

FOR SALE

AUTO SHOP W/ \pm 1.57 ACRES
AT SIGNALIZED HARD CORNER
12032 MIDDLEGROUND RD
SAVANNAH, GA 31419

MIDDLEGROUND RD (VPD 15,500)



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PROPERTY SUMMARY

AUTO SHOP W/ \pm 1.57 ACRES AT SIGNALIZED HARD CORNER

12032 Middleground Rd Savannah, GA 31419

- Pricing: \$2,850,000
- \pm 1.57 Acres
- \pm 10,000 sf covered area
- \pm 3,495 sf office/warehouse space
- \pm 6,000 sf covered bays
- Traffic Light
- Zoning: BC
- VPD: 15,500 (Middleground Rd)

Blokk Commercial Real Estate is pleased to present 12032 Middleground Road, a fully turnkey auto body facility situated on approximately \pm 1.57 acres at a signalized hard corner. The property offers over \pm 10,000 SF of covered area, including \pm 3,495 SF of office and warehouse space in the main building.

Additional improvements include \pm 6,000 SF of covered service bays for vehicle storage and detailing, as well as a \pm 1,500 SF cosmetic repair building at the rear of the site. The layout features two front-of-house offices and one warehouse office, providing efficient separation of operations.

The site is strategically located with direct access to Savannah Crossing Shopping Center and surrounding retail. As of 2024, Middleground Road carries approximately 15,500 VPD, feeding into Abercorn Street (35,900 VPD). Zoned BC, the property allows for a wide range of uses including retail, office, medical, and utility.

The existing improvements and FF&E present a strong turnkey opportunity in the Southwest Savannah submarket, with additional upside for potential gas station redevelopment, subject to approvals. Ownership has also expressed interest in selling the entire operating business. Please inquire for additional information.



