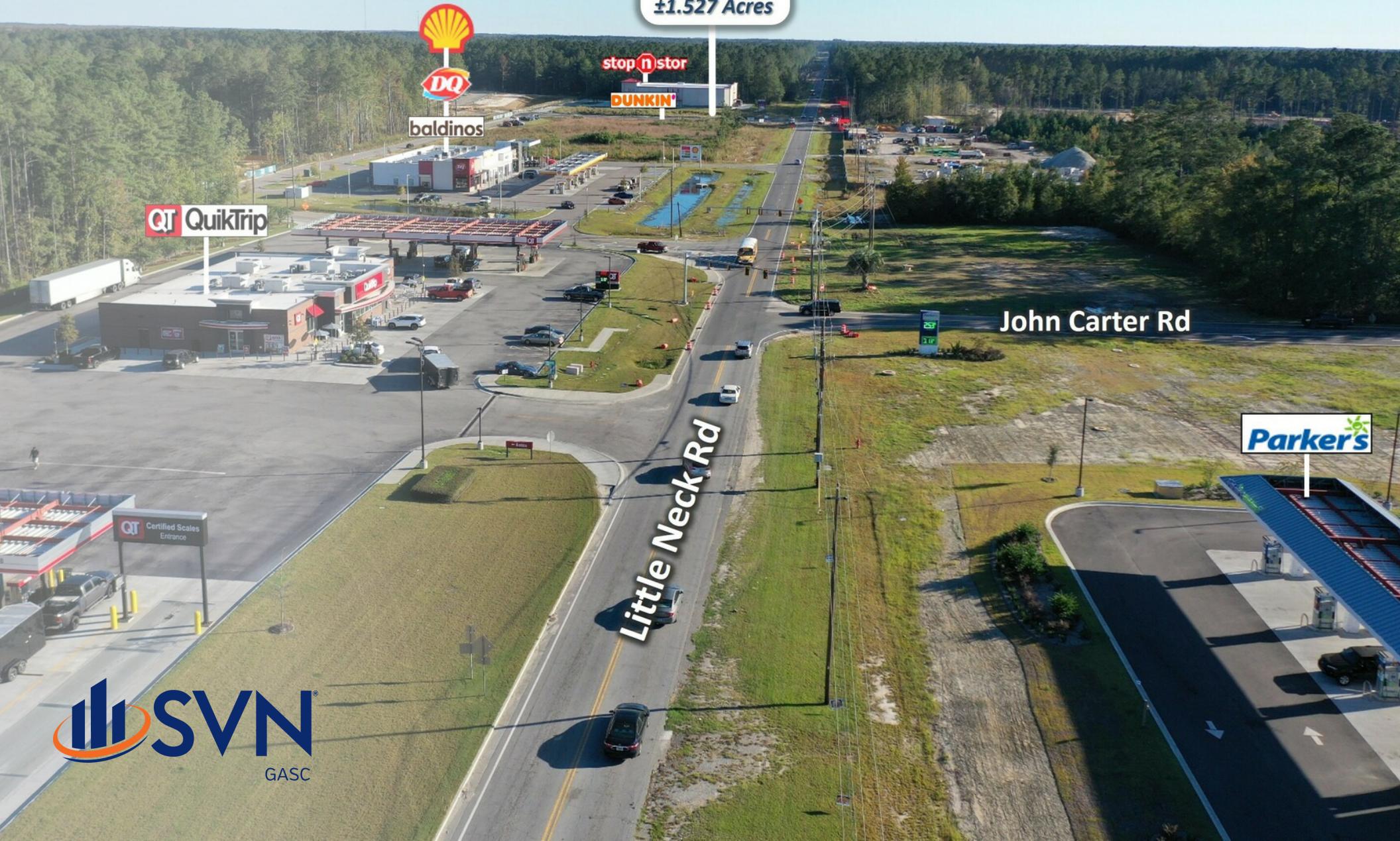


NEW HAMPSTEAD | COMMERCIAL PARCEL

LITTLE NECK ROAD & I-16
BLOOMINGDALE, GA 31302

SITE
±1.527 Acres



PROPERTY INFORMATION

- Property Summary
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- Aerial | Master-Planned Communities

