



# 0.69 AC PRIME RETAIL PAD ADJACENT TO PARKER'S

132 HWY 30, PORT WENTWORTH, GA



### PARCEL LEGEND

| Size        | Availability         | Sale Price | Lease Rate     | Ideal Use                |
|-------------|----------------------|------------|----------------|--------------------------|
| ±0.69 Acres | Sale or Ground Lease | \$791,000  | Contact Broker | Coffee / Oil / Bank/ QSR |

## OFFERING MEMORANDUM

±0.69 ACRE SIGNALIZED CORNER PAD  
FULL MOTION ACCESS & RIGHT IN RIGHT OUT  
HWY 30 17.7K VPD | AUGUSTA RD 35.3K VPD



# OFFERING MEMORANDUM TABLE OF CONTENTS

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Please submit all offers as a non-binding letter of intent (LOI). Including:

- Lease Rate
- Lease Term
- Lease Guarantor
- Special Stipulations

## TEAM LEAD

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# EXECUTIVE SUMMARY



±0.69 ACRE PAD

Parker's  
kitchen

HWY 30

AUGUSTA RD



# RETAIL OPPORTUNITY

## WHY THIS SITE?



**I-95 INTERSTATE EXIT**  
0.5 Miles from Interstate



**TRAFFIC COUNT**  
53,077 Combined VPD



**ACCESS**  
Full Motion & RI-RO



**SITE CONDITION**  
Pad Ready Development Site



**STRONG DEMOGRAPHICS**  
\$83K MHI in 3 Mile Ring



**TRAFFIC SIGNAL**  
Adjacent to Traffic Signal



**ZONING**  
Commercial Zoning C-2

## OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is pleased to exclusively present 132 Hwy 30 in Port Wentworth, Georgia — a 0.69-acre pad-ready site directly adjacent to Parker's Kitchen, ideal for a drive-thru coffee operator, quick-service restaurant, express oil tenant, or bank user. The property includes full-motion access on GA-30 and right-in/right-out movements on both GA-30 and GA-21, supporting quick entry and return trips for high-frequency users. A site plan is already in place for a standard drive-thru coffee prototype, offering an efficient layout with strong visibility and circulation.

With approximately 17,766 vehicles per day on GA-30 and over 35,000 vehicles per day on nearby GA-21 (Augusta Hwy), the site is well-positioned to serve both commuter and local traffic. Located just one mile from I-95, the property benefits from a strategic location in one of the Savannah area's fastest-growing corridors.

New developments in the immediate area include 235 apartment units at The Landing on GA-30 and 162 new townhomes at Arbor View. City officials have also reported over 3,200 housing permits in progress, many of which are planned along the GA-30 and GA-21 corridors.

Supported by strong 10-minute trade area demographics and increasing residential demand, this parcel offers a shovel-ready opportunity for service-based retail operators seeking a high-growth, high-visibility site with infrastructure already in place.

