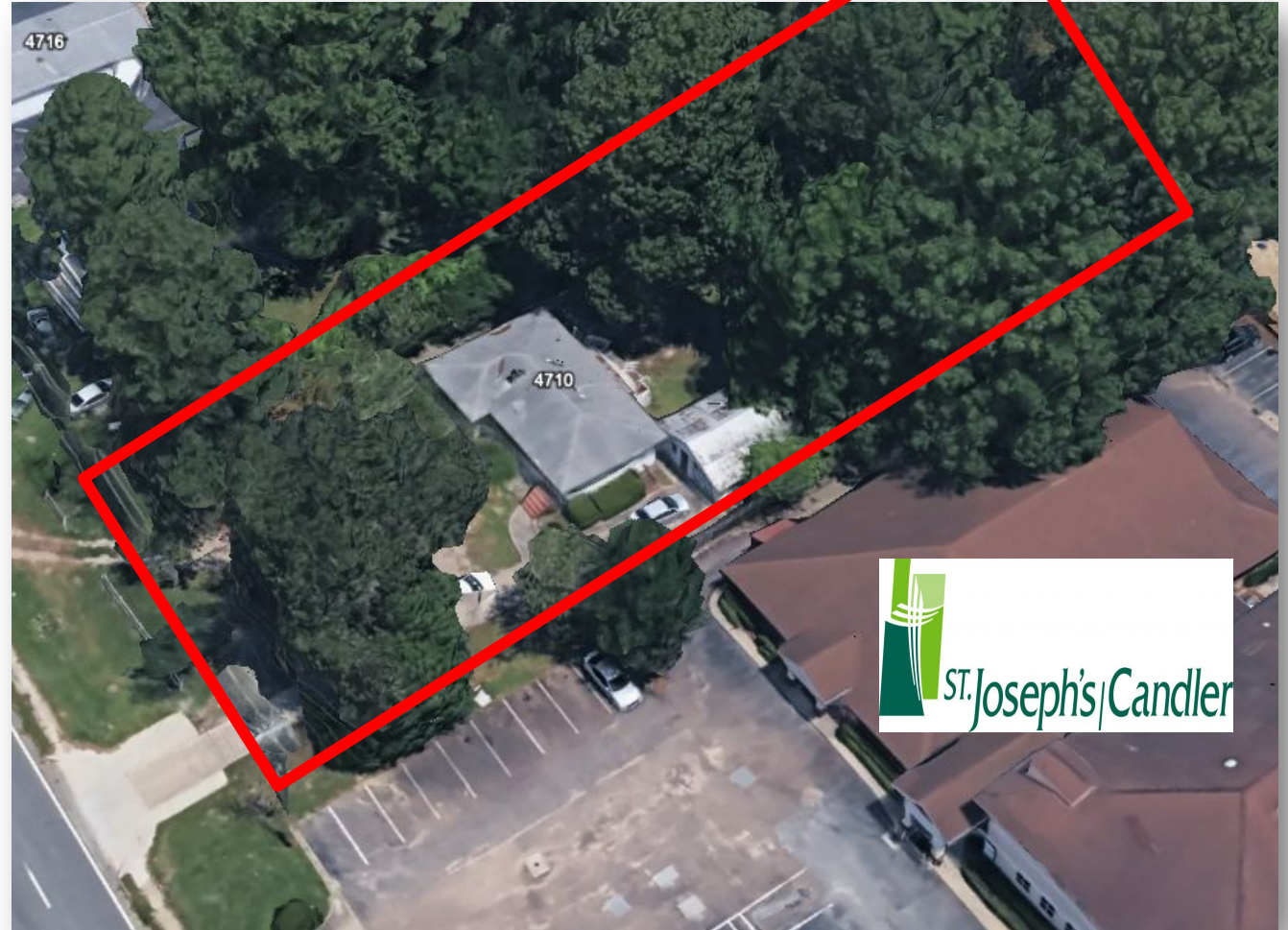
Investment Highlights

Close to Savannah Port and SAV Airport
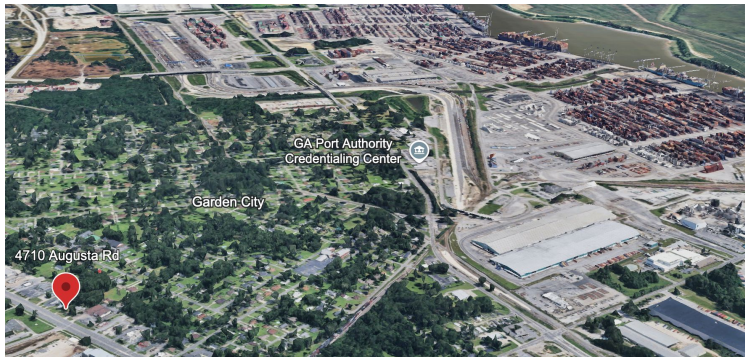
<1 mile from the Garden City Terminal and the Ocean Terminal, known collectively as the Port of Savannah.

10 min drive to Savannah Hilton Head International Airport

5.4 miles to downtown Savannah (River St)

Across the Street from Davis, Edwards, Harris Educational Complex

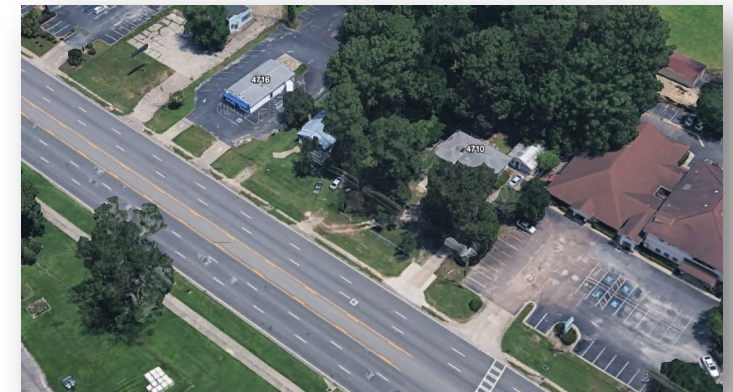
Home to Mercer Middle School and Groves High School

Three stories, 400,000 sq ft, 660 parking spaces, capacity for 2,400 students. $150MM investment.