LOCATION INFORMATION

- Aerial | I-16
- Aerial | I-16 & I-95
- Aerial | Savannah MSA
- Location Maps

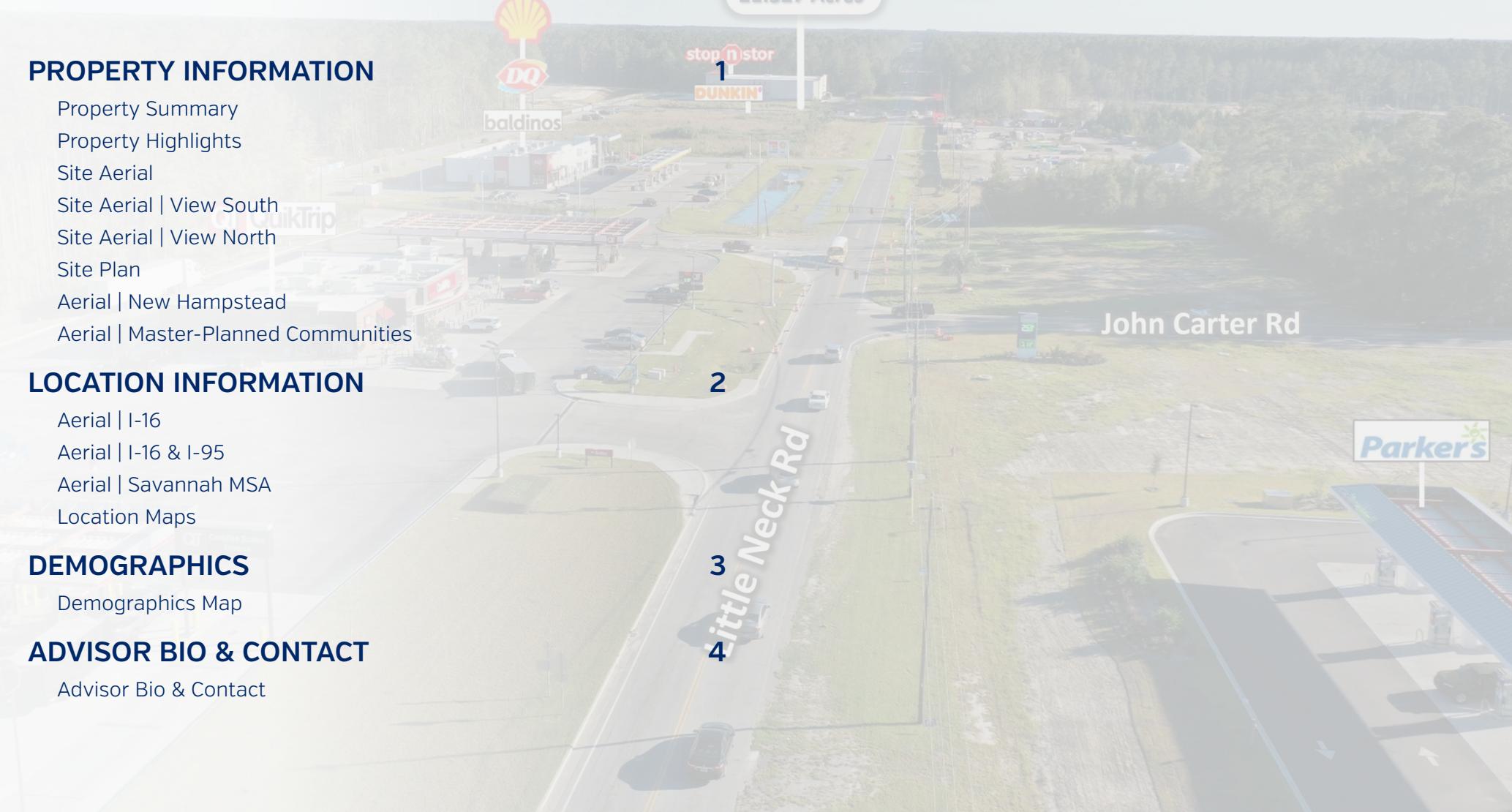
DEMOGRAPHICS

- Demographics Map

ADVISOR BIO & CONTACT

- Advisor Bio & Contact

SITE
±1.527 Acres





1 PROPERTY INFORMATION

Little Neck Road & I-16
Bloomingdale, GA 31302

Property Summary



OFFERING SUMMARY

Sale Price:	\$1,000,000 / Acre
Lot Size:	±1.527 Acres
Zoning:	PUD
APN:	81039 01035

