

B BRADFORD GROUP
LOCAL EXPERTISE. GLOBAL REACH.

LEADINGRE
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COMMERCIAL INVESTMENT

6 GATEWAY BLVD WEST
Savannah, Georgia

Indian
MOTORCYCLE



LEADINGRE
COMMERCIAL



6 GATEWAY BOULEVARD WEST

Savannah, Georgia

A premier opportunity in a landmark location with exceptional design, strategic functionality, and unmatched potential for growth.





Indian
MOTORCYCLE

6 GATEWAY BOULEVARD WEST

SAVANNAH, GEORGIA

\$4,950,000

The showroom and service department was built in 1995 and expanded in 2002. Perfect for an auto/ATV dealership and well-suited for a variety of retail uses capturing the 91,000 vehicles per day on I-95 at Exit 94.



BRADFORD GROUP

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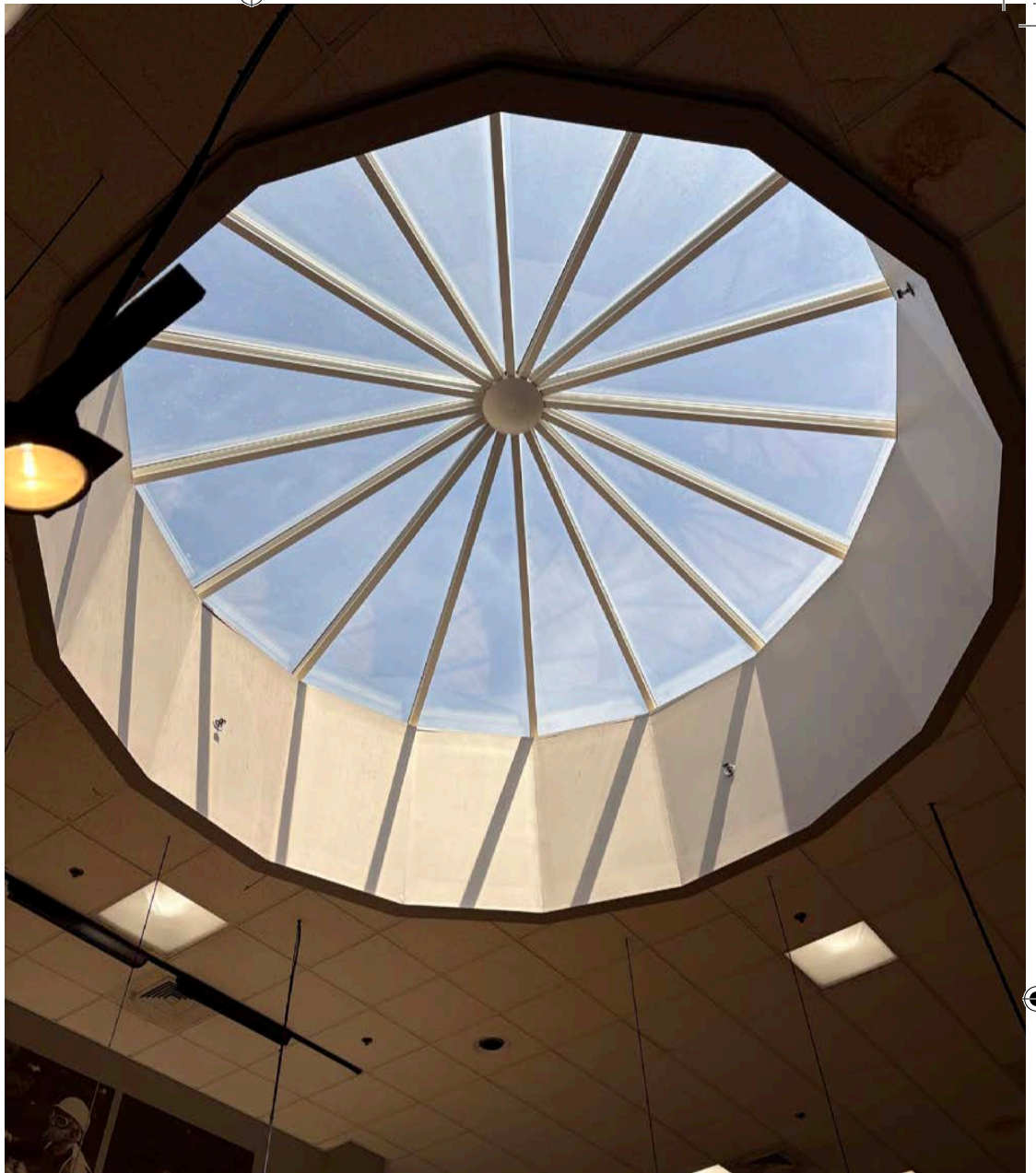
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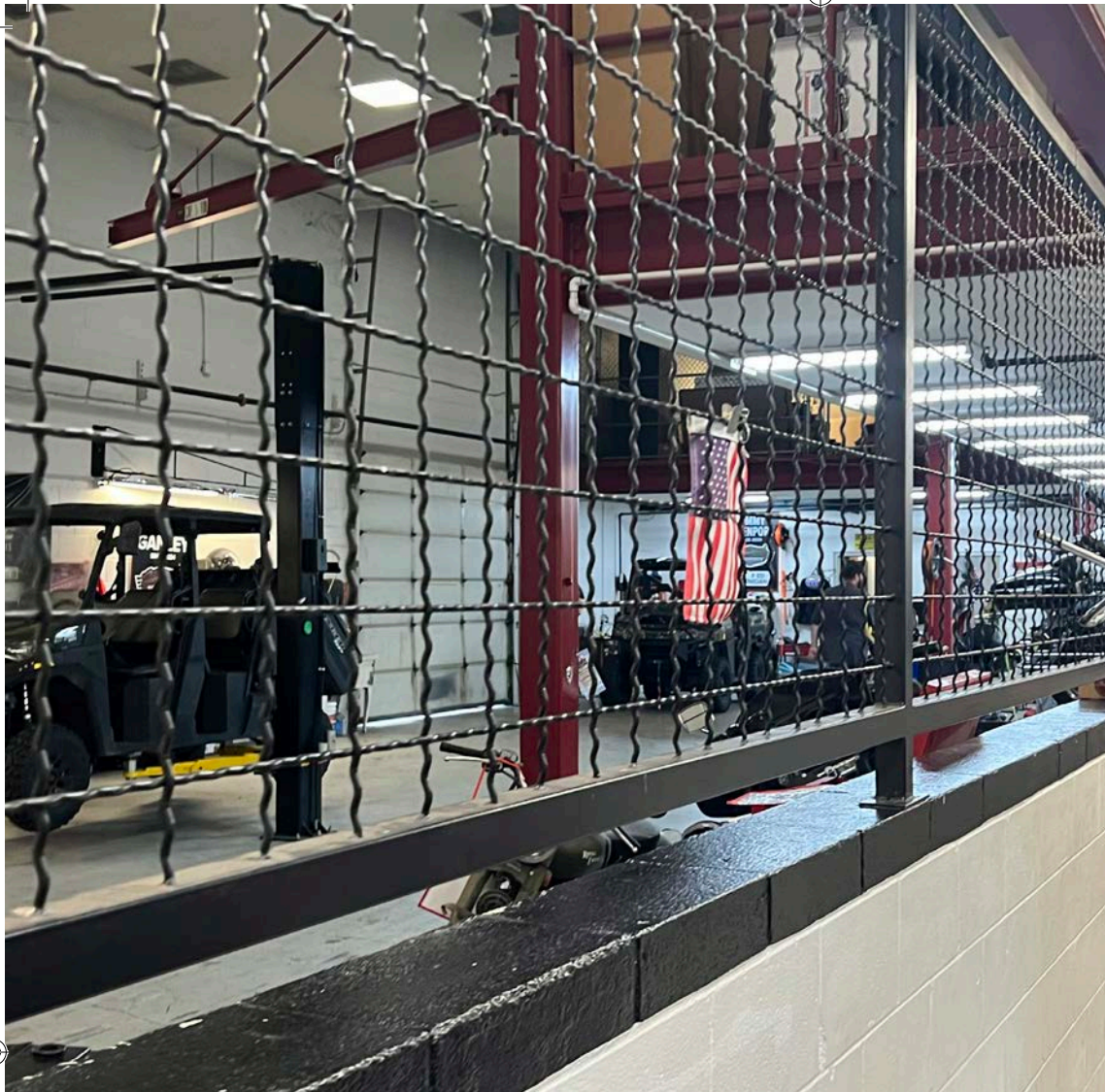