Football stadium, little league field, baseball field, softball field, soccer fields, 750 seat auditorium

Facing high traffic, 3 lane HWY

44,200 Average Annual Daily Traffic on Augusta Rd
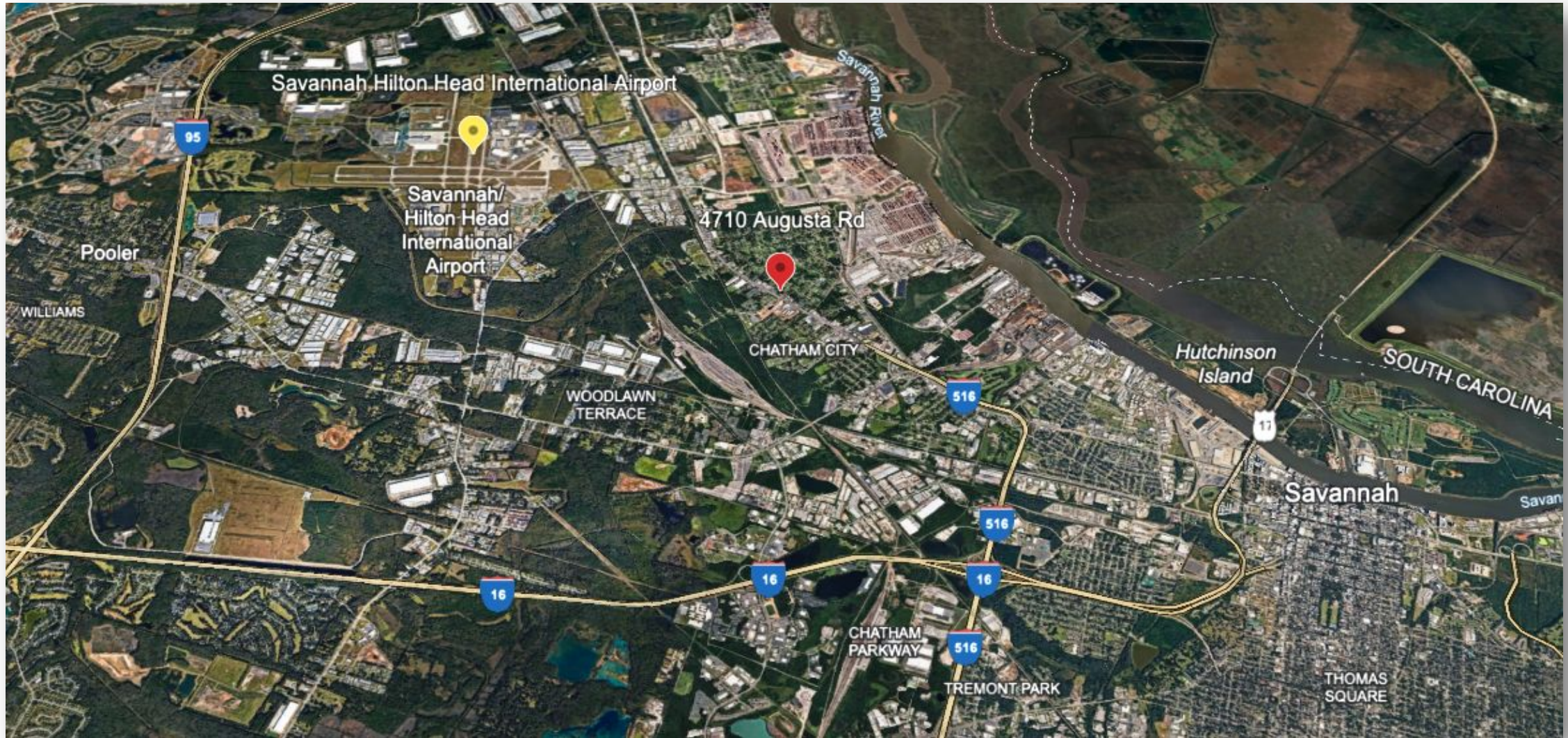
9% of vehicular traffic are trucks

3 lanes, neighbors with McDonald's, Zaxby's

Next door to Joseph Candler Medical Facility

Strategically located between Downtown Savannah and SAV Airport

Within Close Proximity to the Port of Savannah

Across the Street from Davis, Edwards, Harris Educational Complex

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Close Proximity to Medical Provider, Restaurants, and Schools

Company	Proximity	#
Zaxby's	0.1 Miles	1
McDonald's	0.1 Miles	2
Joseph's Candler	0.1 Miles	3
Groves High School Football Stadium	0.1 Miles	4
Sunny Side Up	0.1 Miles	5
Popeyes	0.1 Miles	6
Subway	0.1 Miles	7
Domino's	0.2 Miles	8
Groves 9-12 Building	0.2 Miles	9
Wells Fargo	0.3 Miles	10
WoodSpring Suites	0.3 Miles	11
Groves K-8 Building	0.3 Miles	12
Groves SW Sports Complex	0.3 Miles	13