# LOCATION OVERVIEW

## HIGH TRAFFIC TRADE AREA



### NOTABLE FEATURES WITHIN A 3 MILE DRIVE TIME

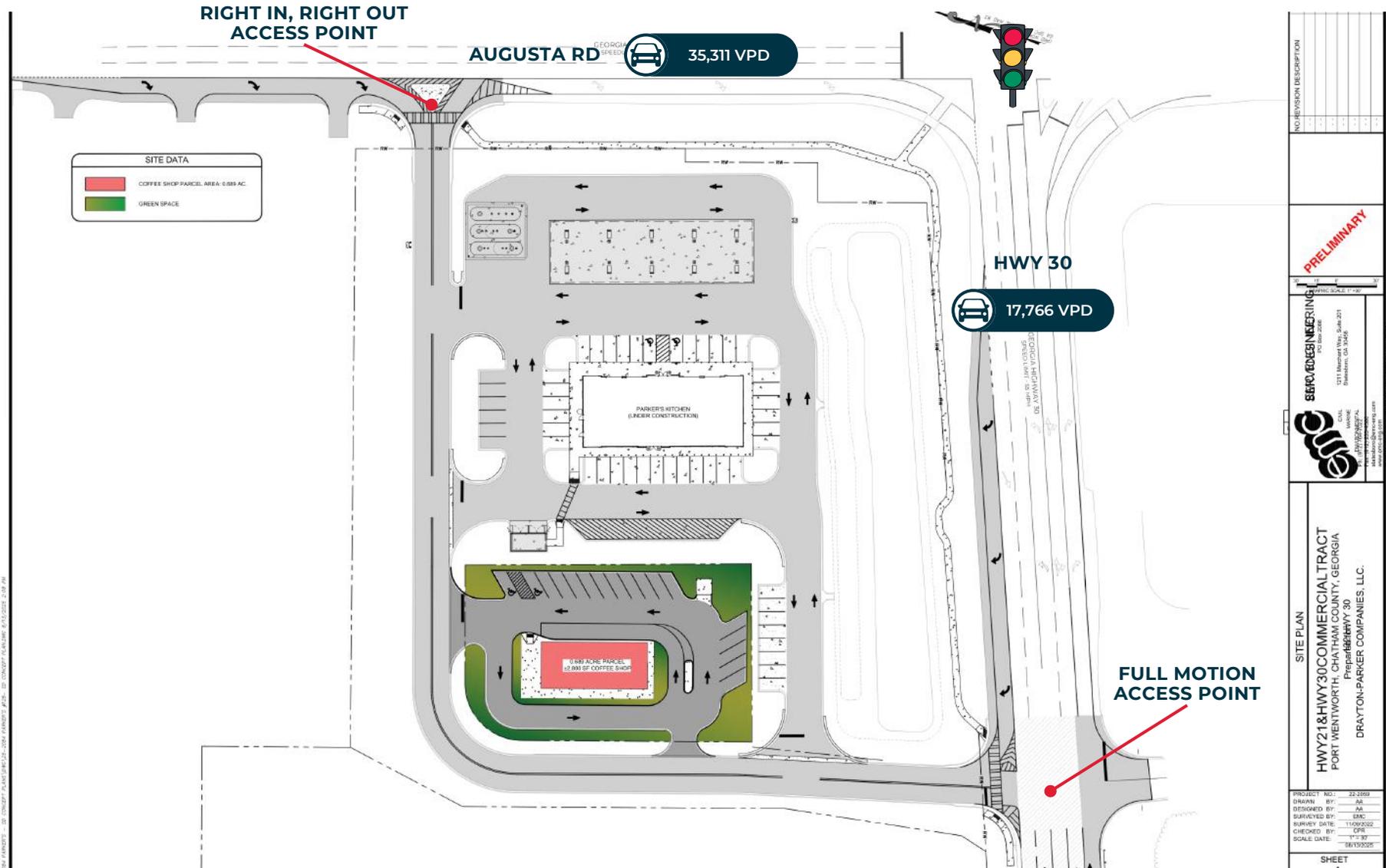
|                                  |           |
|----------------------------------|-----------|
| Highlands Blvd (5,900 SFH Units) | 2.8 Miles |
| I-95 (64,400 VPD)                | 0.6 Miles |
| International Trade Pkwy         | 1.6 Miles |
| Population                       | 18,834    |
| Median Household Income          | \$83,174  |
| GA Tech Savannah Campus          | 3.0 Miles |
| Publix Shopping Center           | 1.7 Miles |
| EMD Boulevard                    | 2.0 Miles |



| Demographics     | 1 Mile   | 3 Mile   | 5 Mile   |
|------------------|----------|----------|----------|
| Population       | 3,858    | 18,834   | 40,679   |
| Median HH Income | \$81,648 | \$83,174 | \$87,255 |
| 2020-2025 Growth | 29%      | 31%      | 18%      |
| Households       | 1,548    | 7,658    | 15,194   |