GRAND STYLE ENTRANCE

The showroom has a 20' clear height, the ground floor has three private offices, a service department, parts department and waiting room for customers.



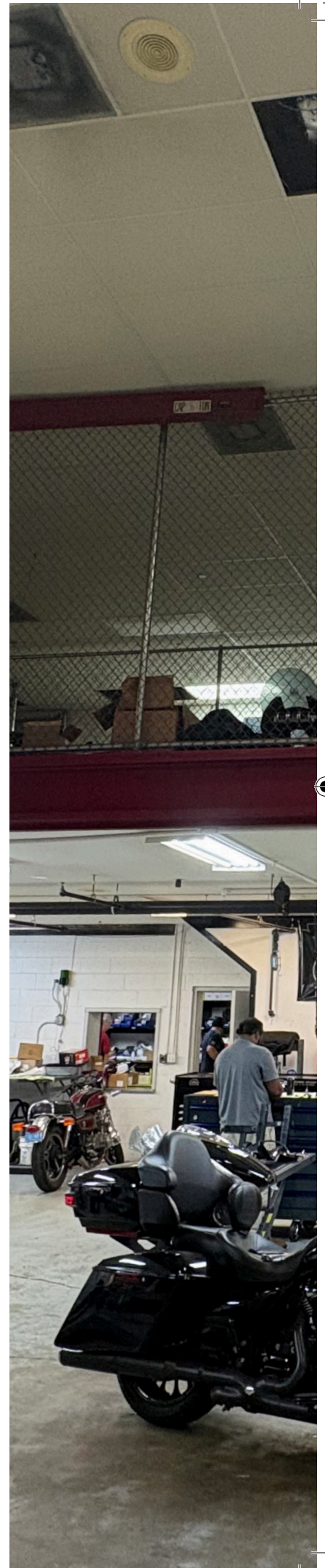


BUILT FOR PRODUCTIVITY & EXPANSION

The upstairs mezzanine includes **two private offices**, large training room and break room.



