



GA Ports  
Authority

Colonial  
Oil

Downtown

Beaches

**SITE**  
**±13.02 Acres**

**±13.02 GROSS ACRES  
WITH I-95 FRONTAGE**

600 AL HENDERSON BLVD  
SAVANNAH, GA 31419

Adam Bryant, CCIM, SIOR  
Partner  
912.667.2740  
adam.bryant@svn.com

SVN | GASC | 5710 OGEECHEE ROAD, SUITE 200, #277, SAVANNAH, GA 31405

Listed in conjunction with: [BROKER NAME], [COMPANY NAME], [CITY/STATE NAME]





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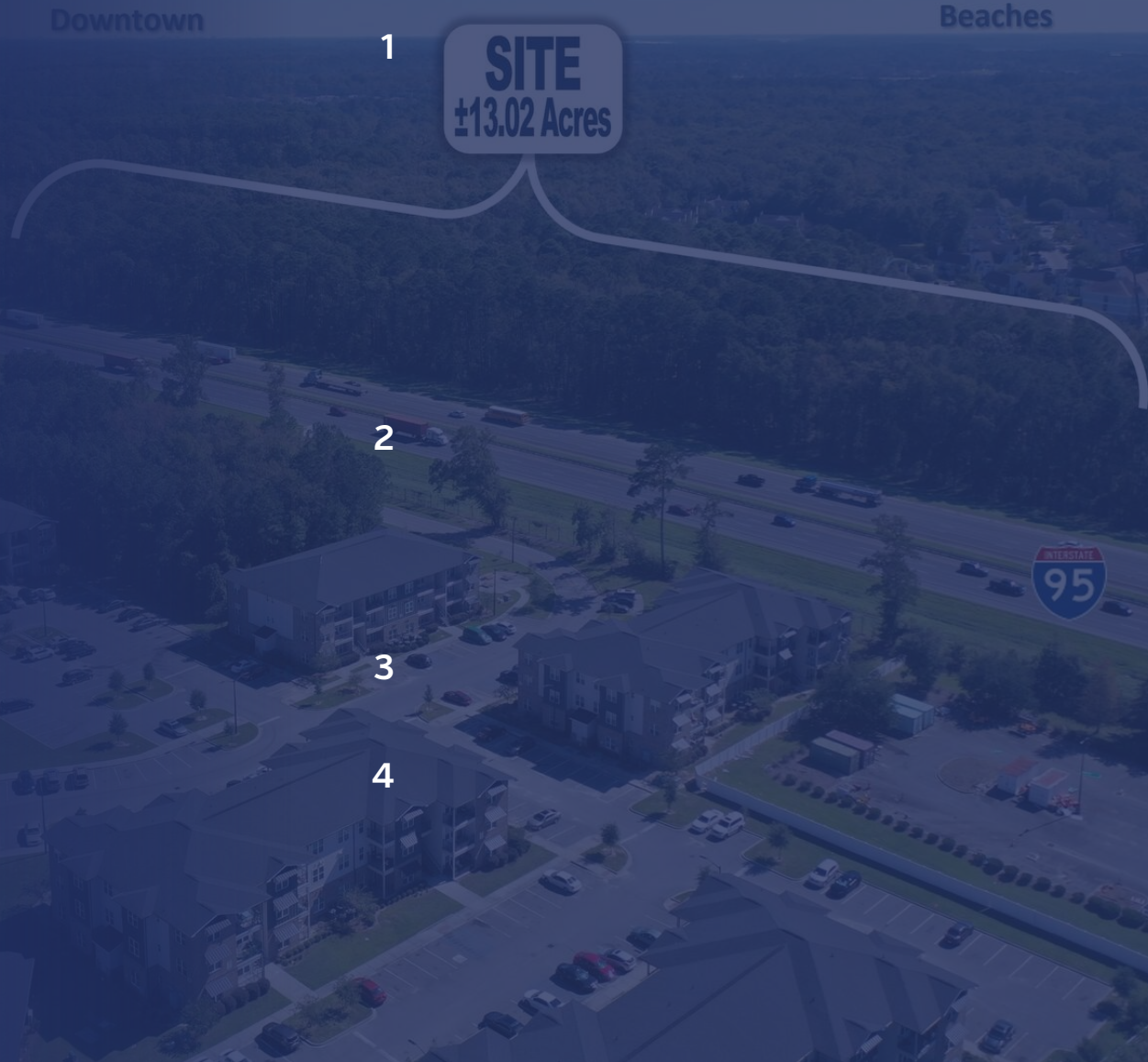
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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