# ±0.69 AC SIGNALIZED CORNER SITE LAYOUT WITH COFFEE USER



# ±0.69 AC SIGNALIZED CORNER SITE LAYOUT WITH COFFEE USER





The Landing  
235 Units

Arbor View Townhomes  
162 Units

±0.69 ACRE PAD

Parker's  
kitchen

AUGUSTA RD

HWY 30



Advance  
Auto Parts

Whistle  
EXPRESS  
CAR WASH





Wood Meadow  
80 Apartments

AUGUSTA RD

±0.69 ACRE PAD

HWY 30





Wentworth Park Apartments  
328 Apartments

Parker's  
Kitchen

±0.69 ACRE PAD

Whistle  
Express  
CAR WASH

HWY 30

AUGUSTA RD

Advance  
Auto Parts





1.5 Miles Away

INTERSTATE  
95

Wood Meadow  
80 Apartments

Ikea Fulfillment Center

Target Distribution Center

ZAXBYS

CVS

BAYMONT

WINGATE

Wingate  
Hotels & Suites

Bojangles

MURPHY  
USA

TACO  
BELL

Advance  
Auto Parts

Whistle  
EXPRESS  
CARWASH

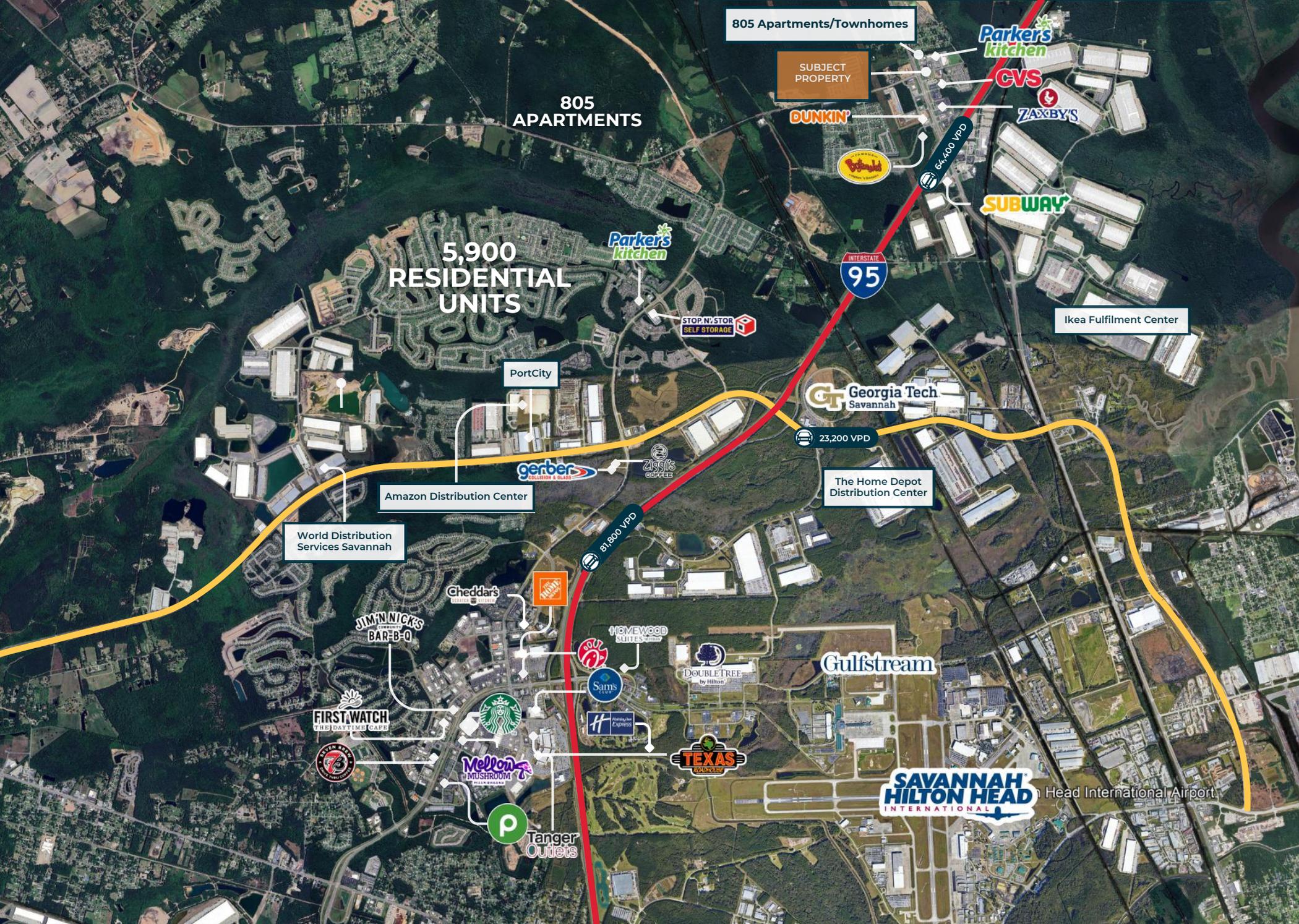
AUGUSTA RD

Parker's  
kitchen

HWY 30

±0.69 ACRE PAD





805 Apartments/Townhomes

SUBJECT PROPERTY

805 APARTMENTS

5,900 RESIDENTIAL UNITS

INTERSTATE 95

64,400 VPD

23,200 VPD

81,900 VPD

The Home Depot Distribution Center

Amazon Distribution Center

World Distribution Services Savannah

PortCity

Georgia Tech Savannah

Ikea Fulfillment Center