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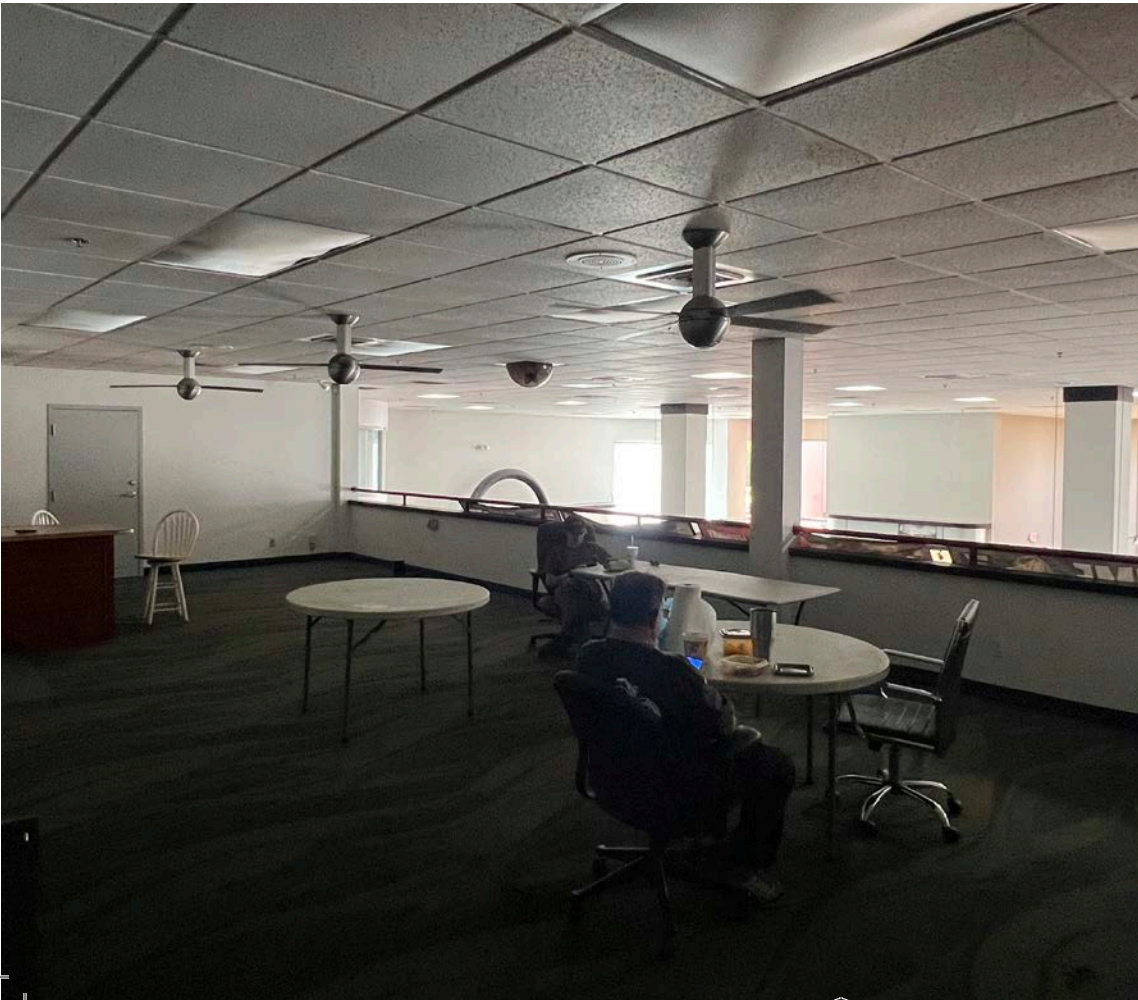
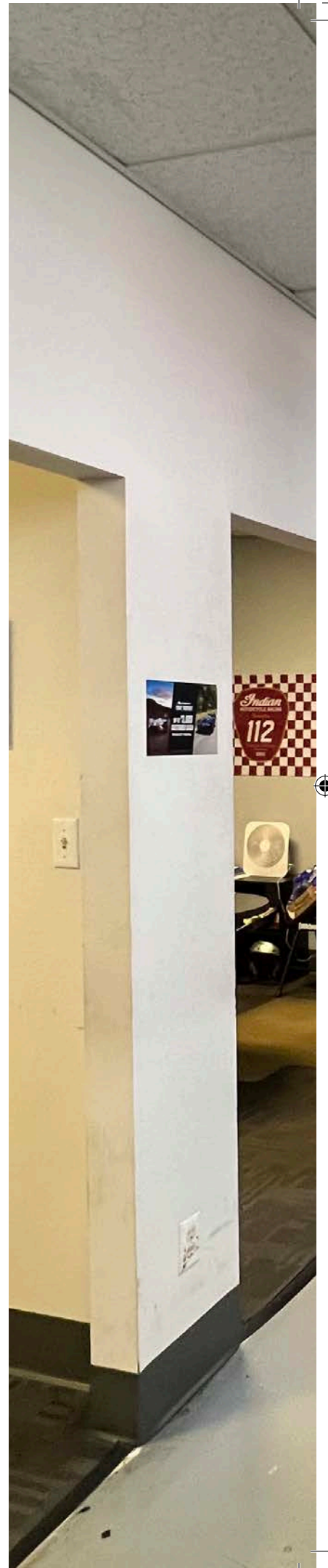
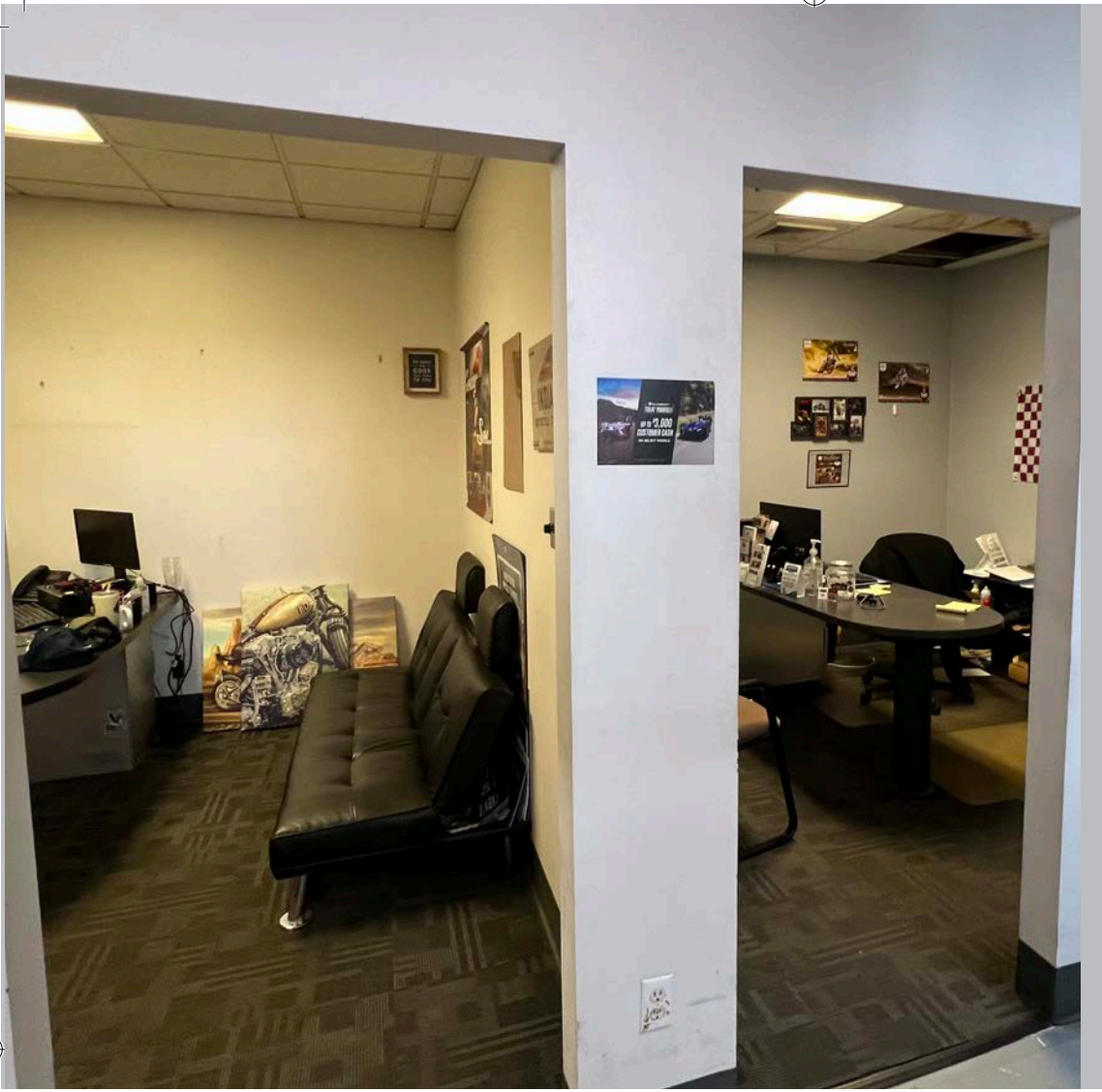
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HardWare
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PERFORMANCE AND COMFORT
TO GO THE DISTANCE

