

# HEAVY COMMERCIAL | AUGUSTA RD

Available AT \$575,000

**5028 Augusta Road,  
Garden City, GA 31408**



**HARRY ROSEN**

Commercial Vice President

C: 912.656.8626

O: 912.233.6609

24. E. Oglethorpe Ave., Savannah, GA 31401



# 5028 AUGUSTA ROAD



## PROPERTY OVERVIEW

Wonderful opportunity for an owner-user. High-traffic frontage on US Highway 21 (Augusta Road), positioned just 1.6 miles from the Port of Savannah's Garden City Terminal and 5.5 miles to Savannah International Airport. Property consists of the main office, maintenance shop and covered canopy with additional storage shed on the rear of the parcel. Fully fenced and paved lot with two curb cuts on Augusta Rd. Currently leased to Tanzo Motors; Available 2027.



Price:	\$575,000
Building SF:	2,778+/-
Acres:	73 - Fully Fenced & Paved
Year Built:	1961
Traffic Count:	44,600 VPD
Zoning:	C-2
Market:	Savannah
Submarket:	Garden City
County:	Chatham

# ZONING



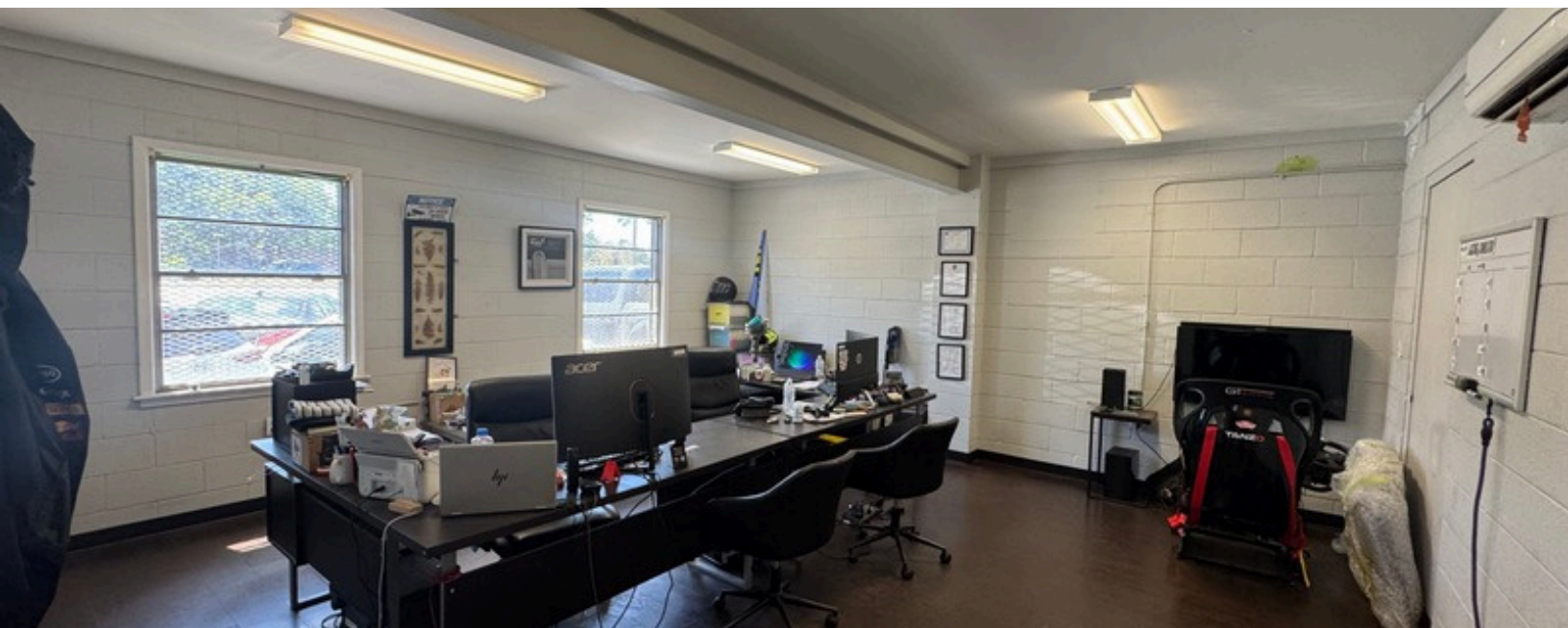