Gulfstream

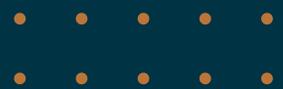
SAVANNAH HILTON HEAD INTERNATIONAL

Head International Airport

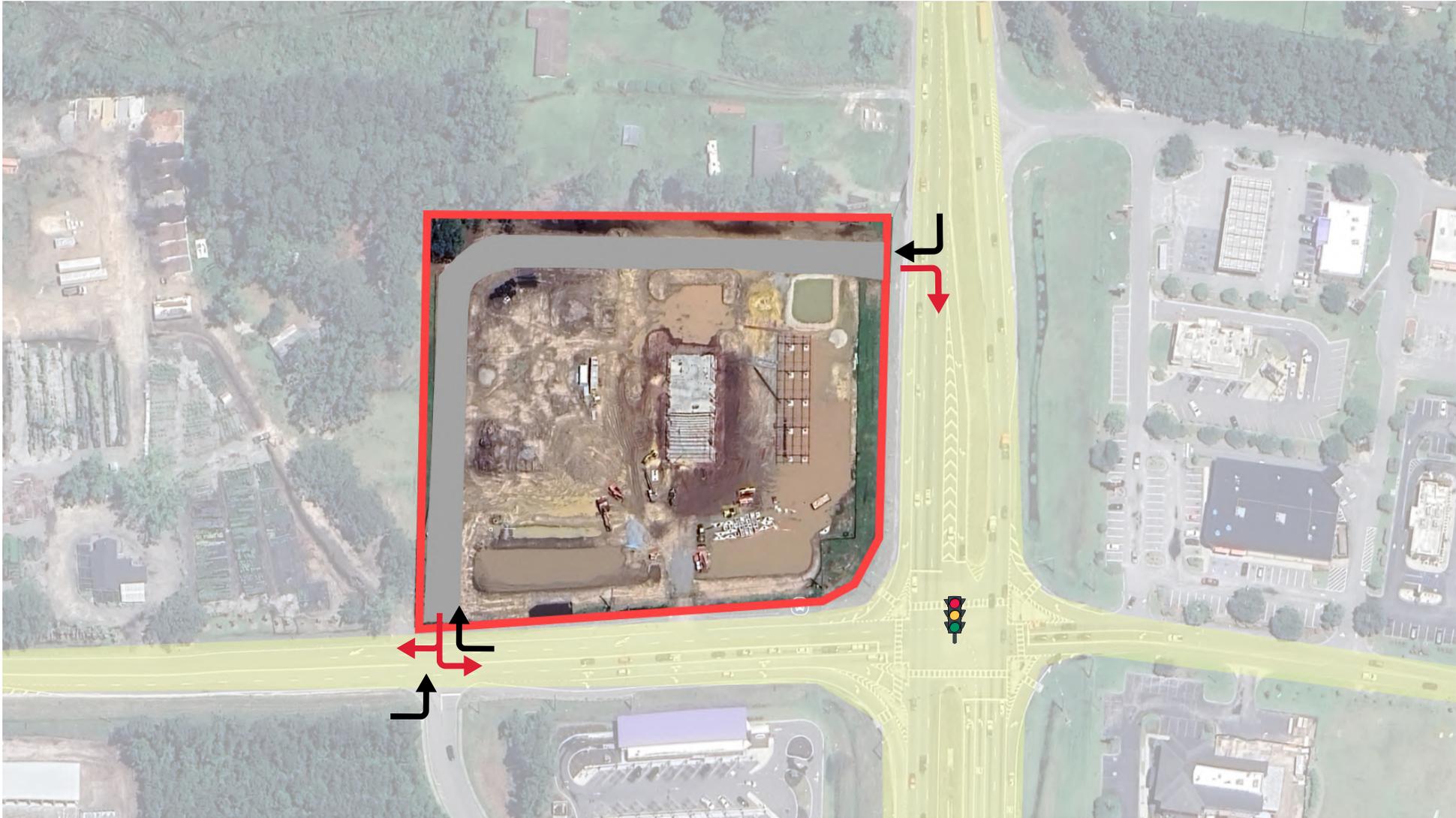




**Parker's  
Kitchen**



# ±0.69 AC SIGNALIZED CORNER ACCESS MAP









# AREA OVERVIEW



# WHY? SAVANNAH

## OVERVIEW

Savannah, GA, is one of the fastest-growing logistics and industrial markets in the Southeast. With the nation's fourth-busiest container port, rapid residential expansion, and strong infrastructure, Savannah has become a hub for global trade and corporate investment. The city offers a blend of historic charm, business-friendly policies, and unmatched access to markets through port, rail, highway, and air.



### HOME OF THE HISTORICAL CHARM

Savannah is celebrated for its vibrant culture and historic charm, drawing millions each year to its cobblestone streets, shaded squares, and lively waterfront. The city hosts one of the largest St. Patrick's Day parades in the world, alongside nationally recognized music and film festivals, making it a cultural destination as much as a business hub. Blending coastal beauty with a thriving creative community, Savannah offers an energy and appeal that few Southern cities can match.



### A WELL CONNECTED CITY

Interstate Access: Direct connections via I-16 and I-95 to Atlanta, Jacksonville, Charleston, and beyond.

The Port of Savannah is the largest single-terminal container port in North America and the fastest-growing in the U.S., handling nearly 6 million TEUs annually.

The airport supports both passenger travel and cargo operations. Daily flights connect to major business centers including Atlanta, Charlotte, Dallas, Houston, and Washington, D.C.



### LOGISTICS & INDUSTRY HUB

Home to Hyundai Motor Group's \$7.6B EV Metaplant in Bryan County, bringing 8,500+ direct jobs.

Gulfstream Aerospace HQ employs ~20,000 people and anchors advanced manufacturing.

Amazon, JCB, Mitsubishi Hitachi, and others drive continued growth in e-commerce, manufacturing, and distribution.



### RESIDENTIAL & POPULATION GROWTH

Chatham County and the surrounding counties (Bryan, Effingham, Liberty) are experiencing some of the fastest population growth in the Southeast. Much of this growth is concentrated along Benton Boulevard, Pooler, and Godley Station, where large-scale master-planned communities continue to deliver new homes.