Zoning Map Garden City

Legend

Chatham County Parcels

Garden City Limits

Zoning Classifications

M = Mixed Use
C-1 = Light Commercial
P-C-1 = Planned Commercial
C-2 = Heavy Commercial
P-C-2 = Planned Commercial
C-2A = Heavy Commercial with Alcoholic Sales
P-C-2A = Planned Commercial
C-2A (B&W) = Heavy Commercial with Alcoholic Sales
I-1 = Industrial
P-I-1 = Planned Industrial
I-2 = Industrial
P-I-2 = Planned Industrial
R-1 = Residential
P-R-1 = Planned Residential
R-2 = Residential
P-R-2 = Planned Residential
R-A = Residential - Agricultural
P-R-A = Planned Residential - Agricultural
R-I-N = Institutional
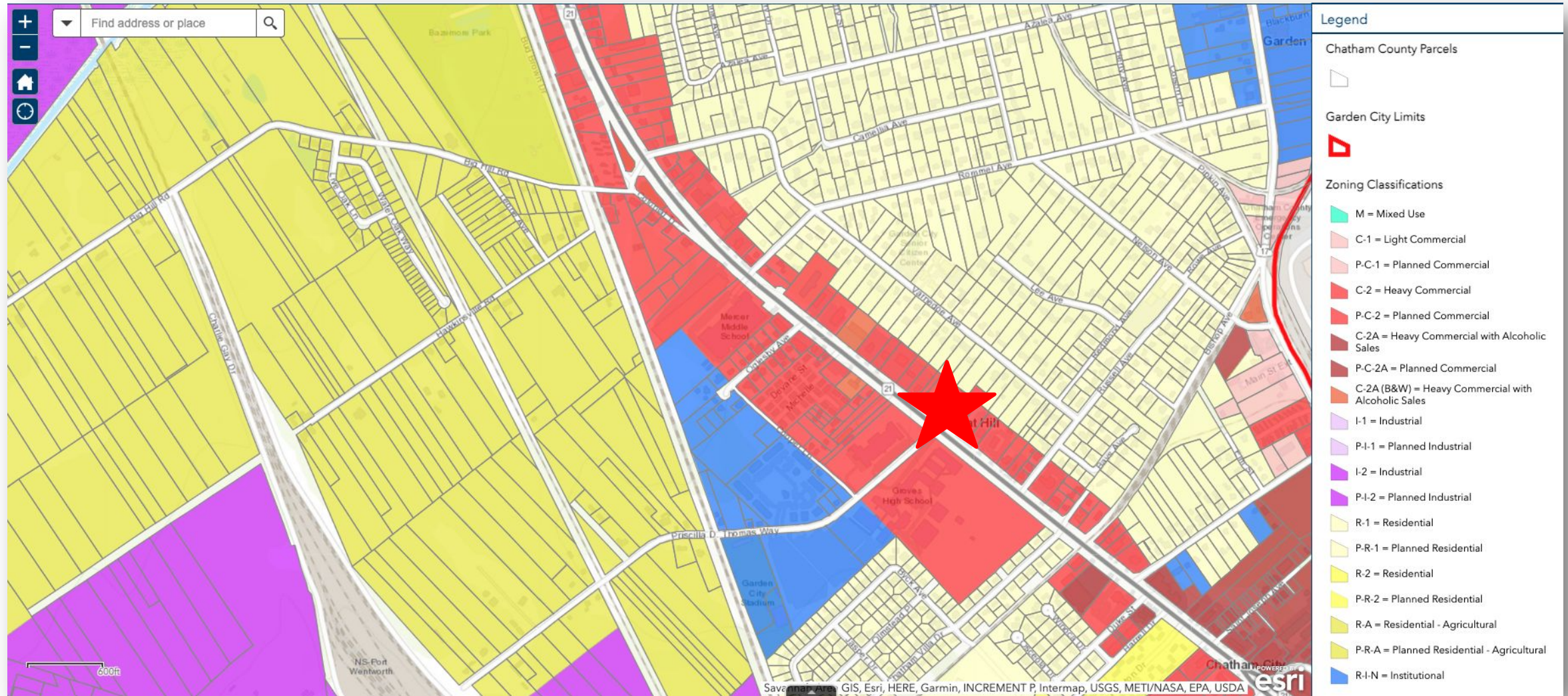
Future Land Use Garden City

