

# HIGHLAND PARK RETAIL CENTER

## ±3,081 SF OF PROFESSIONAL RETAIL SPACE FOR SUBLEASE

492 JIMMY DELOACH PARKWAY  
SAVANNAH, GA 31407

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## PROPERTY INFORMATION

- Property Summary
- Property Description
- Space Available
- Photos | Suite 104
- Site Plans
- Additional Property Photos

## LOCATION INFORMATION

- Aerial | Site
- Aerial | Site
- Aerial | I-95
- Aerial | Master Plan
- Location Maps

## DEMOGRAPHICS

- Demographics Map & Report

## ADVISOR BIO & CONTACT

- Advisor Bio & Contact



Suite 104  
±3,081 SF

# 1 PROPERTY INFORMATION

492 Jimmy DeLoach Parkway  
Savannah, GA 31407



# Property Summary



Sublease Rate **\$26.66 SF/YR, NNN**

Current CAM **\$9.02 PSF**

## OFFERING SUMMARY

Building Size:	12,060 SF
Available SF:	3,081 SF
Year Built:	2018
Zoning:	PUD-C
Market:	Savannah
Submarket:	Pooler
APN:	2-1016 -02-077

## PROPERTY HIGHLIGHTS

- Highland Park: ±3,081 SF Retail | for Sublease through 10/31/29
- Inline Unit w/Wide Open Floor Plan, Reception Area, Restrooms with Showers
- New Retail Center with Long-Term Co-Tenants: El Sazon! & Port City Animal Hospital
- Abundant Parking; Prominent Highway Monument Signage
- At Signalized Intersection of Benton Blvd and Jimmy Deloach Pkwy at the Highlands
- Just off I-95 and Within High Residential and Commercial Growth of Pooler

# Property Description



## PROPERTY DESCRIPTION

SVN is pleased to offer ±3,081 square feet of retail space for sublease at the Highland Park Retail Center. Suite 104 is an inline unit fully built out for a fitness business and available through 10/31/2029. The main entrance opens into a reception/waiting area, two restrooms with showers, a storage room/office and access by glass double-doors to the remainder of the space, which is wide open with a small storage closet and an additional exit door to an adjoining outdoor patio. Completed in 2018, The Highland Park Retail Center has been meticulously maintained and offers canopied glass-front entrances, large windows, and high ceilings. There is a good mix of long-term co-tenants at the property such as El Sazon! Mexican Restaurant, and Port City Animal Hospital. There is abundant parking for staff and visitors, and prominent highway monument signage fronting the property. Shown by appointment only – please do not disturb Tenant.

## LOCATION DESCRIPTION

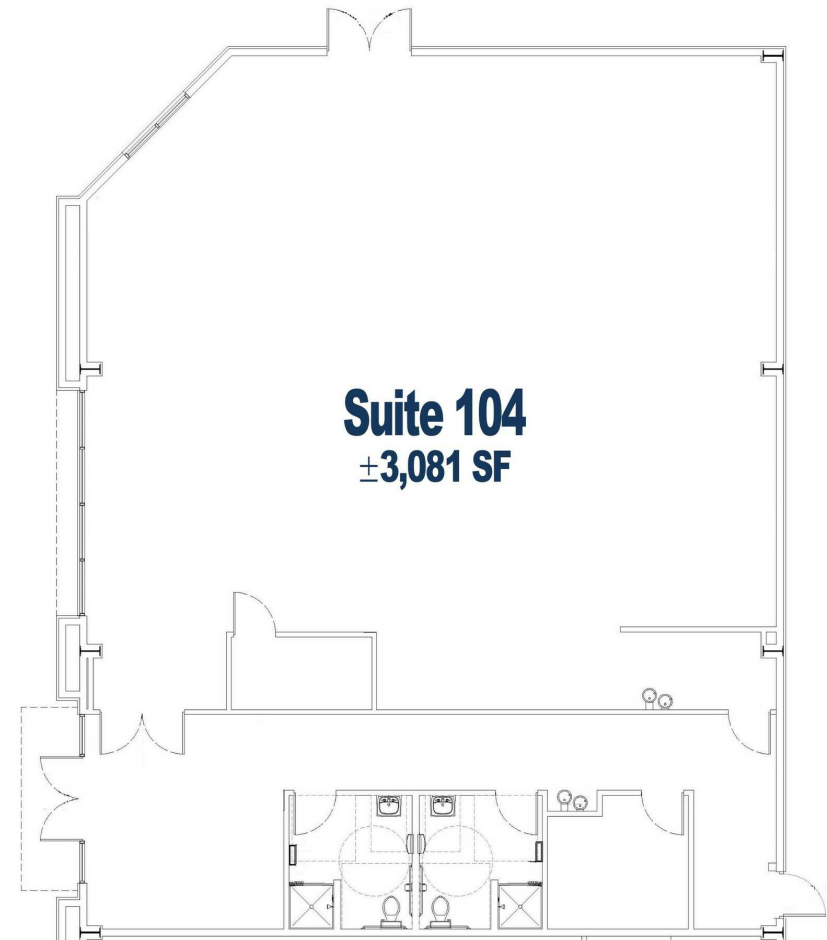
The center is located just off I-95 at the signalized intersection of Jimmy Deloach Parkway and Benton Boulevard within The Highlands of North Godley Station in Pooler. The residential portion of The Highlands consists of 1,200+ acres with 5,700+ single and multifamily units at completion. This area has an immediate need of services given the residential and daytime population nearby. In addition, the completed extension of Benton Boulevard to State Highway 30 has attracted more residents of Port Wentworth and Effingham County, who have been using it as a thoroughfare to Pooler's services.