Population Surge: The Savannah MSA is projected to add 27,000+ new residents over the next five years, a pace that continues to exceed state and national averages.



### EDUCATION & TALENT

Savannah is home to Savannah College of Art & Design (SCAD), a global leader in creative industries, and Georgia Southern University's Armstrong Campus.

Access to technical colleges and workforce training tailored for logistics, manufacturing, and aviation.

3<sup>rd</sup>

Most Populated MSA in GA

432K

Savannah MAS Population

208K

Savannah MAS Labor Force

3%

Percentage Unemployed

13K

Projected Job Growth in Next 5 Years

27K

Projected Population Growth in Next the 5 Years

# WHY? GEORGIA

## KEY DRIVERS

By 2050 Georgia's Population is projected to increase by nearly 2.5 Million people and Georgia's workforce is expected to grow by 3.1 million jobs. This incredible growth puts increased demands on Georgia's freight and logistics infrastructure which transports personal goods for families, raw materials to Georgia businesses, and moves products across the state and nation



Annual Georgia Freight Tonnage will increase 91% by 2050



Congestion costs for Georgia based traffic are projected to increase more than 100% by 2050



Manufacturing is expected to grow by 77% by 2050



Agriculture is expected to grow by 43% by 2050



Distribution freight flows are expected to more than triple from 2019 to 2050

## TOP 10 STATES

1. Georgia
2. Indiana
3. Texas
4. North Carolina
5. South Carolina
6. Ohio
7. Michigan
8. Kentucky
9. Illinois
10. Louisiana

Site Selection Magazine's annual Site Selectors Survey is out as of this past January, and the prospects for GA and the greater Southeast continue to shine!

Key stats for GA as follows:

- Top State Business Climate: GA#3
- Best Manufacturing Workforce States: GA#4
- Best States for Manufacturing: GA#3

Other items of interest:

- Atlanta ranked as #2 city for HQ Projects behind Dallas
- U.S. #1 for International Investment
- Most important factors for location (in order): Tax Policy, Workforce, Incentives and Quality of Life

Per Site Selection



## ECONOMIC OVERVIEW

Georgia's Population is robust, making it the 8th most populous state with the majority of Georgians in prime working ages, 25-44 Years Old.

**By 2050, the State is projected to Grow to 13,390,283, an increase of nearly 2.5 Million.**

The state has experienced strong economic growth evidenced by being ranked 11th for GDP growth and Georgia continues to be ranked 8th nationally for its tax burden keeping the state competitive.



## ECONOMIC COMPETITIVENESS

Georgia ranks highly on various metrics related to the creation of new businesses in the state, which is a strong indicator of a dynamic economy.

**The state ranks 6th nationally for net new businesses created and 3rd in the percentage of adults becoming entrepreneurs each month.**

Georgia ranks 8th for change in capital invested over the last 5 years indicating the attraction of investment.



## FUTURE OF TALENT

The state ranks 7th in terms of job growth of non-agriculture employment, ahead of most southern states.

**Georgia continues to be a leader in job growth.**

Georgia ranks 14th in the growth of high-tech employment and ranks 11th for the number of STEM doctorates. These are important indicators of a strong talent base



## INFRASTRUCTURE OF THE FUTURE

The State's Logistics infrastructure continues to be a significant strength. Monthly TEU throughput in the port of Savannah has increased by 90% over the last decade.

**Georgia ranks 4th in terms of growth in jobs in the warehouse sector over the last 5 years.**

# 11M

Total State Population

# 61%

Labor Force Participation

# 268K

Jobs Created Last 5 Years

# 134B

Invested in GA in Last 5 Years

# 13M

2050 Projected State Pop.

# 90%

Growth in Trade at Port of Savannah Over the Last Decade

**For inquiries,  
contact us.**



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