SUPER73



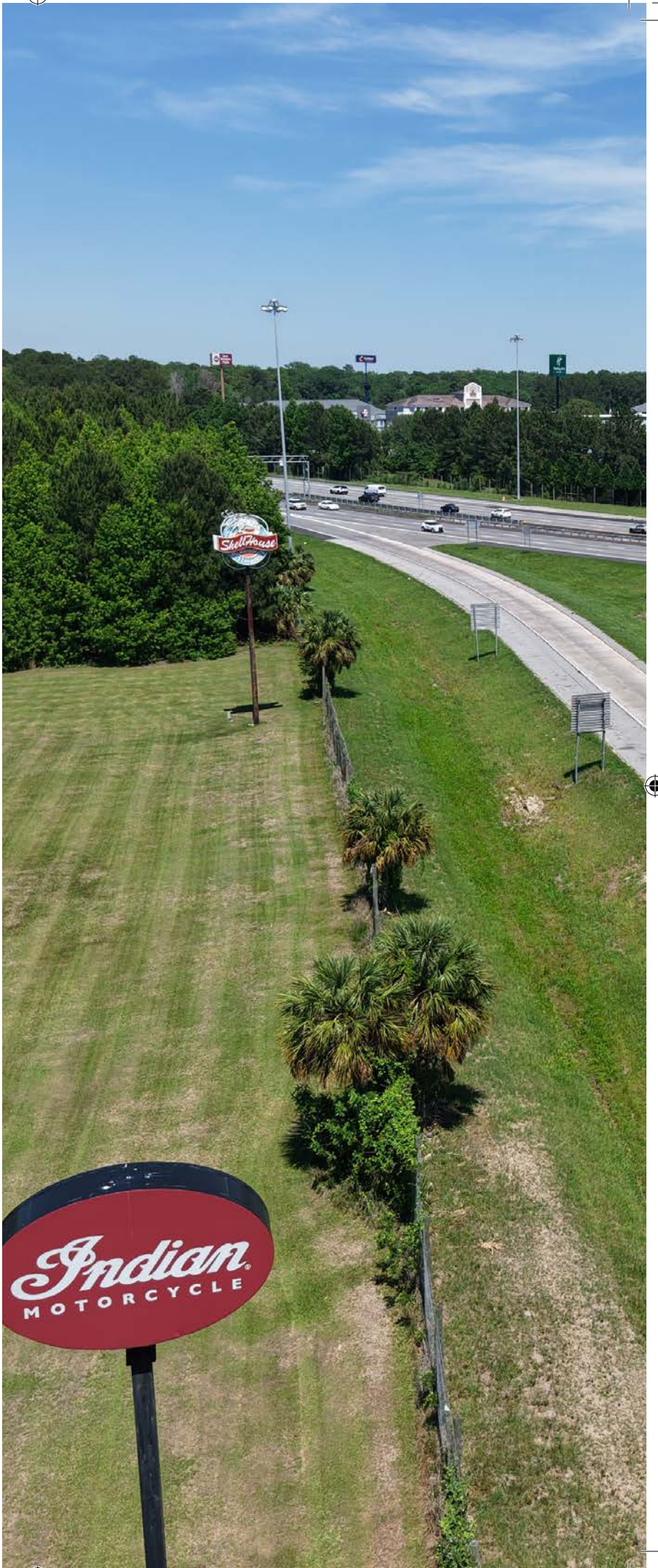
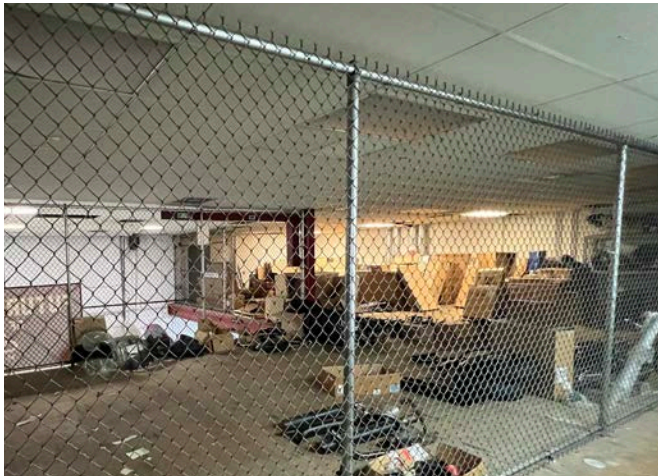


EXPANSIVE WAREHOUSE

The separate **4,608 SF warehouse** has a 14' clear, four roll-up doors, fluorescent lighting and a reinforced concrete slab.



bradfordgroupscre.com



FEATURES

This interchange includes 15 hotels, 10 national restaurant chains, five gas stations and the Savannah Festival Outlet Center.

\$4,950,000

2.36 acres

27,605 total SF available

19,397 SF showroom/service department

4,608 SF warehouse

3,600 SF finished mezzanine with private offices/break rooms

58 parking spaces

Built in 1995; expanded in 2002

Flood Zone X

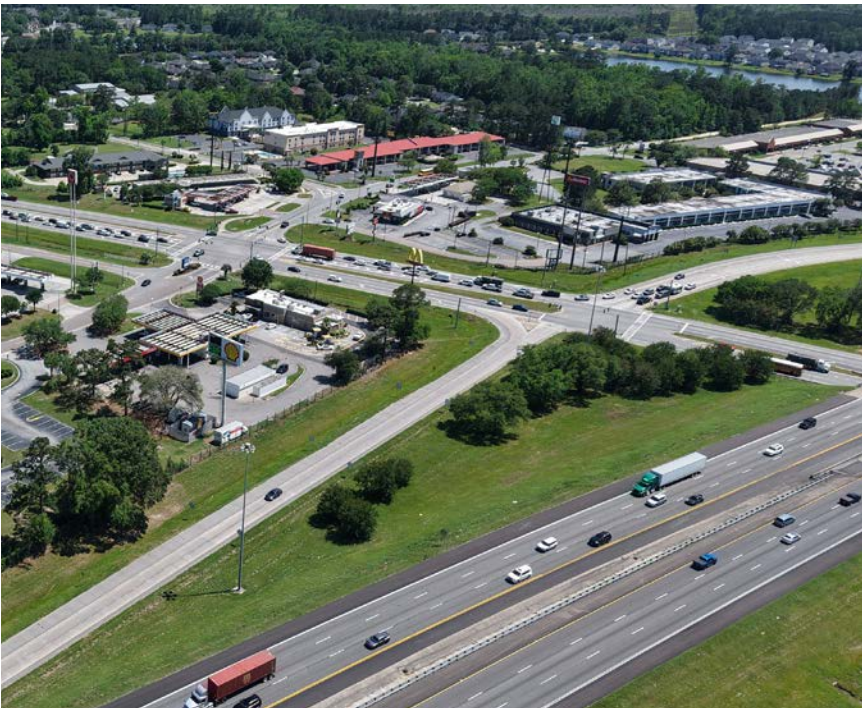
91,000 vehicles per day on I-95 at Exit 94