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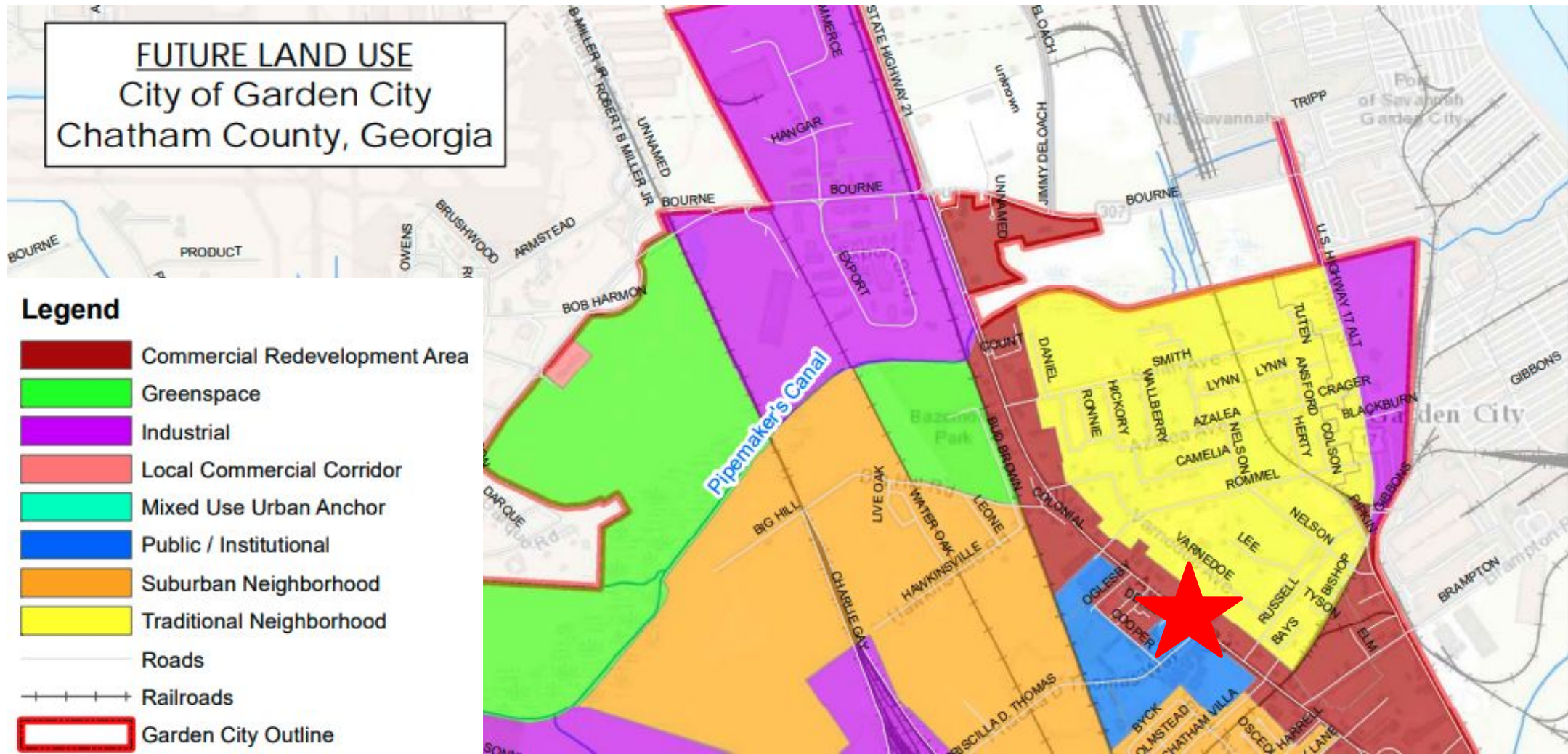
Development Buffers

1) 70 ft offset from the center of Augusta Rd

2) 5 ft offset on each border

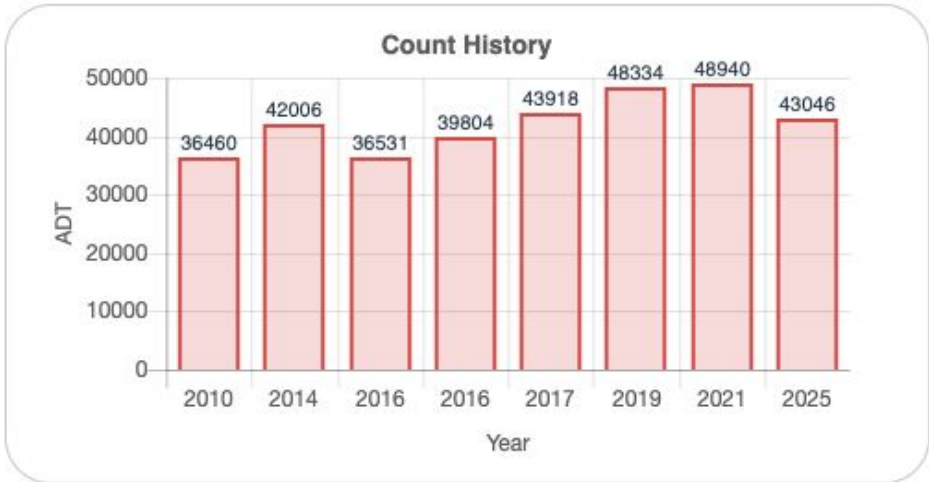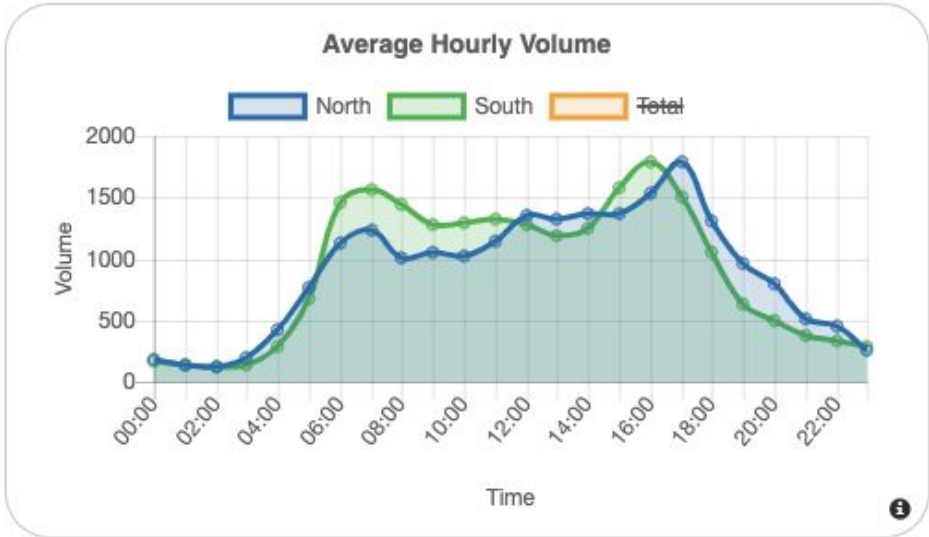3) 25 ft offset from the north boundary that borders residential zoning

*Building requirements per Garden City Planning, Zoning, and Building authorities