PROPERTY OVERVIEW

SVN is pleased to offer for sale a commercial parcel of ±1.527 acres at I-16 and Little Neck Road. The parcel will be delivered with all off-site work to include: common detention that will allow for more usable acreage, a paved interior road and infrastructure in place, including city water and sewer. The site is accessed via curb cut on Little Neck Road as well as DOT Barn Road. Present zoning is Planned Unit Development [PUD], allowing for a variety of commercial uses, and other businesses at the site will include Shell Gas, Dairy Queen, Baldinos, Stop N Stor and a retail center anchored by Dunkin'. It also will benefit from the adjacent New Hampstead PUD, a 4,500-acre master-planned development with 10,000 homes projected at build out.



LOCATION OVERVIEW

Located in Bloomingdale, GA, within the rapidly growing Savannah MSA, the property is strategically positioned at the SE quadrant of Little Neck Road and I-16 at Exit 152. It is just 3 miles west of the I-16/Pooler Parkway interchange, 5 miles from I-95, and 12.5 miles from Historic Downtown Savannah. Its prime location places it adjacent to the New Hampstead Planned Unit Development [PUD], which is a 4,500-acre master-planned community projected to include over 10,000 homes at build-out. This emerging corridor is poised to become the epicenter of Savannah's next decade of residential and commercial growth, offering unmatched visibility, accessibility, and long-term market stability for retailers and service operators alike.

Property Highlights

PROPERTY HIGHLIGHTS

- New Hampstead Commercial Parcel | ± 1.527 Acres | For Sale
- At SE Quadrant of I-16 & Little Neck Road with Frontage, Visibility, Exposure
- Common Detention, Paved Interior Road; Infrastructure in Place
- City Sewer & Water; PUD Zoning; Variety of Commercial Uses
- Adjacent to New Hampstead PUD with 10,000 Homes Projected at Buildout
- I-16 > 3 Miles to Pooler Pkwy > 5 Miles to I-95 > 12.5 Miles to Downtown