Zoning: P-B-C or Planned Community Business

PIN: 1-1034-01-034

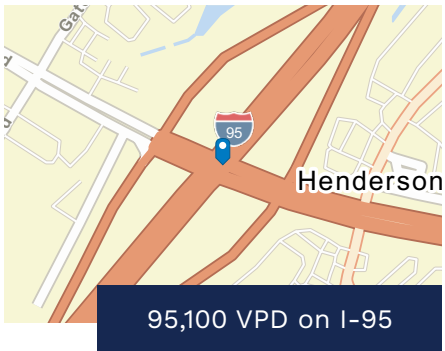
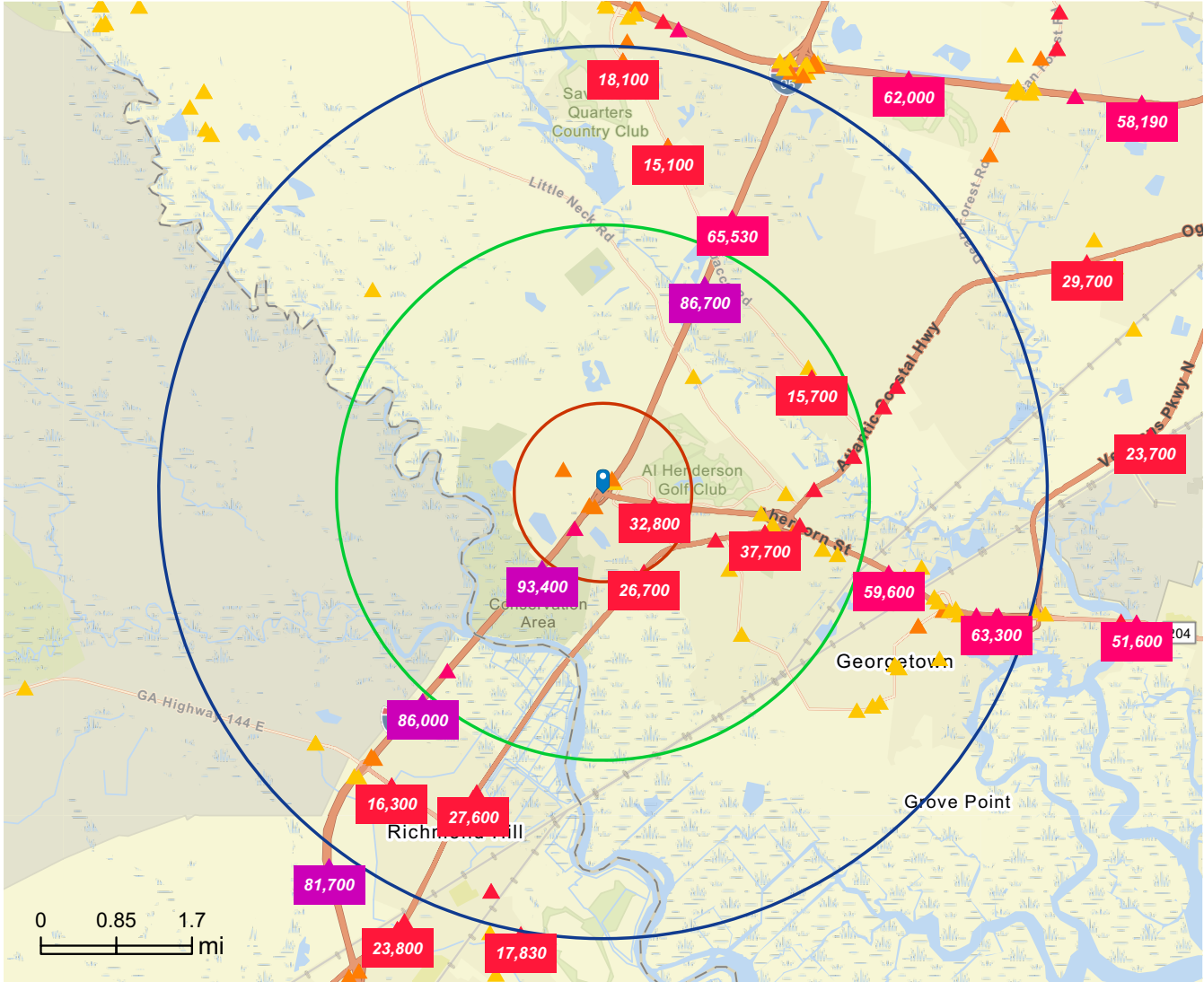