Traffic Analysis GA-21 / Augusta Rd

HOME BUYERS
OF
SAVANNAH

Average Hourly Volume

— North — South — ~~Total~~

(Chart: Volume vs. Time, 00:00 to 22:00, volume 0–2000)

Count History

Year	2010	2014	2016	2016	2017	2019	2021	2025
ADT	36460	42006	36531	39804	43918	48334	48940	43046

1. Motorcycles 2 axles, 2 or 3 wheels.		0.18%
2. Passenger cars 2 axles. Can have 1- or 2-axle trailers.		71.52%
3. Pickups, panels, vans 2-axle, 4-tire single units. Can have 1- or 2-axle trailers.		20.41%
4. Buses 2- or 3-axle, full length.		0.17%
5. Single-unit trucks 2-axle, 6-tire, (dual rear tires), single-unit trucks.		1.95%
6. Single-unit trucks 3-axle, single-unit trucks.		1.93%
7. Single-unit trucks 4 or more axle, single-unit trucks.		0.01%
8. Single-trailer trucks 3- or 4-axle, single-trailer trucks.		0.43%
9. Single-trailer trucks 5-axle, single-trailer trucks.		3.3%
10. Single-trailer trucks 6 or more axle, single-trailer trucks.		0.09%

*Georgia Department of Transportation Annual Average Daily Traffic (AADT)

44,000 – 50,000 Vehicles drive by Daily

Station Id: 051-0121
Description: SRT 0021SP R

	2023	2022	2021
AADT	44,200	43,900	42,900
Single Unit AADT	2432	2415	2363
Combo Unit AADT	1688	1676	1640
Truck %	9%	9%	9%