Site Aerial



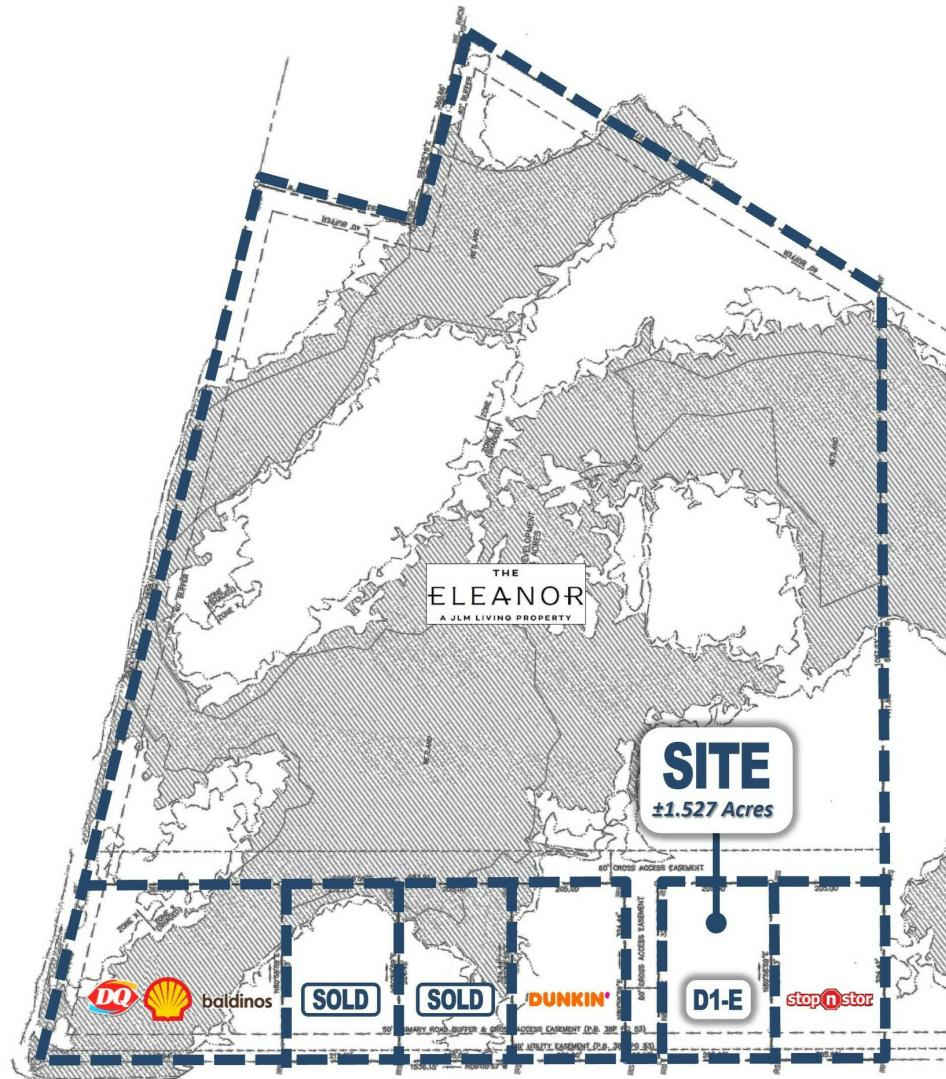
Site Aerial | View South



Site Aerial | View North