AERIAL OF SITE & HWY 78 / BLUFFTON ROAD INTERSECTION



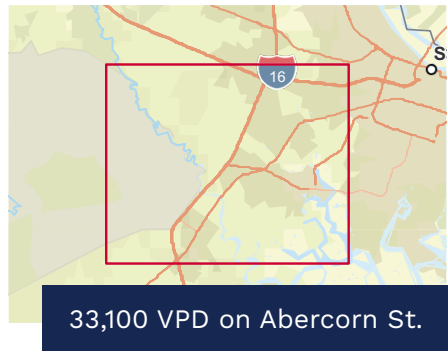
Traffic Count Map

Abercorn St
 Abercorn St, Savannah, Georgia, 31419
 Rings: 1, 3, 5 mile radii



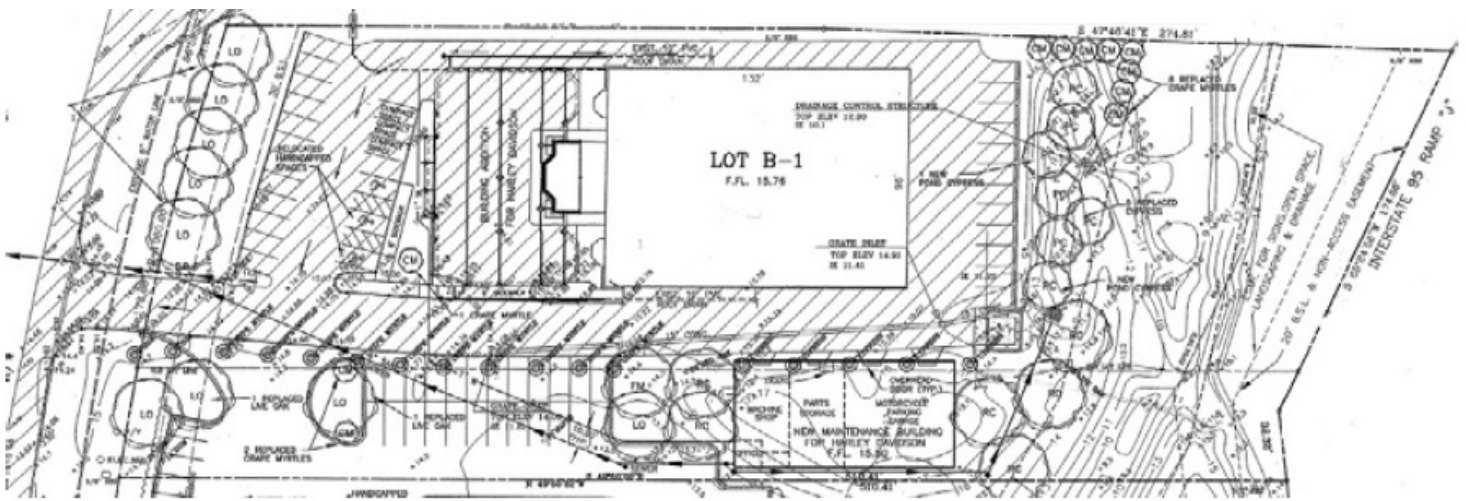
Average Daily Traffic Volume

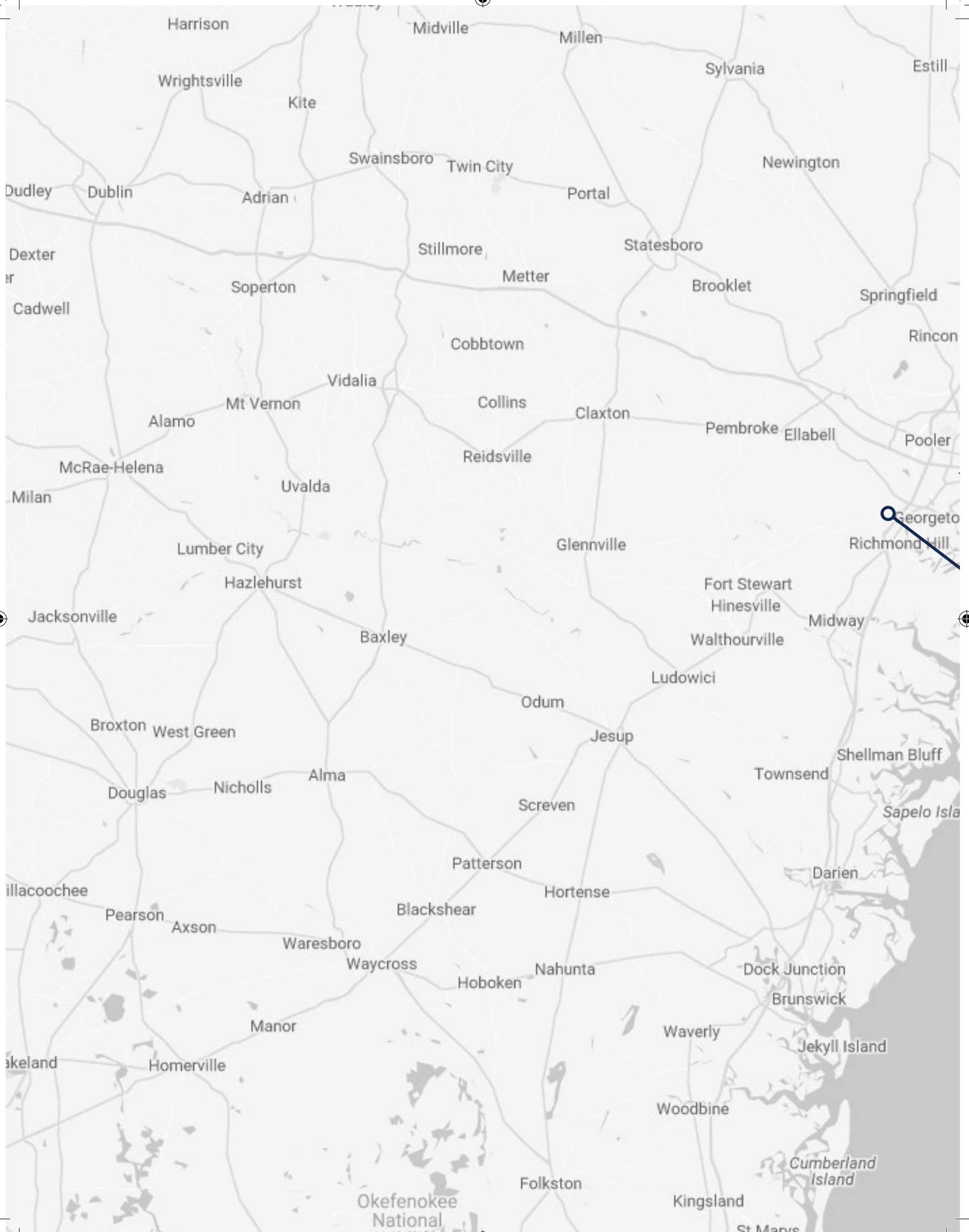
- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



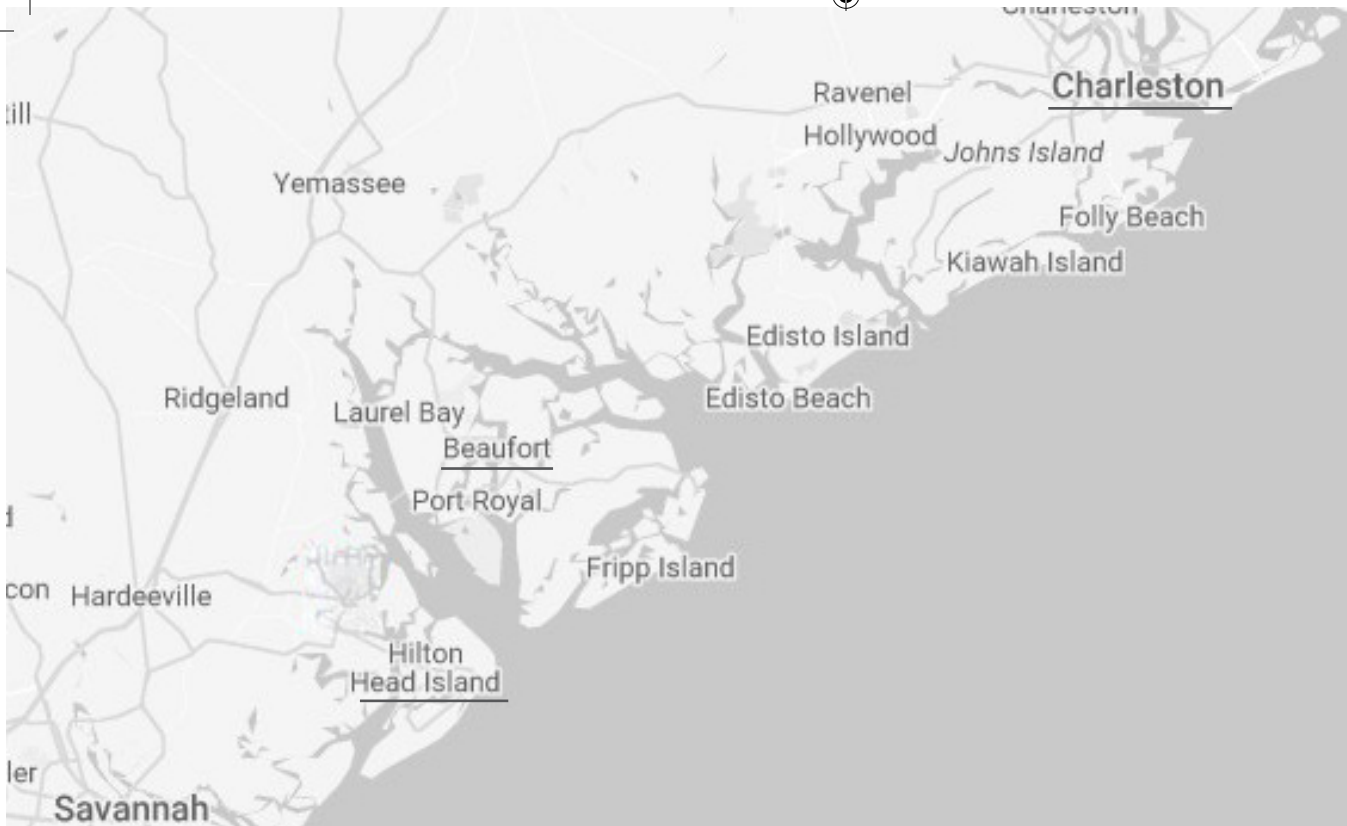
Source: Georgia Department of Transportation (DOT)
www.dot.ga.gov

I-95 Exit 94 Aerial Map





Georgetown



DEMOGRAPHIC & INCOME PROFILE

Range: 12 Mile

Summary	Census 2020	2025	2030
Total Population	226,865	243,484	254,642
Total Households	87,937	95,765	100,639
Family Households	54,757	58,086	60,748
Average Household Size	2.46	2.44	2.43
Owner Occupied Housing Units	46,753	52,346	56,170
Renter Occupied Housing Units	41,184	43,419	44,470
Median Age	34.9	36.0	37.3