Site Dashboard   Site data   Zoom to site   Street view

2D Floor Plan and sketch of existing structures

Room Type	Area
A Main Area	1445
B 701-Attached Garage (SF)	623

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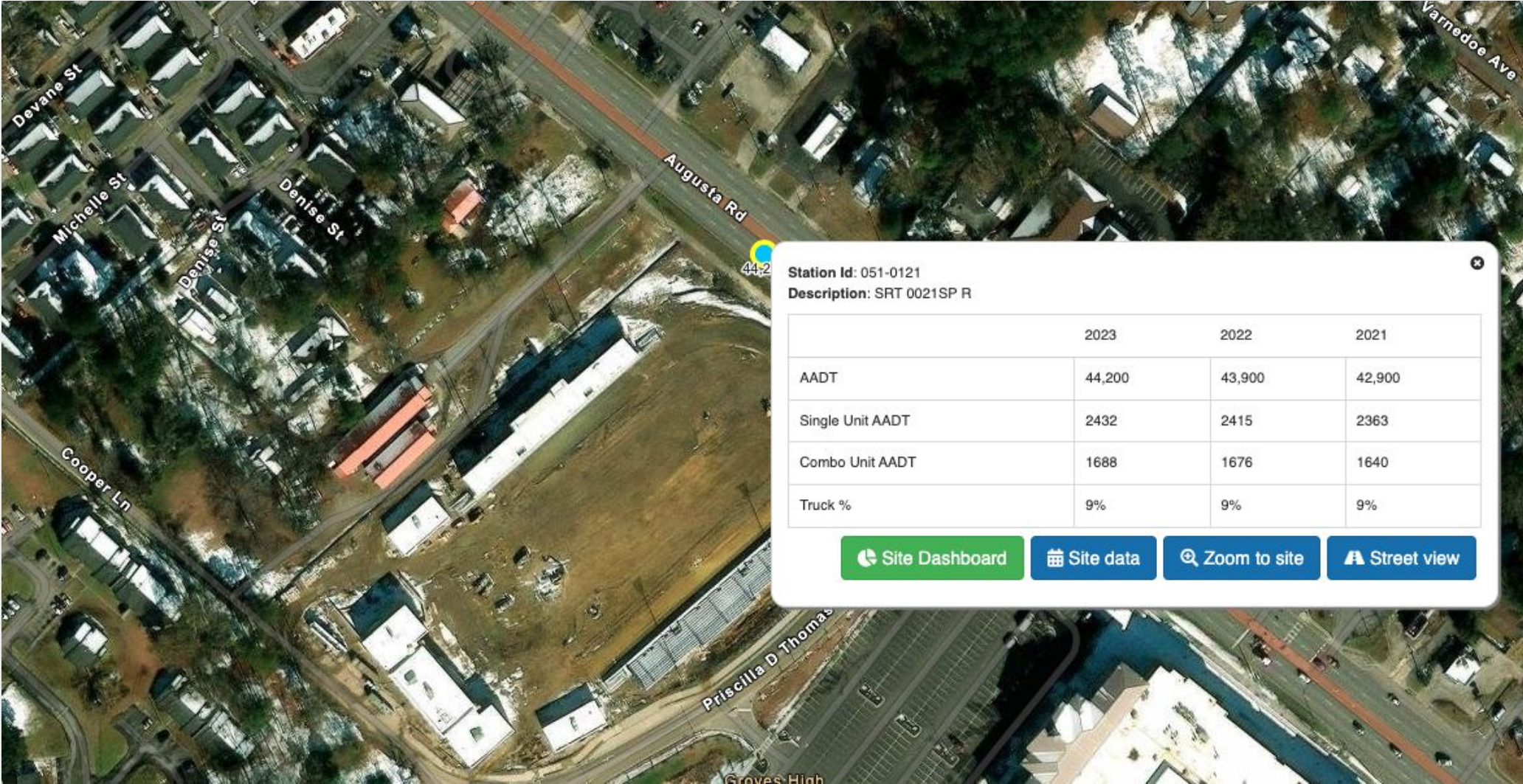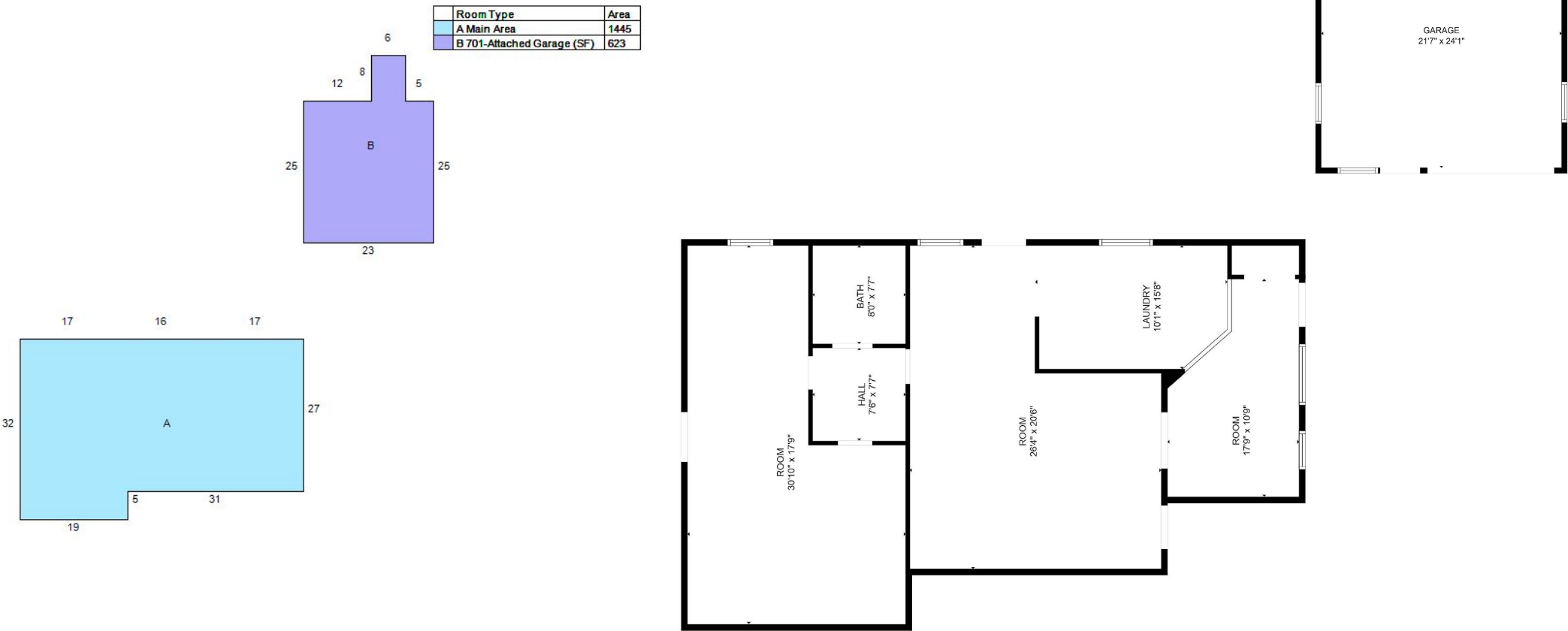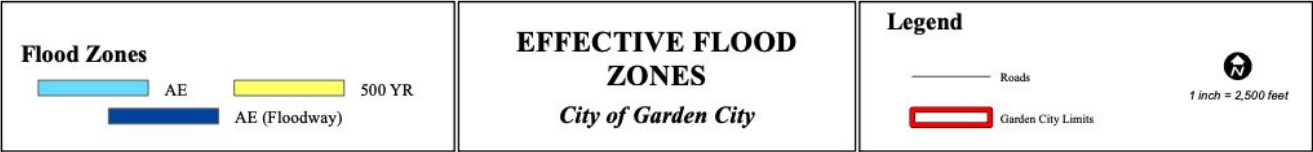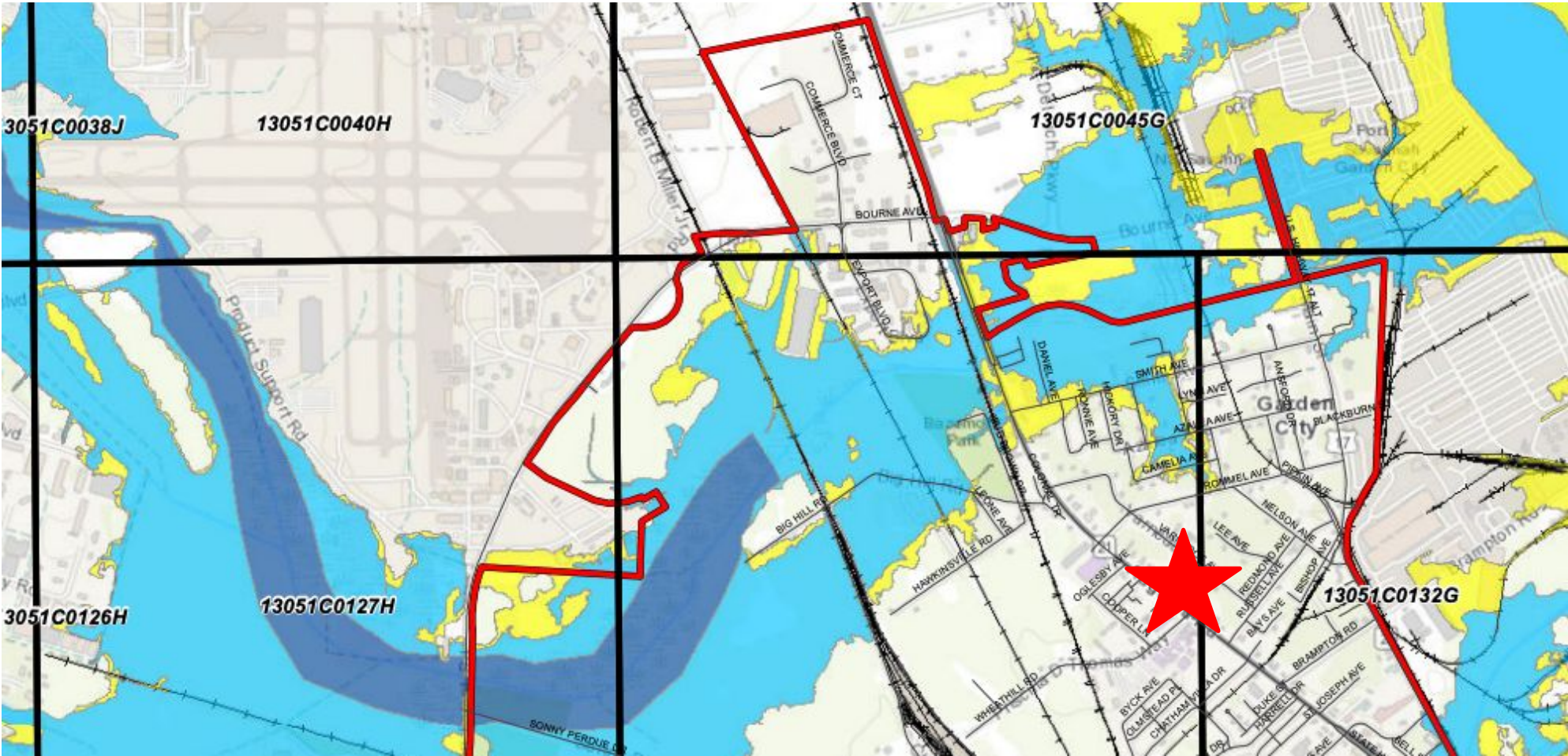
Low Flood Risk