# 1 PROPERTY INFORMATION

600 Al Henderson Blvd  
Savannah, GA 31419

# Property Summary



## OFFERING SUMMARY

Sale Price:	\$1,995,000
Lot Size:	13.02 Acres
Price / Acre:	\$153,226
Zoning:	P-B-C
Market:	Savannah
Submarket:	Southside
APN:	11028 01077

## PROPERTY OVERVIEW

SVN is pleased to offer ±13.02 undeveloped gross acres for sale at 600 Al Henderson Boulevard in Southside Savannah, GA. The property is located in unincorporated Chatham County at the Northeast Quadrant of I-95 and GA Highway 204 and is surrounded by retail, hospitality and housing developments. A recent wetland delineation estimates that ±9.32 acres are considered upland; however, this has not been verified by the USACE. The present zoning is P-B-C [Planned Business Community].

## LOCATION OVERVIEW

The property is located at Exit 94 of I-95 and GA Highway 204 in Southside Savannah, GA. This interchange, known as Gateway, is the southernmost Savannah exit when traveling north of I-95. Traffic counts on I-95 are 93,000+ vehicles per day and on GA Highway 204 are just shy of 33,000 vehicles per day. Gateway features a dense development of hotels and restaurants in addition to the Henderson Golf Course community and The Links at Georgetown townhomes. As it flows directly to downtown, GA Highway 204 becomes Abercorn Street, an extremely dense retail corridor that experiences traffic counts of up to 57,000 vehicles per day. Abercorn Street connects residents and tourists with 2 regional malls, Hunter Army Air Field, 3 hospitals, established business and residential communities, the Downtown Historic District and easy access to Savannah's islands and beaches. In addition, New Hampstead is located to the west of I-95 and will have in excess of 10,000 units at completion.

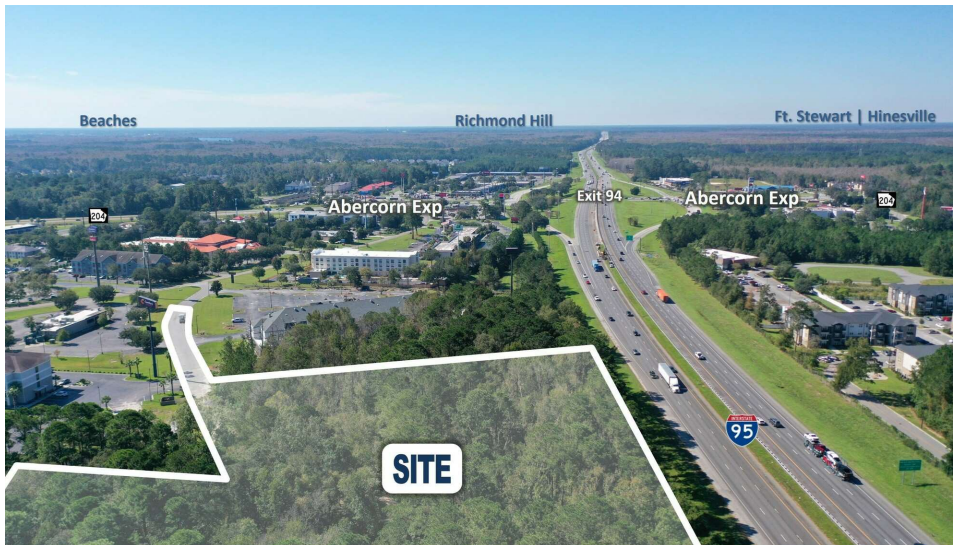


# Complete Highlights



## PROPERTY HIGHLIGHTS

- $\pm 13.02$  Gross Acres with I-95 Frontage
- Wetlands Delineation:  $\pm 9.32$  Acres Upland and Developable
- Zoned P-B-C (Planned Business Community)
- At NE Quadrant of I-95 & GA Hwy 204 at Exit 94: 126,200 VPD
- Hotels, Restaurants, Henderson Golf, Housing Development
- GA Hwy 204/Abercorn St Connects Tourists and Residents to Downtown