## C-2 Heavy Commercial

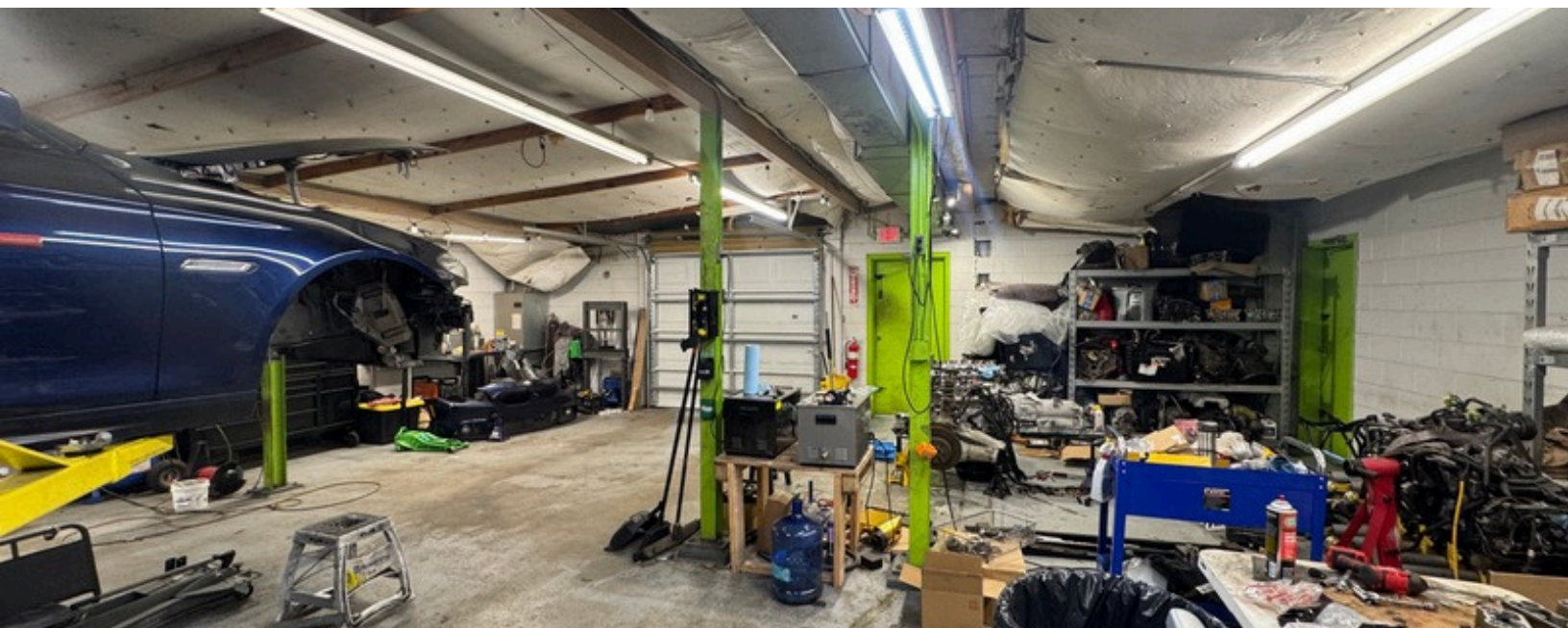
### Permitted Uses

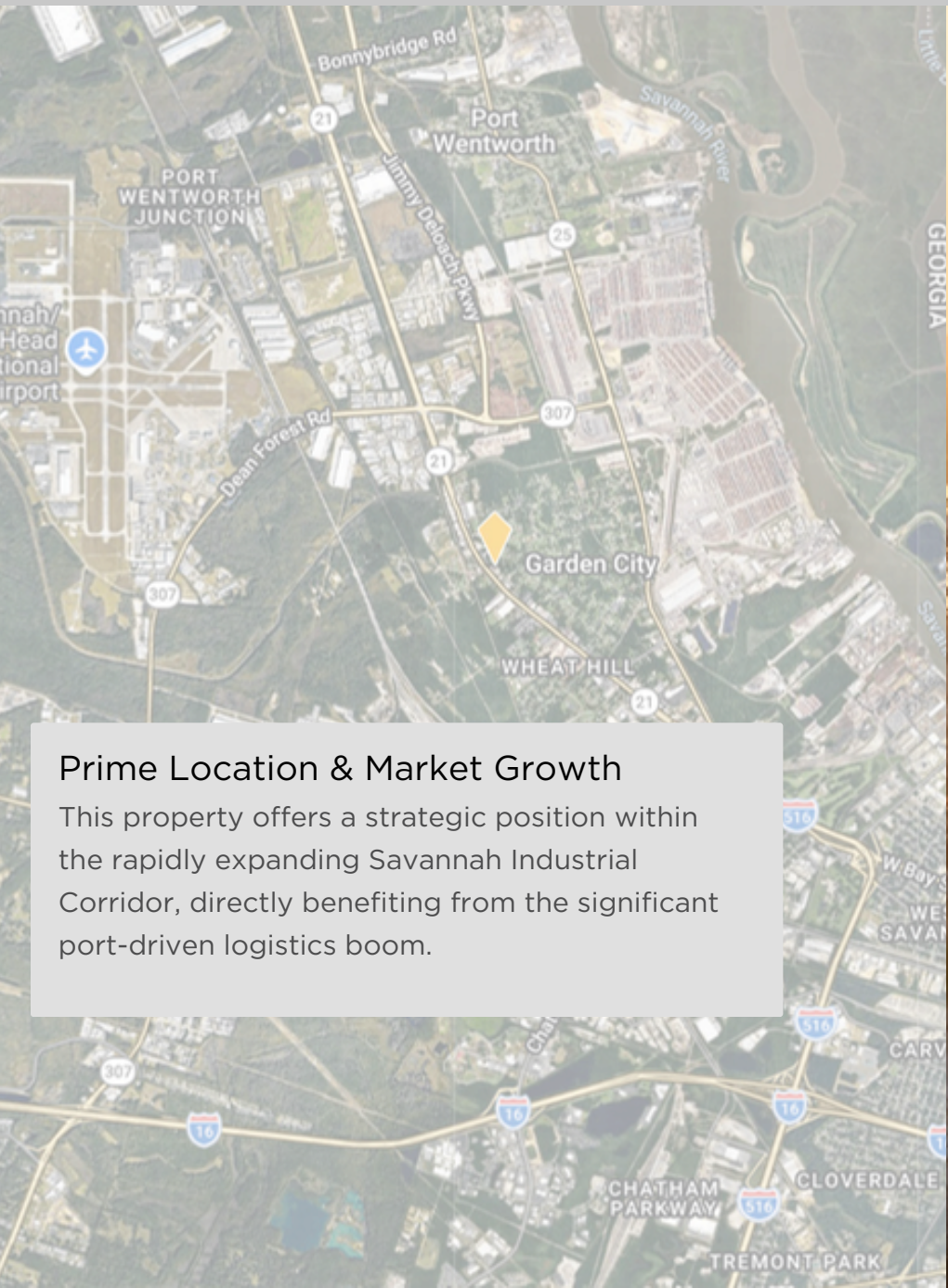
This table is a summary of permitted uses for C2 zoning in Garden City, GA. The full text of the Code of Ordinances, Sec. 90-47, should be consulted for all legal and planning purposes, as it is the official and controlling provision. An 'X' indicates a permitted use, and a 'B' indicates a use requiring approval by the board of appeals.