Flood Zones

AE · 500 YR · AE (Floodway)

EFFECTIVE FLOOD ZONES
City of Garden City

Legend

Roads · Garden City Limits

N · 1 inch = 2,500 feet

Savannah Growth Outpaces Atlanta, Augusta, and Columbus

Growth Rank	MSA	GDP ($ millions)			2022-2023 Change
		2021	2022	2023	
1	Savannah	29,165	29,918	31,377	4.9
2	Columbus	18,292	17,873	18,337	2.6
3	Atlanta-Sandy Springs	542,265	563,337	575,118	2.1
4	Augusta-Richmond	34,881	35,281	35,873	1.7
5	Athens-Clarke	12,658	13,223	13,425	1.5
6	Gainesville	14,786	15,870	16,092	1.4
7	Warner Robins	10,120	10,321	10,426	1.0
8	Albany	7,350	7,464	7,536	1.0
9	Dalton	8,744	9,081	9,106	0.3
10	Macon-Bibb County	13,089	13,231	13,070	-1.2

Source: BEA.gov Table (CAGDP9). All data are in 2023 chained (inflation-adjusted) dollars.

Population* (Savannah MSA)
(Bryan, Chatham, and Effingham Counties)

2023	424,935	2020	405,668
2022	418,373	2010	348,640
2021	410,008	2000	293,000

Savannah MSA Average Annual Growth rate of 1.8%

Area	2010	2020	2021	2022	2023	2010-2023 Average Annual Growth	2022-2023 Growth	Land Area (square miles): Persons Per Sq. Mile
Chatham	265,799	295,089	295,690	301,025	303,655	1.2%	0.9%	426:713
Effingham	52,464	65,169	66,764	69,034	71,541	3.0%	3.6%	478:150
Bryan	30,377	45,043	46,974	48,218	49,739	5.3%	3.2%	436:114
Savannah MSA	348,640	405,301	409,428	418,277	424,935	1.8%	1.6%	1340:317
Bulloch	70,559	79,922	80,671	83,038	84,327	1.6%	1.6%	673:125
Liberty	62,765	65,317	66,800	67,919	69,210	0.9%	1.9%	490:141
Long	14,574	16,270	17,108	18,395	19,594	2.9%	6.5%	400:49
Wayne	30,074	19,952	19,758	19,765	19,820	-2.8%	0.3%	642:31
Savannah/ Hinesville/ Statesboro CSA	526,612	586,762	593,765	607,394	617,886	1.4%	1.7%	3545:174
Beaufort (SC)	162,829	187,815	191,997	196,147	198,979	1.9%	1.4%	576:345
Jasper (SC)	24,948	29,150	30,431	31,986	33,544	2.9%	4.9%	655:51
Savannah Primary Trade Area	714,389	803,727	816,193	835,527	850,409	1.6%	1.8%	4885:174