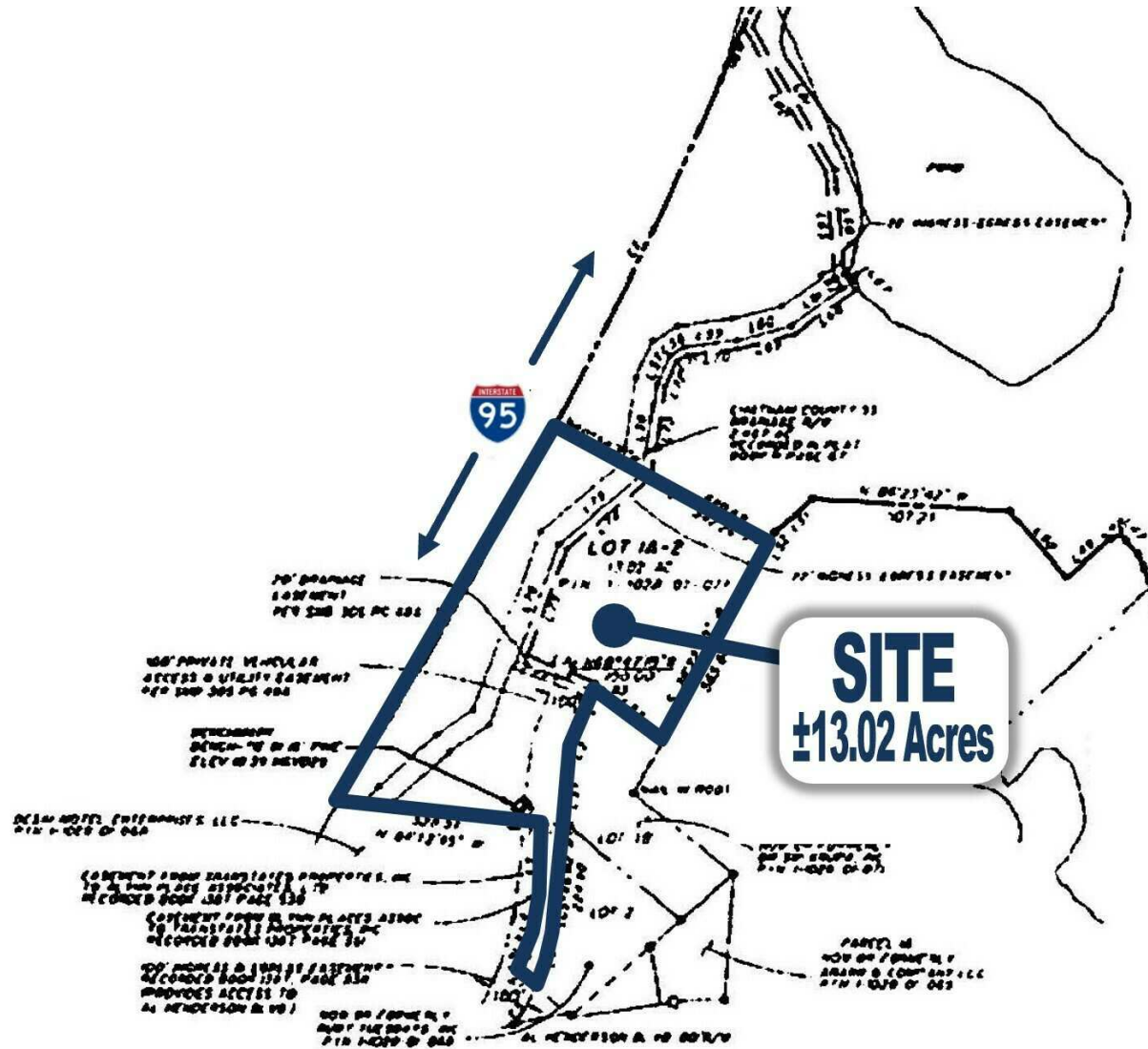


$\pm 13.02$  GROSS ACRES WITH I-95 FRONTAGE | 600 AL HENDERSON BLVD SAVANNAH, GA 31419