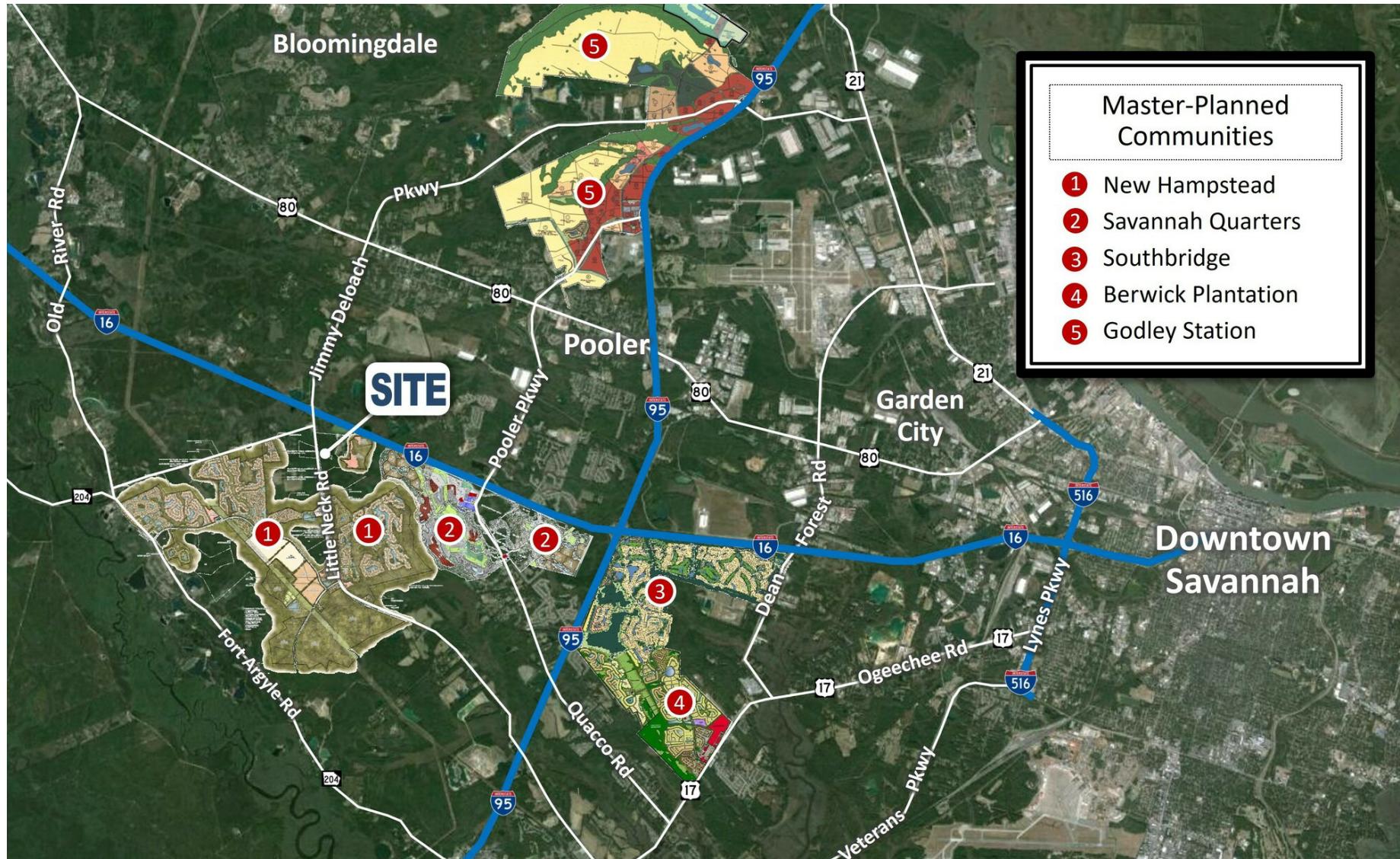
Site Plan



Aerial | New Hampstead



Aerial | Master-Planned Communities





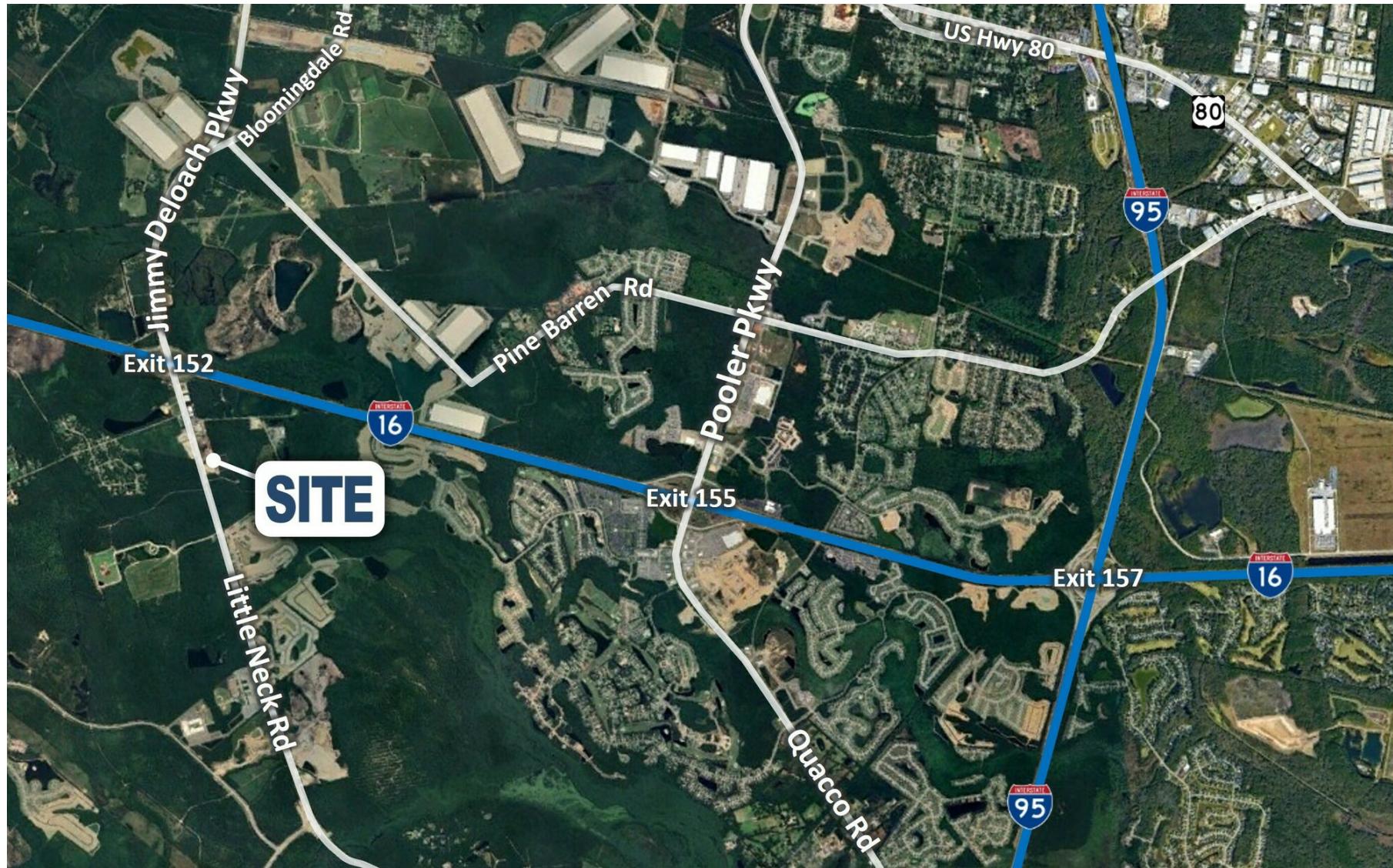