Source: U.S. Census Bureau, Annual Population Estimates program, retrieved 12/13/24.
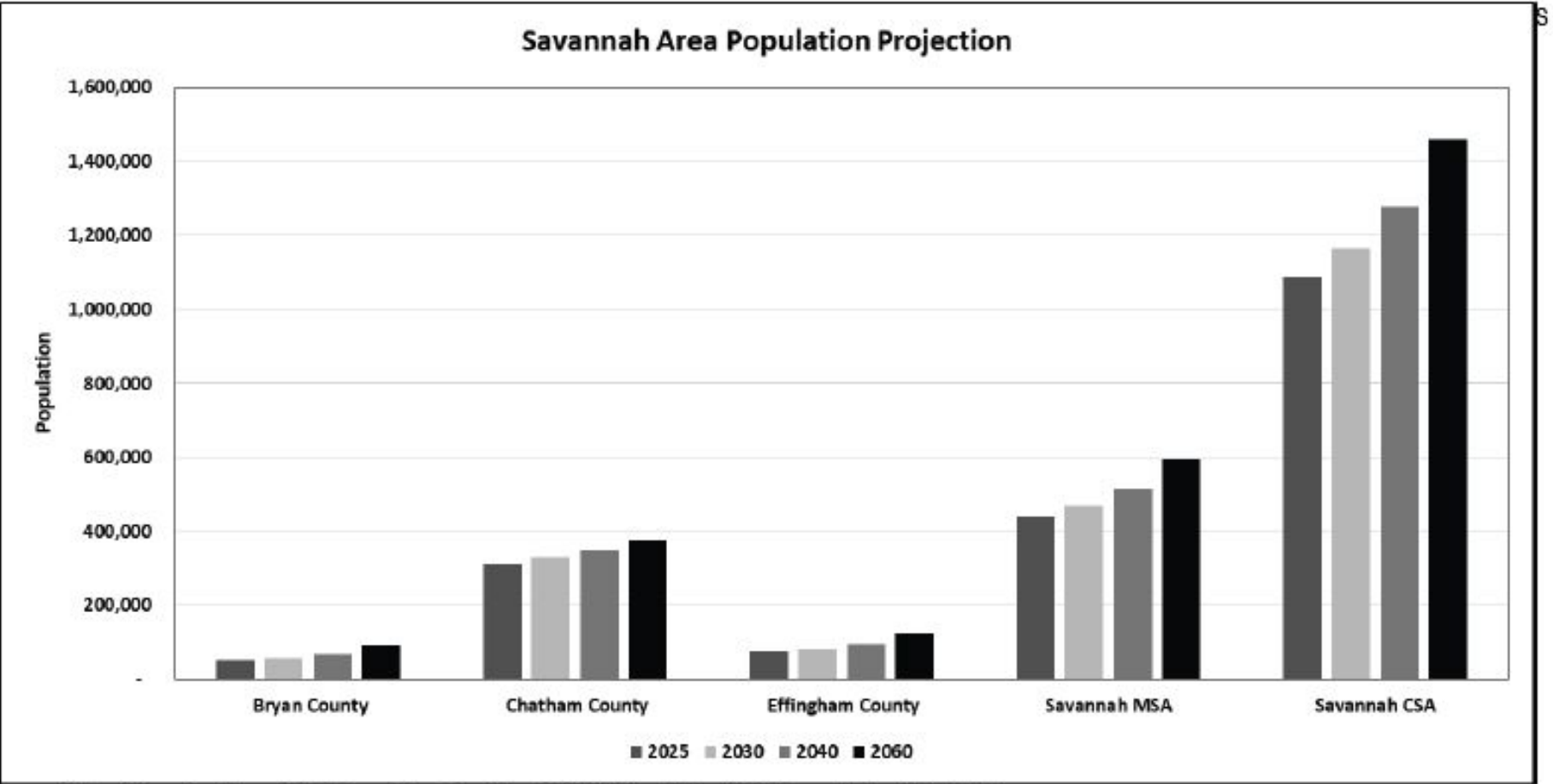Data for 2010 to 2020 are "vintage" 2020, while data for 2021 to 2023 are "vintage" 2023 data.
NOTE: Statesboro/Bulloch County added to CSA in 2013. Jesup/Wayne County added to CSA in 2018.

Savannah MSA Population Projected to Grow 36% by 2060

By 2060, over 1.4 million people will call the 7-county Savannah/Hinesville/Statesboro CSA home. From 2025 to 2060, the population in the Savannah MSA is projected to grow 36%, adding more than 150,000 people from 2025 to 2060, according to the Georgia Office of Planning and Budget. During this period, Chatham's population is projected to increase by 21%; Bryan will jump 80%; and Effingham County will grow by 69%.

Savannah Area Population Projection

Population (y-axis): 1,600,000 / 1,400,000 / 1,200,000 / 1,000,000 / 800,000 / 600,000 / 400,000 / 200,000 / –

Categories: Bryan County, Chatham County, Effingham County, Savannah MSA, Savannah CSA

Legend: ■ 2025 ■ 2030 ■ 2040 ■ 2060

ource: State of Georgia Office of Budget and Planning, *Georgia 2060: Population Projections*, obtained 10/28/2024.

Savannah is more affordable that other port cities and southeastern cities

Single Family Home Price Comparison, 2024

Southeastern Cities		Port Cities	
Raleigh, NC	$445,730	San Francisco, CA	$1,396,009
Nashville, TN	$440,409	Seattle, WA	$928,587
Atlanta, GA	$437,783	Boston, MA	$793,284
Orlando, FL	$406,378	Charleston, SC	$548,259
Charlotte, NC	$403,257	Tampa, FL	$389,746
Gainesville, FL	$318,879	Virginia Beach, VA	$413,665
Savannah, GA	**$320,344**	Jacksonville, FL	$303,590
Louisville, KY	$247,759	**Savannah, GA**	**$320,344**
Columbia, SC	$234,469	Chicago, IL	$307,114
Montgomery, AL	$141,656	New Orleans, LA	$231,042

Source: Zillow.com average price for middle price tier single family homes. Retrieved 12/24.

Population Growth in Chatham:
https://www.census.gov/data/datasets/time-series/demo/popest/2020s-counties-total.html

Zoning Map:
https://georec.maps.arcgis.com/apps/webappviewer/index.html?id=bd95748569fc40df897e4a3bee534afc

Garden City Flood Zone:
https://www.gardencity-ga.gov/home/showpublisheddocument/4030/637055189874670000

Savannah Chamber of Commerce
http://savannah.uberflip.com/i/1531156-savannah-economic-trends-2025/0?