Godley Station is a 5,800-acre master-planned development, which has been the center of real estate growth just west of Savannah for slightly more than a decade. The area is home to the Sav/HH International Airport and is logistically centralized for convenient travel to anywhere within the Savannah area, with quick access to both I-95 and I-16. Both residential and commercial growth can be attributed to a number of economic drivers including: the Georgia Ports Authority, the tourism industry, employers such as Gulfstream, JCB, EFACEC, GA Pacific, Amazon and Fort Stewart and Hunter Army Airfield military bases.

# Space Available

## AVAILABLE SPACES

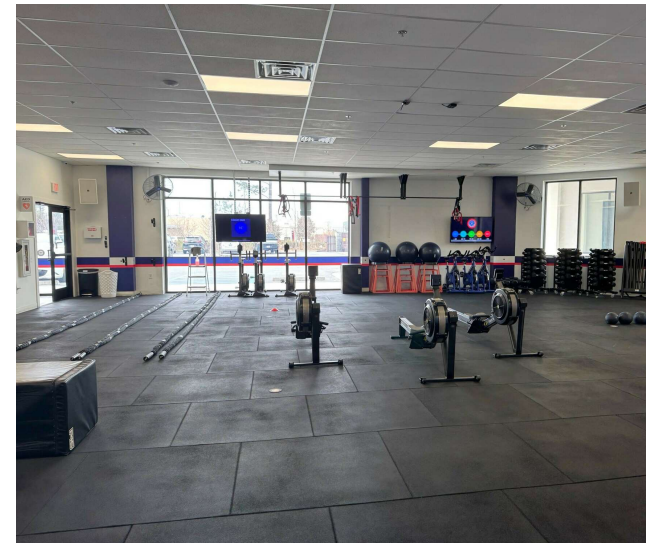
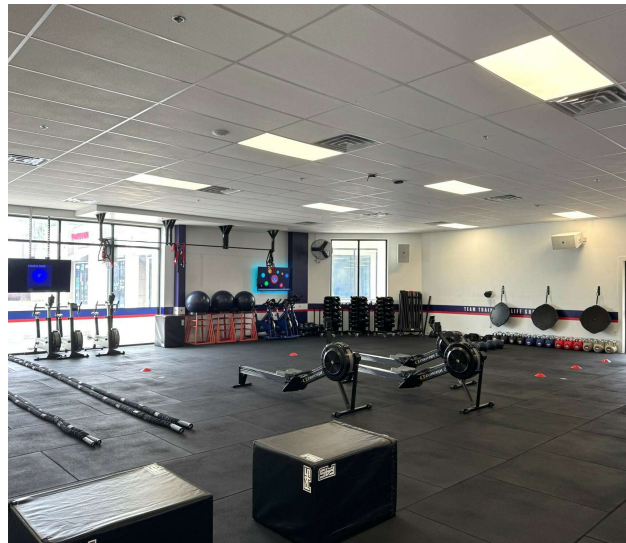
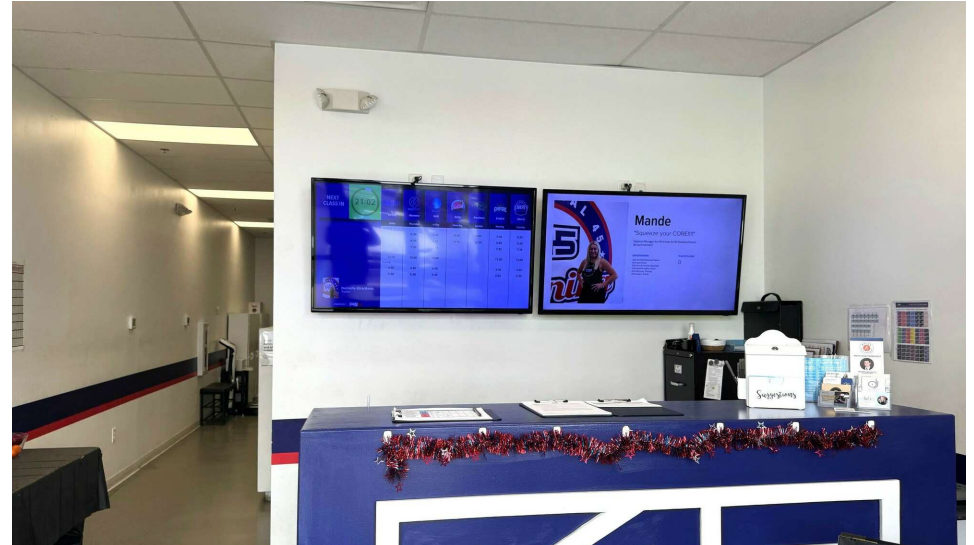
SUITE	SIZE [SF]	LEASE TYPE	LEASE RATE	DESCRIPTION
104	3,081 SF	NNN	\$26.66 SF/yr	Sublease through 10/31/2029. Current additional rent (CAM) is \$9.02 PSF.