2 LOCATION INFORMATION

Little Neck Road & I-16
Bloomingdale, GA 31302

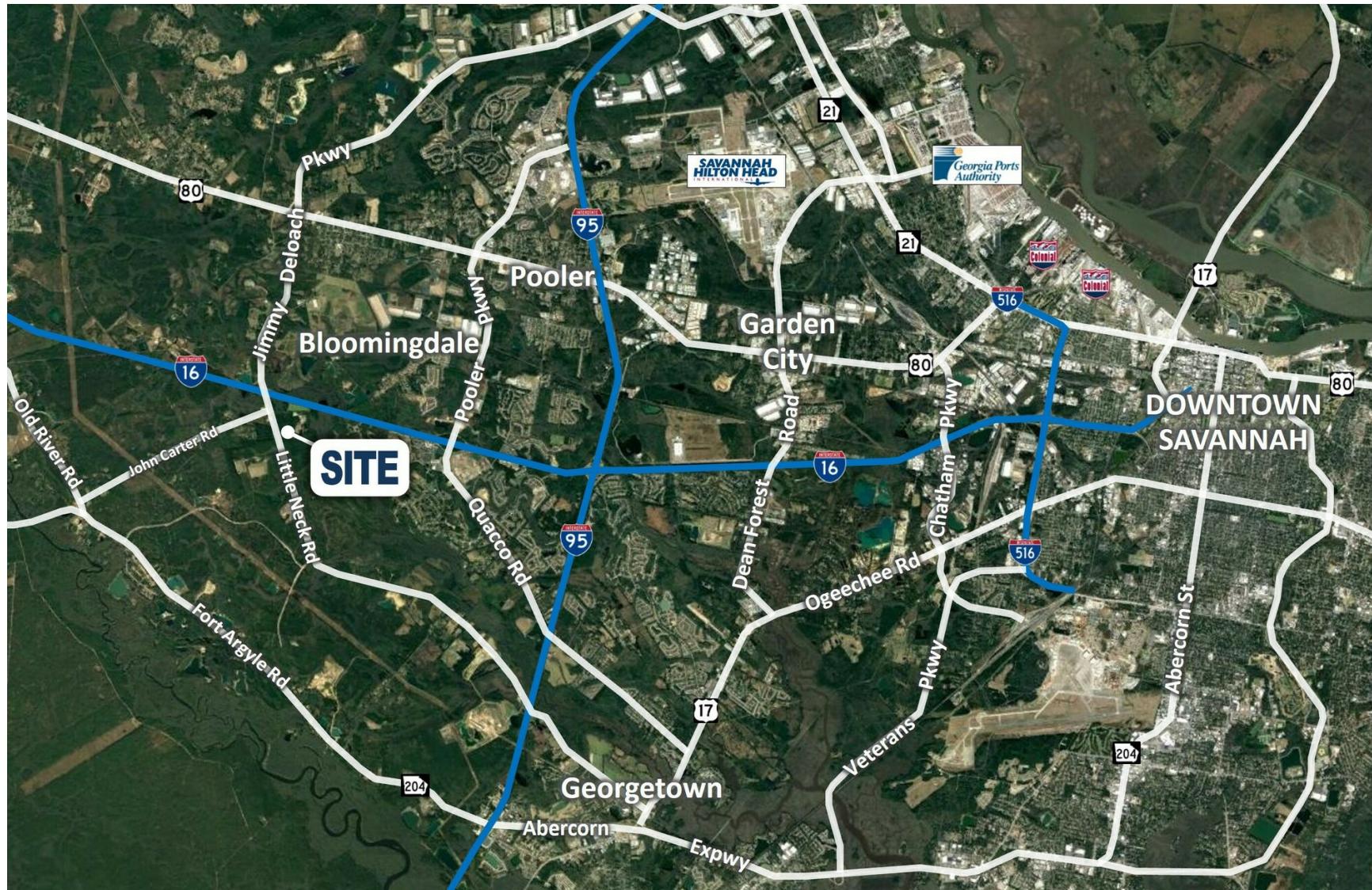