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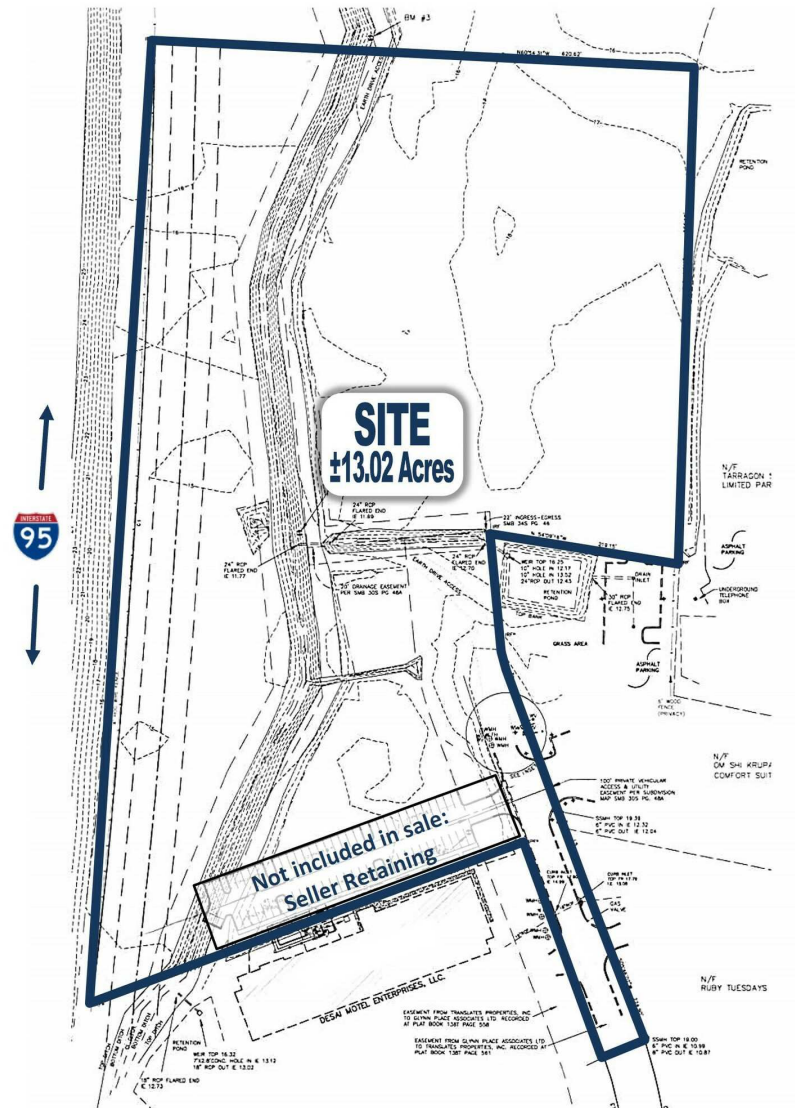
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# Property Plat