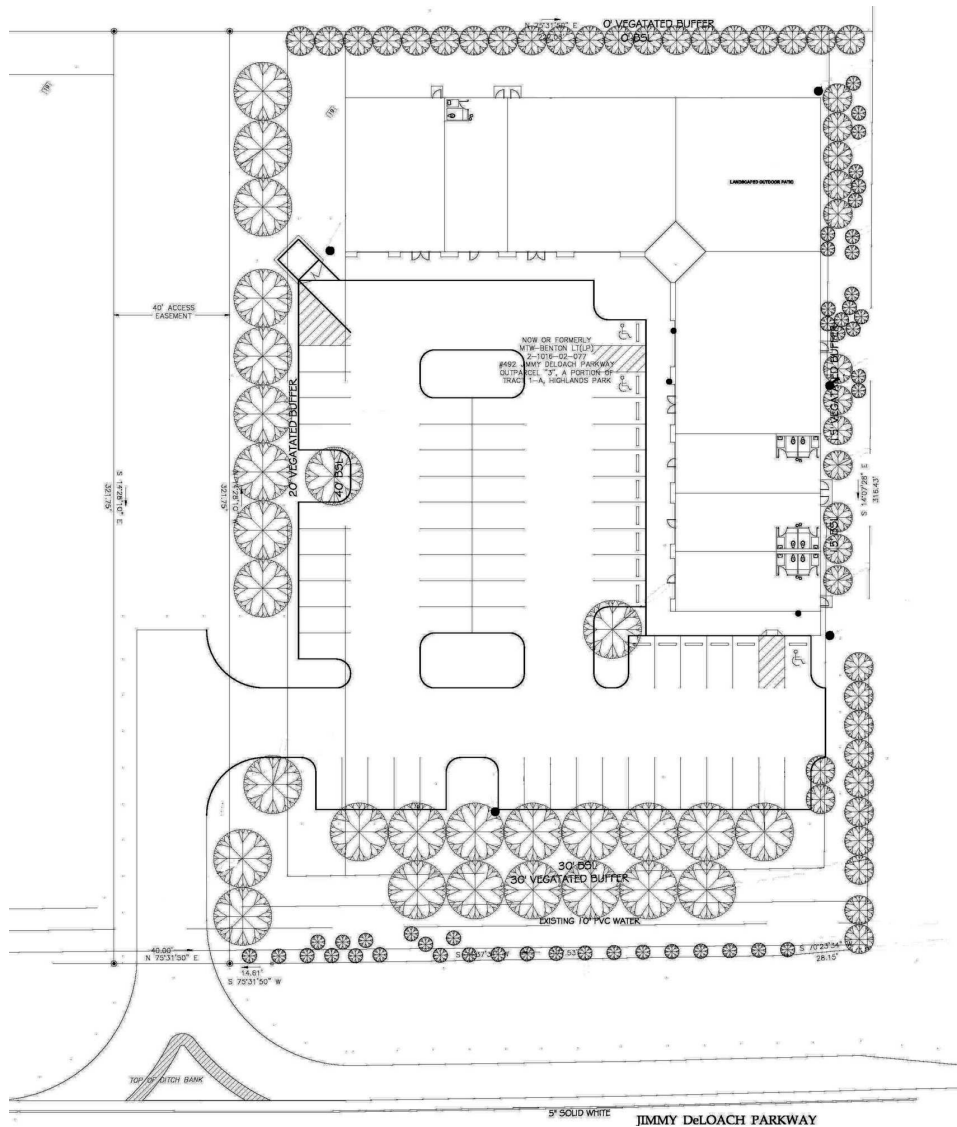
Floor Plan | Suite 104



# Photos | Suite 104



# Site Plans





# Additional Property Photos





## 2 