Aerial | I-16



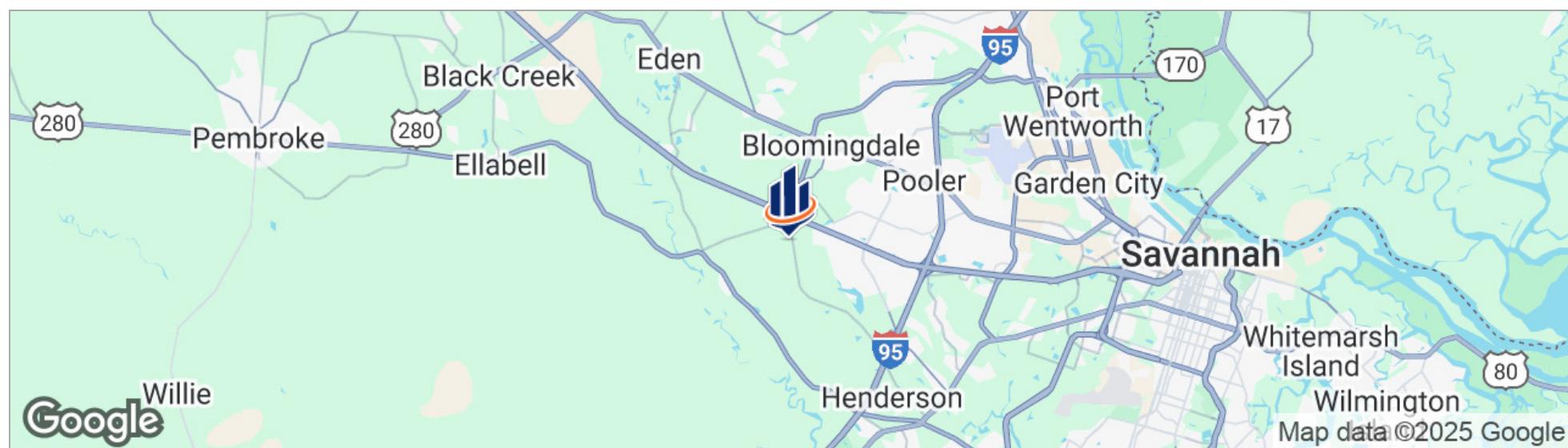
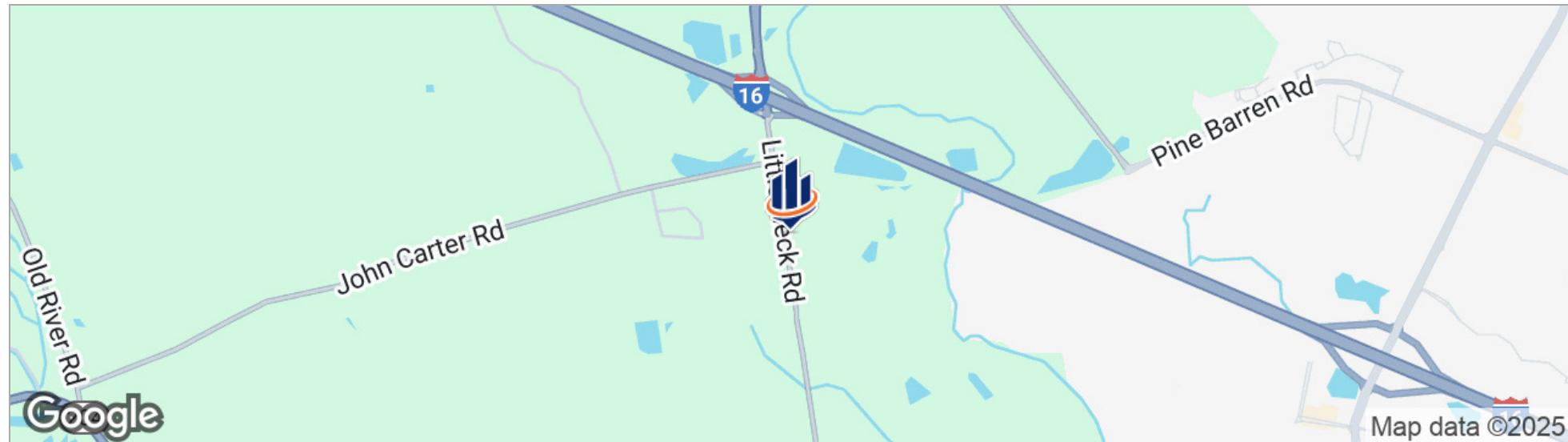
Aerial | I-16 & I-95