INTERIOR PHOTOS





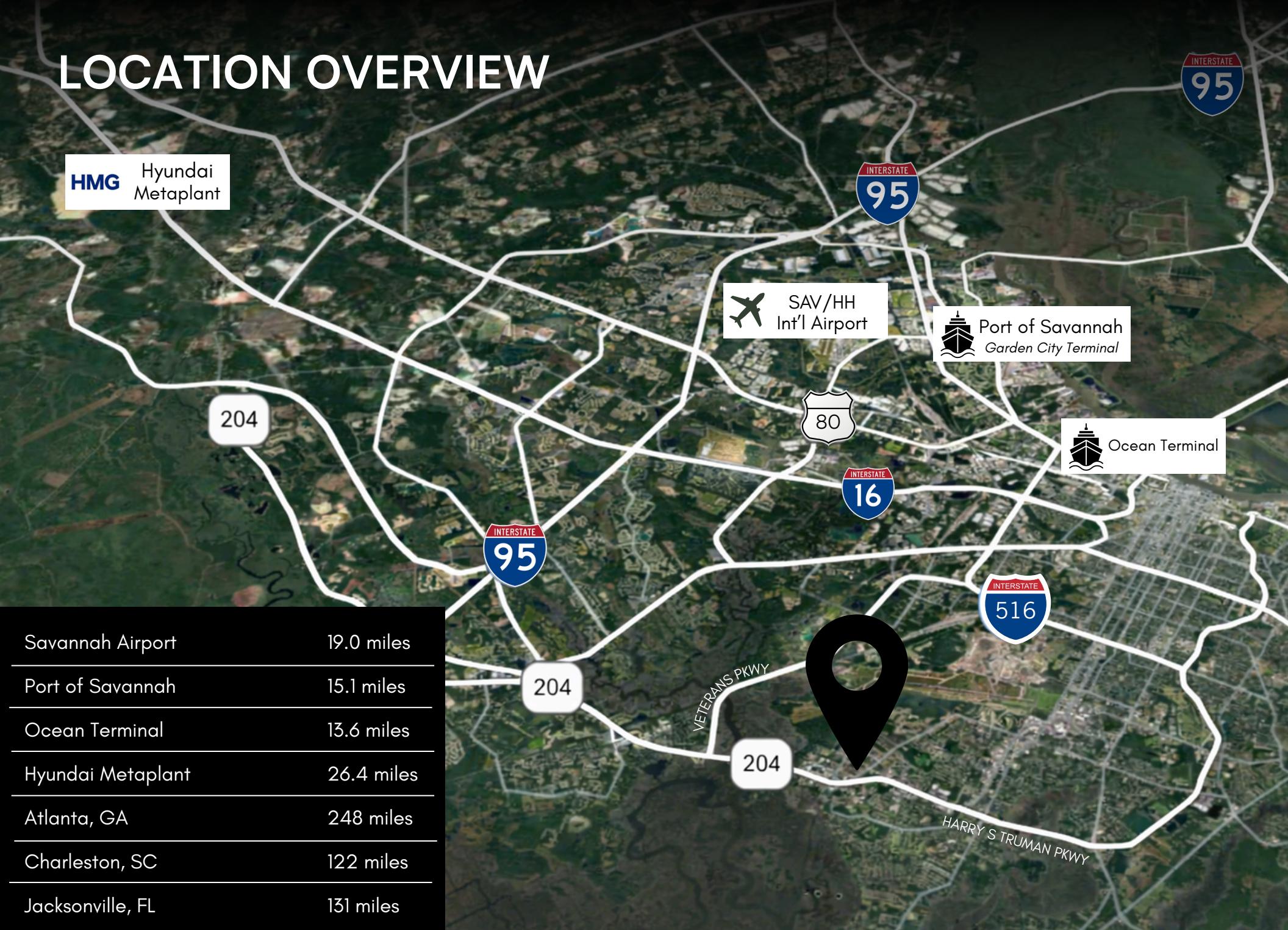
EXTERIOR PHOTOS



SITE RETAILERS



LOCATION OVERVIEW



BIO/CONTACT



JORDAN KIM

Principal

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BACKGROUND

Jordan Kim is the President of Blokk Commercial Real Estate (BCRE) and an active investor with deep roots in the Savannah commercial real estate market. He began his career at NAI Mopper Benton as a commercial real estate advisor, where he developed a strong understanding of the Greater Savannah area, its submarkets, and the forces driving local growth. He later joined Meybohm Commercial Properties, specializing in retail investment and development sales, further refining his expertise in deal structure, site selection, and value creation.

In 2022, Jordan founded Blokk Commercial Real Estate with a vision to build a Savannah-based firm known for execution, market intelligence, and results. Under his leadership, Blokk has completed over 200 transactions with total volume exceeding \$250 million, becoming a trusted advisor to investors, developers, and business owners throughout Coastal Georgia.

Blokk has served as the master broker for Tidal Wave Auto Spa and has represented clients in transactions both locally and nationwide, while maintaining a strong focus on Savannah's evolving landscape. The firm is highly active in industrial, retail, and land sales, playing a role in shaping the growth of one of the Southeast's most dynamic markets.

Jordan is known for his hands-on approach, straightforward communication, and ability to identify opportunity within Savannah's unique mix of historic character, expanding infrastructure, and strong economic momentum. His mission is to help clients capitalize on the city's growth while protecting their downside and positioning them for long-term success.

BIO/CONTACT



MASON SPIVEY

Advisor

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BACKGROUND

MasonSpivey is a commercial real estate advisor with a hands-on background in residential sales, construction, and hospitality. This diverse foundation gives him a grounded understanding of how properties function—structurally, commercially, and from a real-world, customer-facing standpoint.

A former collegiate baseball player at Georgia College & State University, Mason brings a competitive, disciplined mindset rooted in hard work and persistence. Outside of real estate, he enjoys working out and staying active, carrying that same drive into every client relationship.

EDUCATION

GeorgiaState College & University
BS Financing and BBA Marketing