Trends 2025 - 2030	Area	State	National
Population	0.9%	0.7%	0.4%
Households	1.0%	0.8%	0.6%
Family Population	0.9%	0.7%	0.5%
Owner Occupied Housing Units	1.4%	1.2%	0.0%
Median Household Income	2.3%	2.5%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	13,549	6.0%	14,098	5.8%	14,473	5.7%
5-9	13,815	6.1%	14,491	6.0%	14,193	5.6%
10-14	14,491	6.4%	14,077	5.8%	14,605	5.7%
15-19	15,868	7.0%	16,551	6.8%	15,891	6.2%
20-24	19,682	8.7%	19,825	8.1%	20,758	8.2%
25-29	19,068	8.4%	19,616	8.1%	19,627	7.7%
30-34	17,299	7.6%	19,522	8.0%	18,886	7.4%
35-39	15,806	7.0%	17,556	7.2%	19,171	7.5%
40-44	13,812	6.1%	16,382	6.7%	17,617	6.9%
45-49	13,102	5.8%	14,198	5.8%	16,458	6.5%
50-54	12,894	5.7%	13,676	5.6%	14,160	5.6%
55-59	13,743	6.1%	12,894	5.3%	13,429	5.3%
60-64	12,749	5.6%	13,416	5.5%	12,591	4.9%
65-69	10,648	4.7%	12,069	5.0%	12,674	5.0%
70-74	8,614	3.8%	9,745	4.0%	10,995	4.3%
75-79	5,288	2.3%	7,624	3.1%	8,620	3.4%
80-84	3,316	1.5%	4,295	1.8%	6,133	2.4%
Age 85+	3,118	1.4%	3,448	1.4%	4,362	1.7%



DEMOGRAPHIC & INCOME PROFILE

Range: 12 Mile

Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$10,000	6,451	6.7%	6,196	6.2%
\$10,000-14,999	3,513	3.7%	3,292	3.3%
\$15,000-19,999	2,406	2.5%	1,998	2.0%
\$20,000-24,999	2,681	2.8%	2,327	2.3%
\$25,000-29,999	2,006	2.1%	1,637	1.6%
\$30,000-34,999	3,984	4.2%	3,558	3.5%
\$35,000-39,999	3,445	3.6%	3,240	3.2%
\$40,000-44,999	5,040	5.3%	4,555	4.5%
\$45,000-49,999	2,609	2.7%	2,308	2.3%
\$50,000-59,999	6,935	7.2%	6,689	6.7%
\$60,000-74,999	9,153	9.6%	9,087	9.0%
\$75,000-99,999	13,159	13.7%	13,589	13.5%
\$100,000-124,999	9,824	10.3%	10,769	10.7%
\$125,000-149,999	7,652	8.0%	9,215	9.2%
\$150,000-199,999	8,127	8.5%	10,210	10.2%
\$200,000-249,999	3,335	3.5%	4,433	4.4%
\$250,000-299,999	1,919	2.0%	2,769	2.8%
\$300,000-399,999	2,018	2.1%	3,036	3.0%
\$400,000-499,999	493	0.5%	432	0.4%
\$500,000+	1,015	1.1%	1,298	1.3%
Median Household Income	\$74,325	-	\$83,350	-
Average Household Income	\$97,717	-	\$109,190	-
Per Capita Income	\$38,681	-	\$43,395	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	108,697	47.9%	116,684	47.9%	119,446	46.9%
Black Alone	81,859	36.1%	85,772	35.2%	89,615	35.2%
American Indian	959	0.4%	1,087	0.5%	1,160	0.5%
Asian Alone	8,692	3.8%	9,957	4.1%	11,240	4.4%
Pacific Islander	396	0.2%	408	0.2%	445	0.2%
Some Other Race	10,276	4.5%	11,377	4.7%	12,466	4.9%
Two or More Races	15,986	7.0%	18,198	7.5%	20,269	8.0%
Hispanic (Any Race)	21,398	9.4%	24,008	9.9%	26,602	10.4%

 Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

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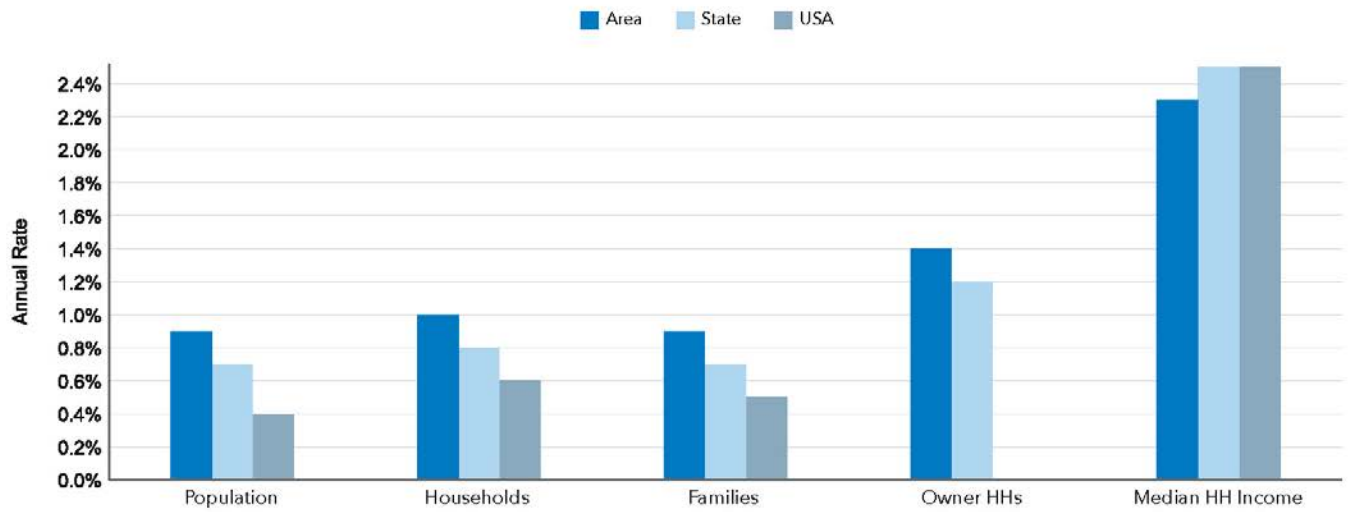
DEMOGRAPHIC & INCOME PROFILE