Aerial | Savannah MSA



Location Maps



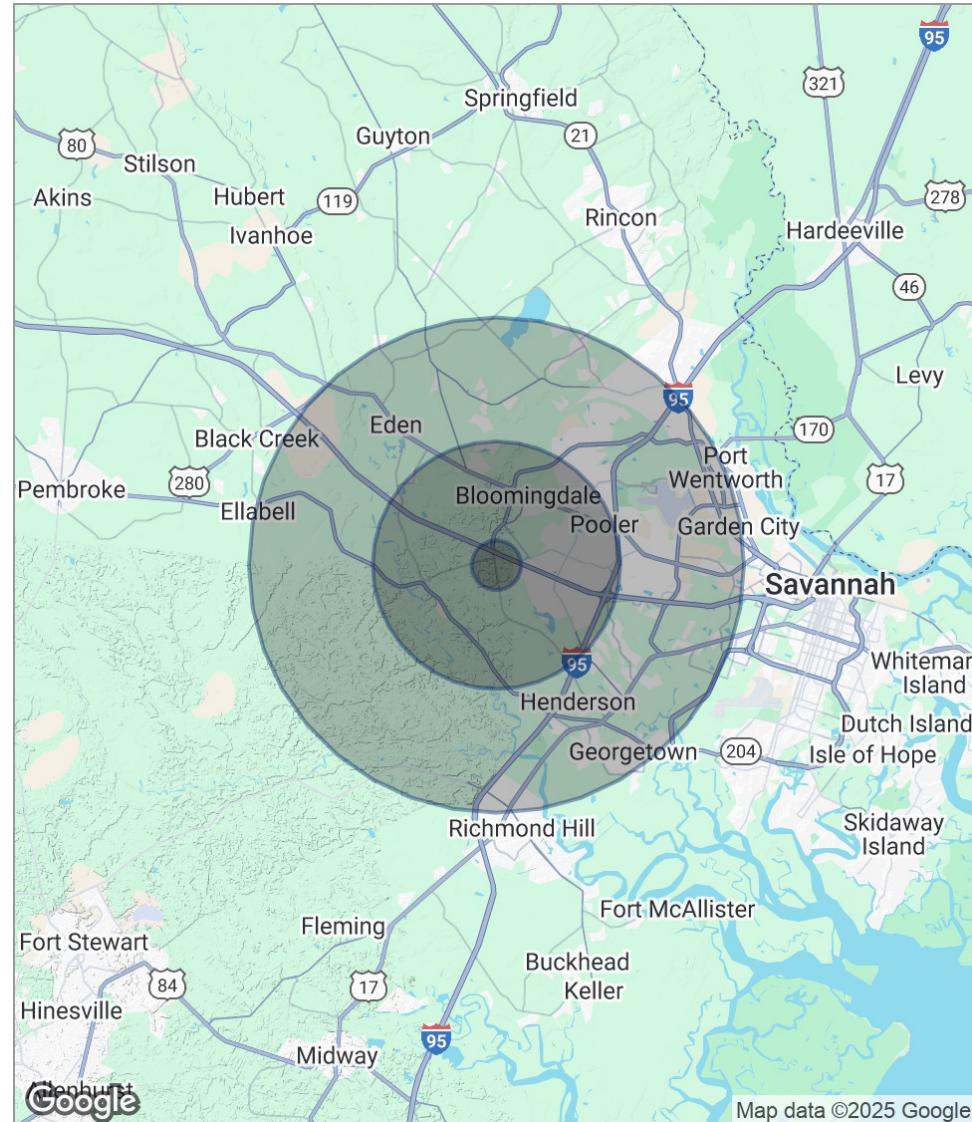


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DEMOGRAPHICS

Little Neck Road & I-16
Bloomingdale, GA 31302

Demographics Map



	1 MILE	5 MILES	10 MILES
Population			
Total population	349	30,849	120,536
Median age	44	39	37
Median age [Male]	43	38	37
Median age [Female]	44	40	38
Households & Income			
Total households	133	12,219	45,633
# of persons per HH	2.6	2.5	2.6
Average HH income	\$112,079	\$102,894	\$104,204
Average house value	\$391,916	\$308,390	\$302,430

* Demographic data derived from 2020 ACS - US Census



4 ADVISOR BIO & CONTACT

Little Neck Road & I-16
Bloomingdale, GA 31302

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]