LOCATION INFORMATION

492 Jimmy DeLoach Parkway  
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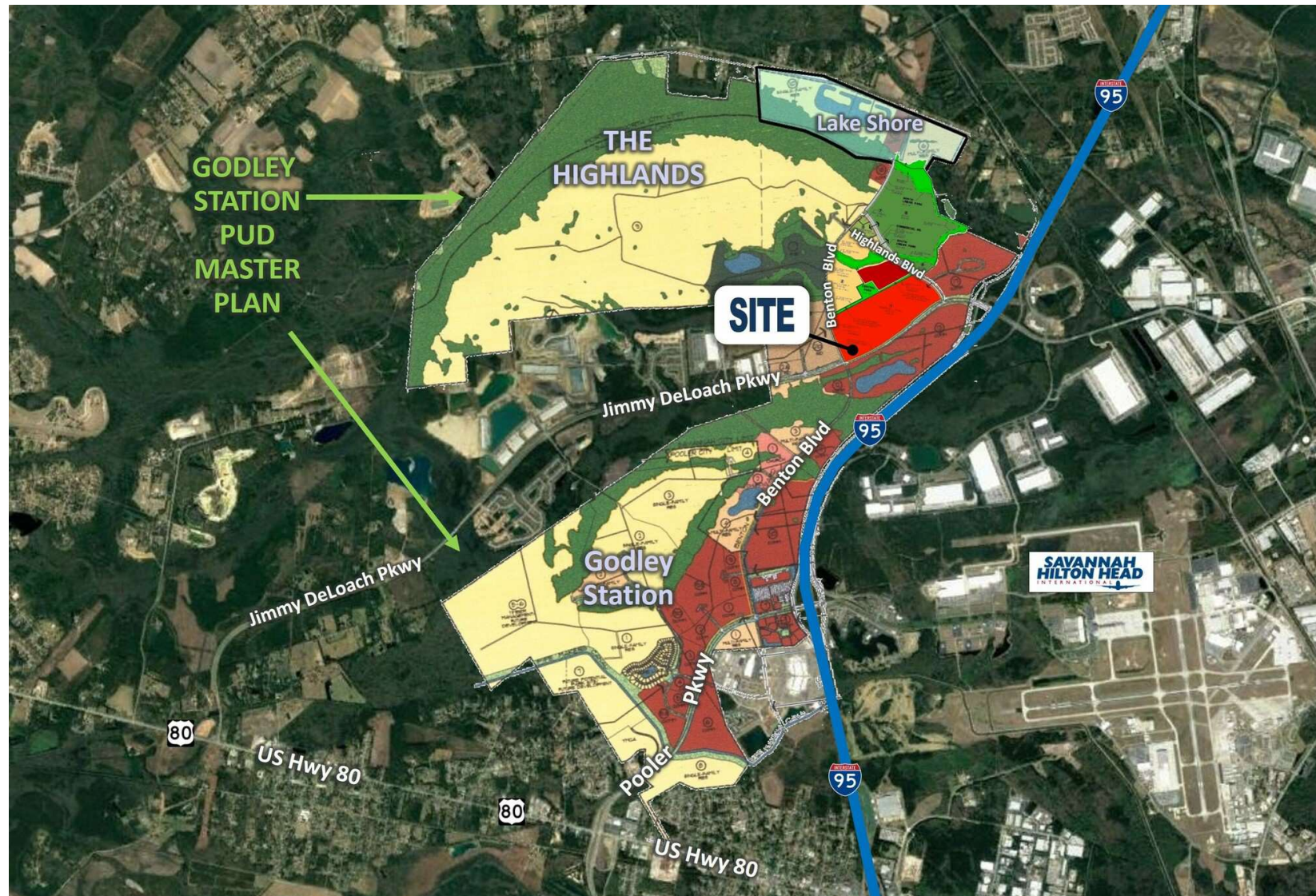