Range: 12 Mile

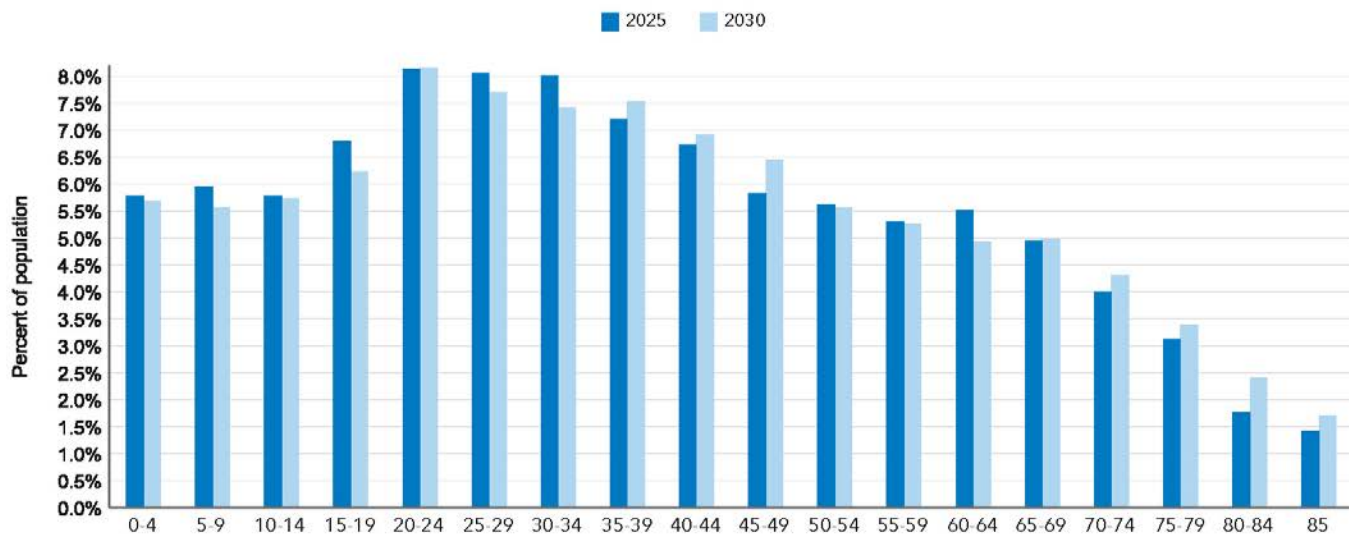
Key Indicators for 2025



Trends: 2025 - 2030 Annual Rate



Population by Age



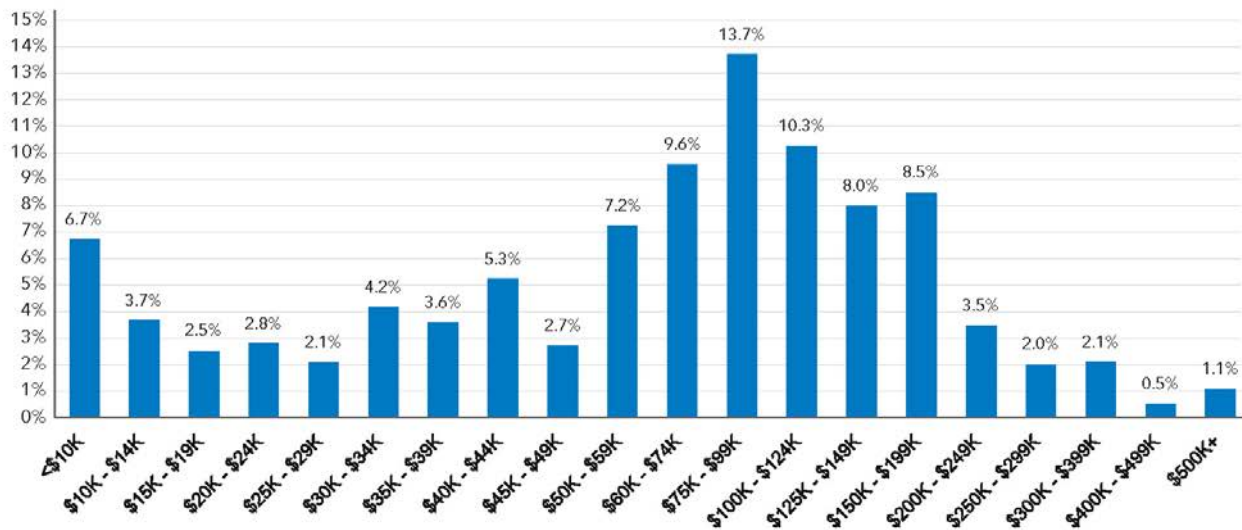
DEMOGRAPHIC & INCOME PROFILE

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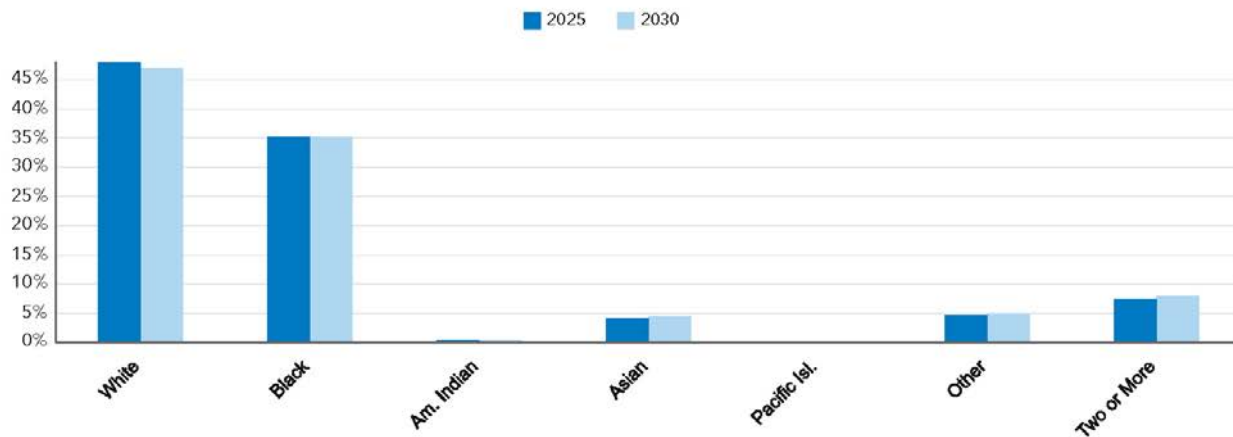
Key Indicators for 2025



Households by Income for 2025



Population by Race



i [Source:](#) Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data





INDIAN MOTORCYCLE
Scorcher
LIFETIME
WARRANTY

NEVER
FINISHED.
NCE

25 YEARS
Indian
HERITAGE

Indian
MOTORCYCLE



Matthew W. Bradford brings a strong history of success in commercial real estate to Charter One Realty's commercial division. He is a partner in the commercial division, licensed as a broker in South Carolina, North Carolina, and Georgia, and has been a CCIM member since 2009. He grew up in the Bluffton and Hilton Head area since 1976 and graduated from Hilton Head High School. He then attended Elon College and studied Business Law before completing his degree at Appalachian State University, where he majored in Real Estate and Urban Analysis.

Since 1996, he has sold over a half billion dollars in real estate. He currently lives in Bluffton with his partner and wife Michelle, and their daughter Parker, who attends Hilton Head Christian Academy.

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Trent Starr focuses on investment opportunities, site selection, land acquisition, and development strategy throughout Bluffton, Hardeeville, Hilton Head, Beaufort County, Jasper County, and the greater Lowcountry region.

His experience includes site sourcing, market analysis, contract negotiations, land acquisitions, entitlement coordination, broker relations, and development strategy. Trent works closely with developers, investors, tenants, operators, and landowners to identify opportunities aligned with long-term market growth, strong fundamentals, and value creation potential.

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