±13.02 GROSS ACRES WITH I-95 FRONTAGE | 600 AL HENDERSON BLVD SAVANNAH, GA 31419

# Site Plan



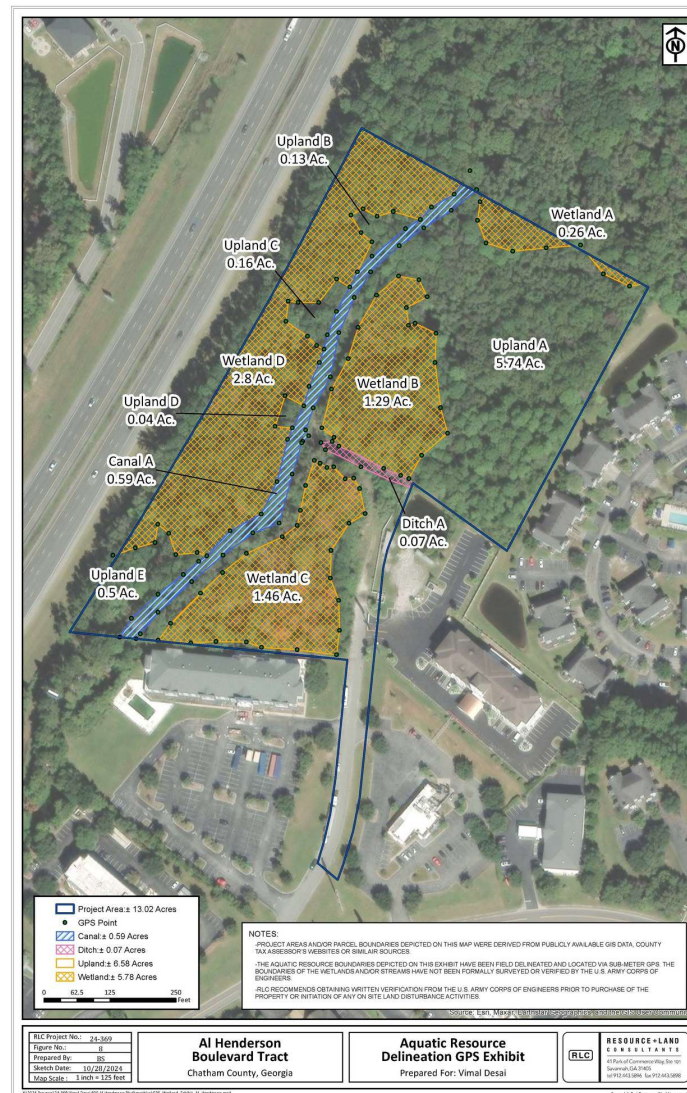
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# Wetlands Delineation



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# Aerial Detail | View East



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# Aerial Detail | View North



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# Aerial Detail | View South



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## 2 LOCATION INFORMATION

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Savannah, GA 31419



# Aerial Map | Site



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# Aerial | I-95 & GA Hwy 204