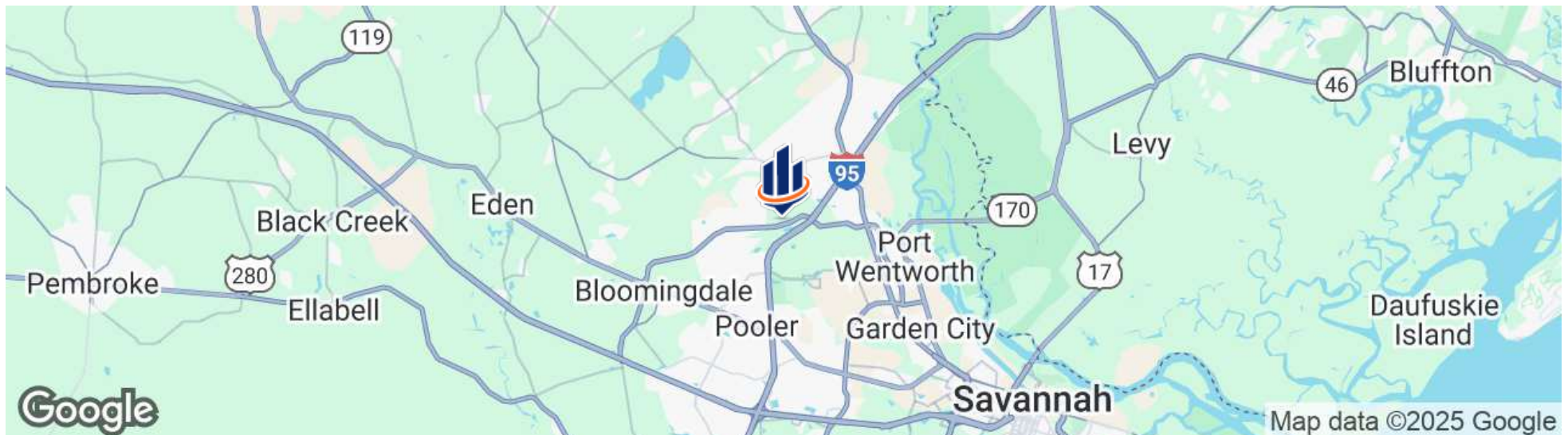
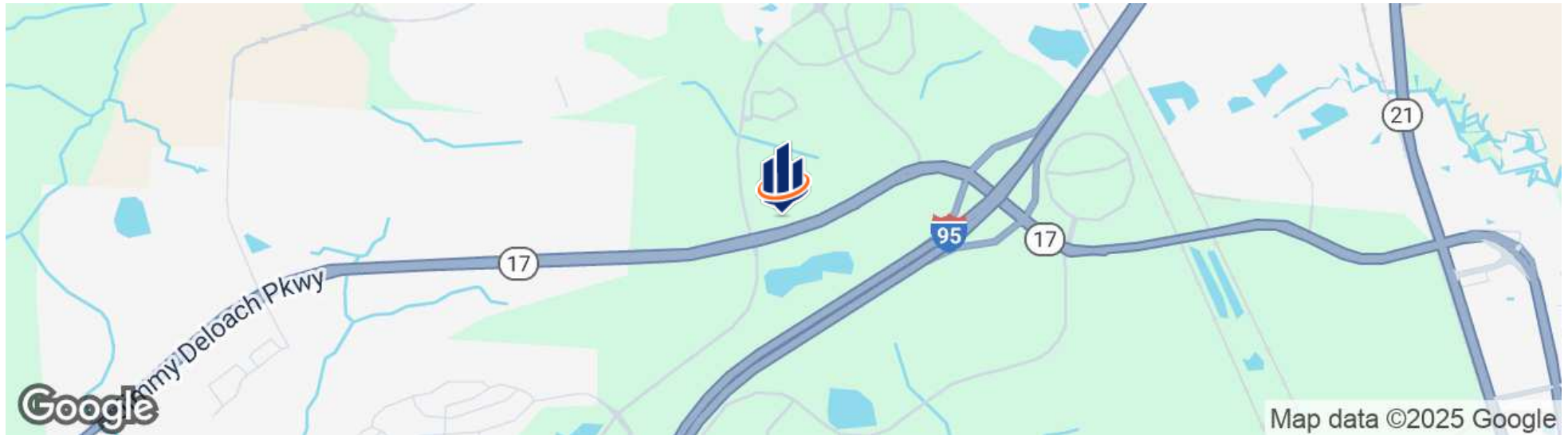