Group development project	B	Automobile parking lot	X	Teaching of music, voice, dance and exercise	X
Incidental or accessory uses and buildings	X	Medical, dental or optical laboratories	B	Antique shops	X
Public uses	X	Photography studio	X	Ceramic studio and shop	X
Neighborhood recreation center	X	Funeral parlor	X	On-premises catering	X
Churches and other places of worship	B	Ambulance service	X	Automobile service station, including automobile washeteria	X
Day nurseries and kindergartens	B	Taxistand	X	Miniature golf course, trampoline or similar activity	X
Child care center	B	Newspaper publishing, printing and letter shops	X	Amusement or recreational activity carried on wholly within a building	X
Hospitals and medical centers	B	Automobile repair, automobile upholstery shops and paint shops	X	Drive-in theater	X
Cultural facilities, including art galleries, legitimate theater, libraries and similar facilities	X	Pest control	X	Food stores, meat markets, bakery products, dairy products, produce and confectionery shops and stores of a similar nature	X
Clubs or lodges	X	New automobile, light truck (pickup truck weighing one ton or less), and boat dealerships	X	Drugstores	X
Eleemosynary or philanthropic institutions	X	Used car lots	X	Personal service shops	X
Public utilities	X	Motorcycle and motor scooter sales and service	X	Clothing stores and dry goods	X
Gas and electric regulator stations	B	Bicycle and moped sales and service	X	Home furnishing and hardware	X
Agricultural, general	B	Retail automobile parts and tire stores	X	Department store	X
Greenhouse and plant nursery	X	Farm implement sales and similar activities	X	Banks and offices	X
Signs, incidental	X	Prefabricated structures sales lot	X	Pawnshop or pawnbroker	B
Signs, principal use	X	Electrical repair and similar activities	X	Indoor pistol range	X
Signs, separate use	X	Sale and display of monuments and stones	X	Costumes and theatrical props rental businesses	X
Radio and television studio	X	Glass sales and installation	X	Recycling collection center	B
Sale of fishing and boating supplies	X	Animal hospital, veterinary clinic or animal boarding place (small animals)	X	Condominium development created in accordance with the Georgia Condominium Act	B
Hotel or motel	X	Building, heating, plumbing, electrical and related supplies and materials	B	Adult day care center	X
Recreational vehicle park	B	Building, heating, plumbing or electrical contractors and related construction contractors	B	Temporary day labor centers	X
Restaurants which do not serve alcoholic beverages	X	Self-storage miniwarehouse	B	Internet cafés	B
Restaurants which serve alcoholic beverages	X	Farmers' market	B	Taxi cab and vehicle-for-hire companies	X
Restaurants which serve alcoholic beverages limited to malt beverages and wine	X	Trailer, camper	X	Halfway house	B
Drive-in restaurants	X	Rental of tools, rental of equipment, tool sales, equipment sales and businesses of a similar nature	X	Rehabilitation center	B
Fast food restaurants	X	Coin-operated games or devices	X	Inside retail storage and/or sale of motor vehicles	X
Specialty shops	X	Flea market	B	Electric vehicle charging stations, public	B
Interior decorating business	X	Food served from motorized vehicle or pushcart	X	Electric vehicle charging stations, private	B
				Electric vehicle charging stations, accessory	X









### Prime Location & Market Growth

This property offers a strategic position within the rapidly expanding Savannah Industrial Corridor, directly benefiting from the significant port-driven logistics boom.

## Contact Information

For more information or to discuss this investment opportunity, please contact:

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Seabolt Real Estate and Vantosh Commercial Group makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by in compliance with all applicable fair housing and equal opportunity laws. The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

To get the definitive list of permitted uses and specific regulations for C-2 zoning in Garden City, GA, you should: Consult the Official Code of Ordinances: The City of Garden City, GA maintains its ordinances online. You can usually find them on the city's official website under a "Government," "Departments," or "Planning & Zoning" section.

Contact the Planning & Zoning Department: The most direct way to get precise information and clarify any questions is to contact the Garden City Planning & Zoning Department. They can provide the exact language of the zoning ordinance and any recent amendments. Their contact information is often available on the city's website.