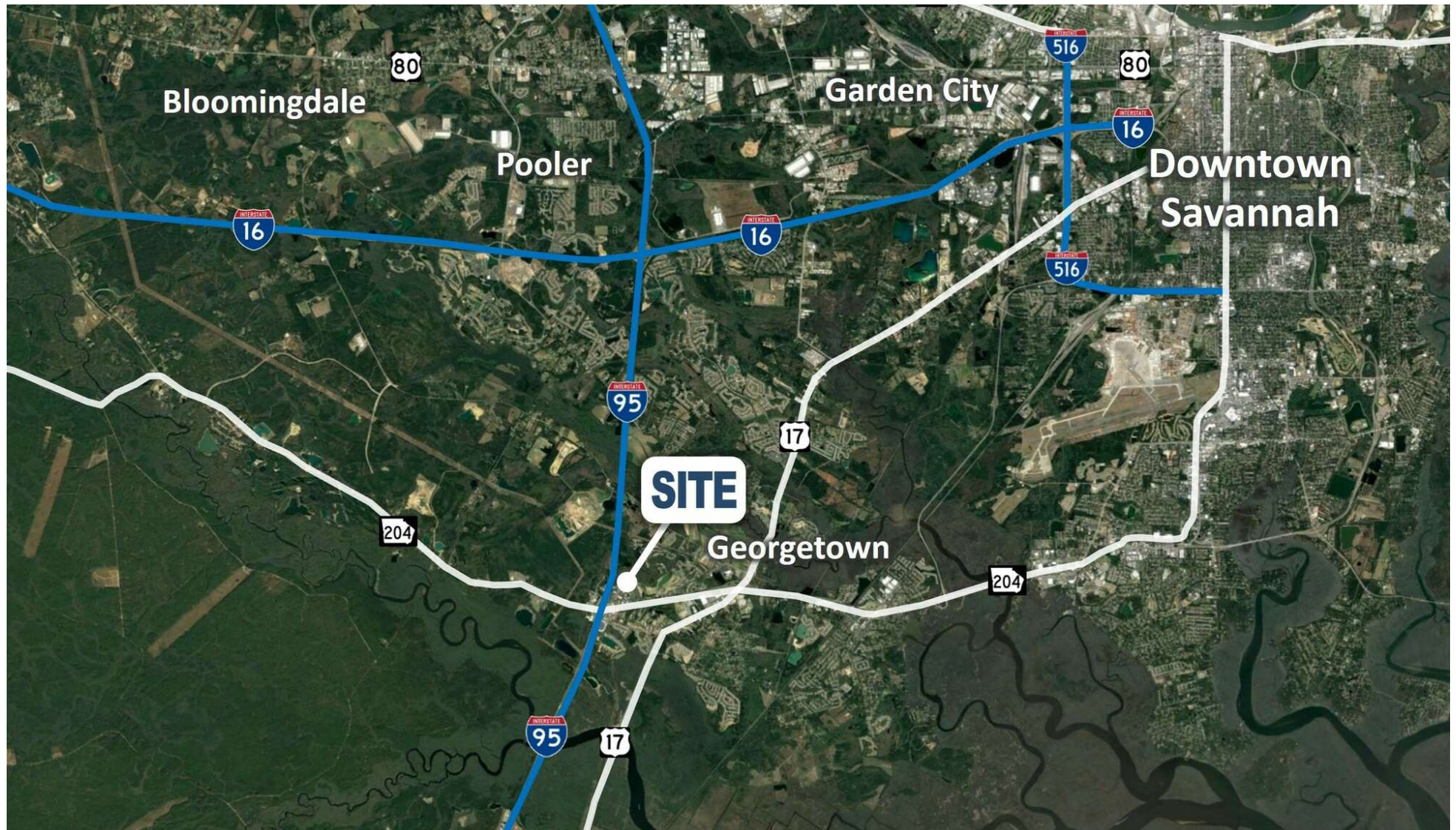
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# Aerial | Savannah MSA