# Location Maps





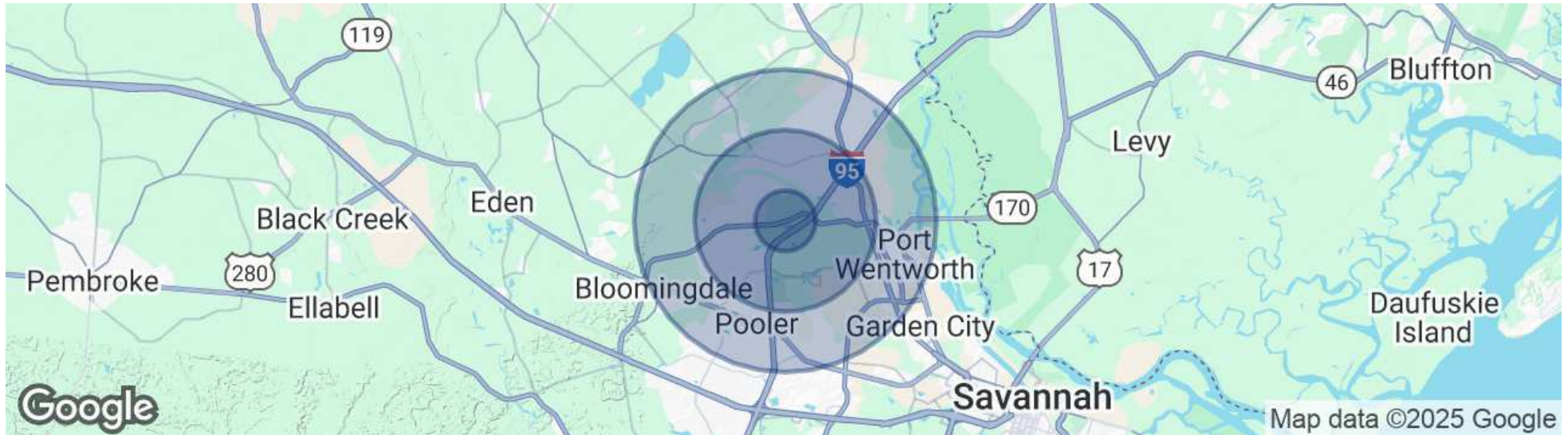
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## DEMOGRAPHICS

492 Jimmy Deloach Parkway  
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# Demographics Map & Report



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,602	28,957	50,498
Average Age	33	35	37
Average Age [Male]	32	34	36
Average Age [Female]	34	36	38

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,491	10,518	18,602
# of Persons per HH	2.4	2.8	2.7
Average HH Income	\$108,065	\$118,186	\$109,280
Average House Value	\$280,690	\$314,369	\$290,639

Demographics data derived from AlphaMap



# 4 ADVISOR BIO & CONTACT

492 Jimmy DeLoach Parkway  
Savannah, GA 31407





**ADAM BRYANT, CCIM, SIOR**

Partner

adam.bryant@svn.com

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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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