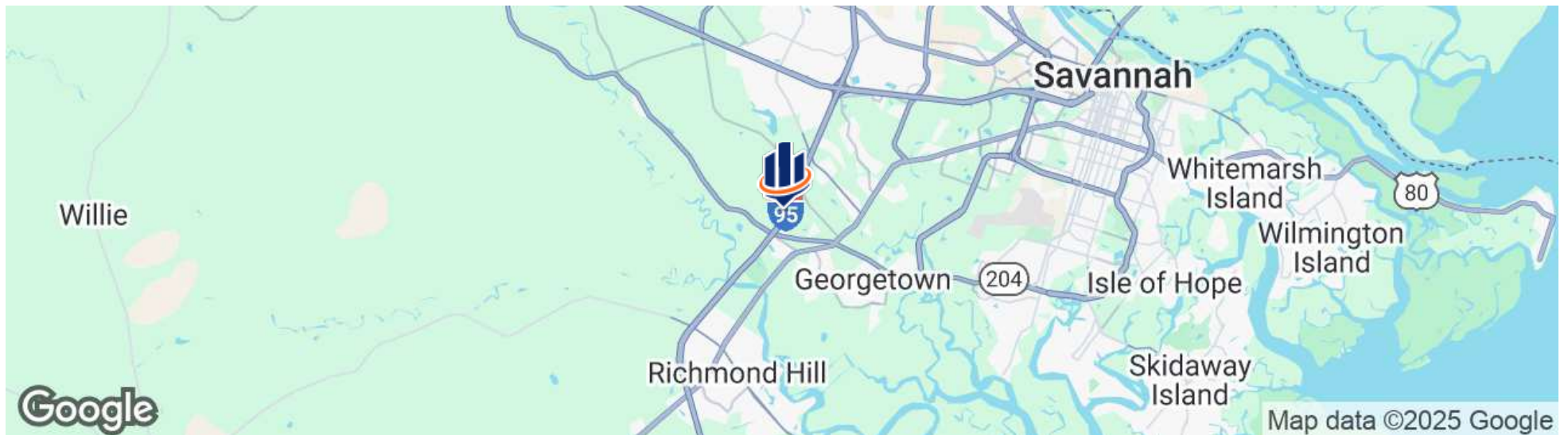
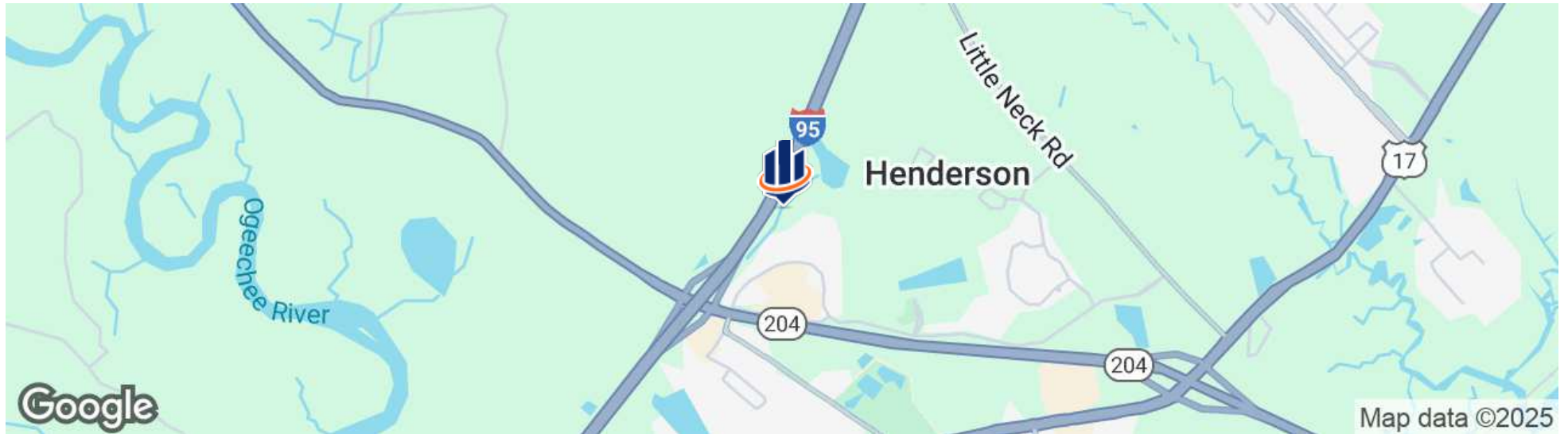
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# Location Maps



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# DEMOGRAPHICS

600 Al Henderson Blvd  
Savannah, GA 31419



# Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,812	17,814	49,394
Average Age	36	36	38
Average Age (Male)	36	35	37
Average Age (Female)	36	37	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,194	7,008	19,483
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$86,831	\$83,518	\$103,420
Average House Value	\$305,229	\$286,908	\$315,637

Demographics data derived from AlphaMap

## 4 ADVISOR BIO & CONTACT

600 Al Henderson Blvd  
Savannah, GA 31419



# 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, focusing on the sale and leasing of land, office, retail, and investment properties in Savannah, Georgia, and surrounding areas.

Bryant holds a Master of Business Administration and a Bachelor of Business Administration from Georgia Southern University. He has also completed the Certified Commercial Investment Member [CCIM] designation by the CCIM Institute as well as the SIOR designation from the Society of Office and Industrial Realtors. The CCIM designation is given 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 over \$350 million in transaction volume and has been recognized for his sales performance at SVN, ranking in the top 5 producers nationwide out of more than 2,000 Advisors on multiple occasions.

Bryant has 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]

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