

# GROUND LEASE

110 Mall Blvd. | Savannah, GA

**NAI** Mopper | Benton



## GROUND LEASE | .44 ACRES

### HIGHLIGHTS

- Previously developed out parcel at Kroger Marketplace and Dick's Sporting Goods
- Rare opportunity in High Barrier-to-Entry Sub-market
- Cleared parcel is ready for development
- Across from Oglethorpe Mall in the heart of Savannah's Retail Corridor

**ZONING:** B-C Community Business

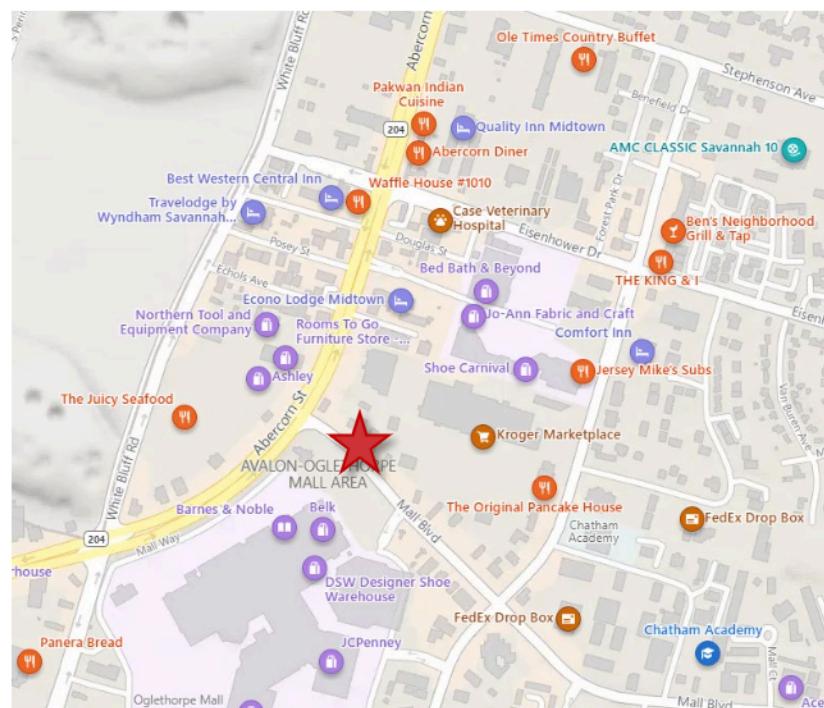
**PARCEL:** 2-0533-10-004

**PROPOSED USE:** Medical, Office, Restaurant, Retail

DEMOGRAPHICS	1 Mile	3 Miles
Population	5,680	60,857
Median HH Income	\$47,177	\$47,371
Daytime Employees	16,603	44,302

### TRAFFIC COUNTS GDOT 2020

Abercorn Street	34,646 CPD
Mall Boulevard	14,153 CPD
Hodgson Memorial	18,177 CPD



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## PARKING

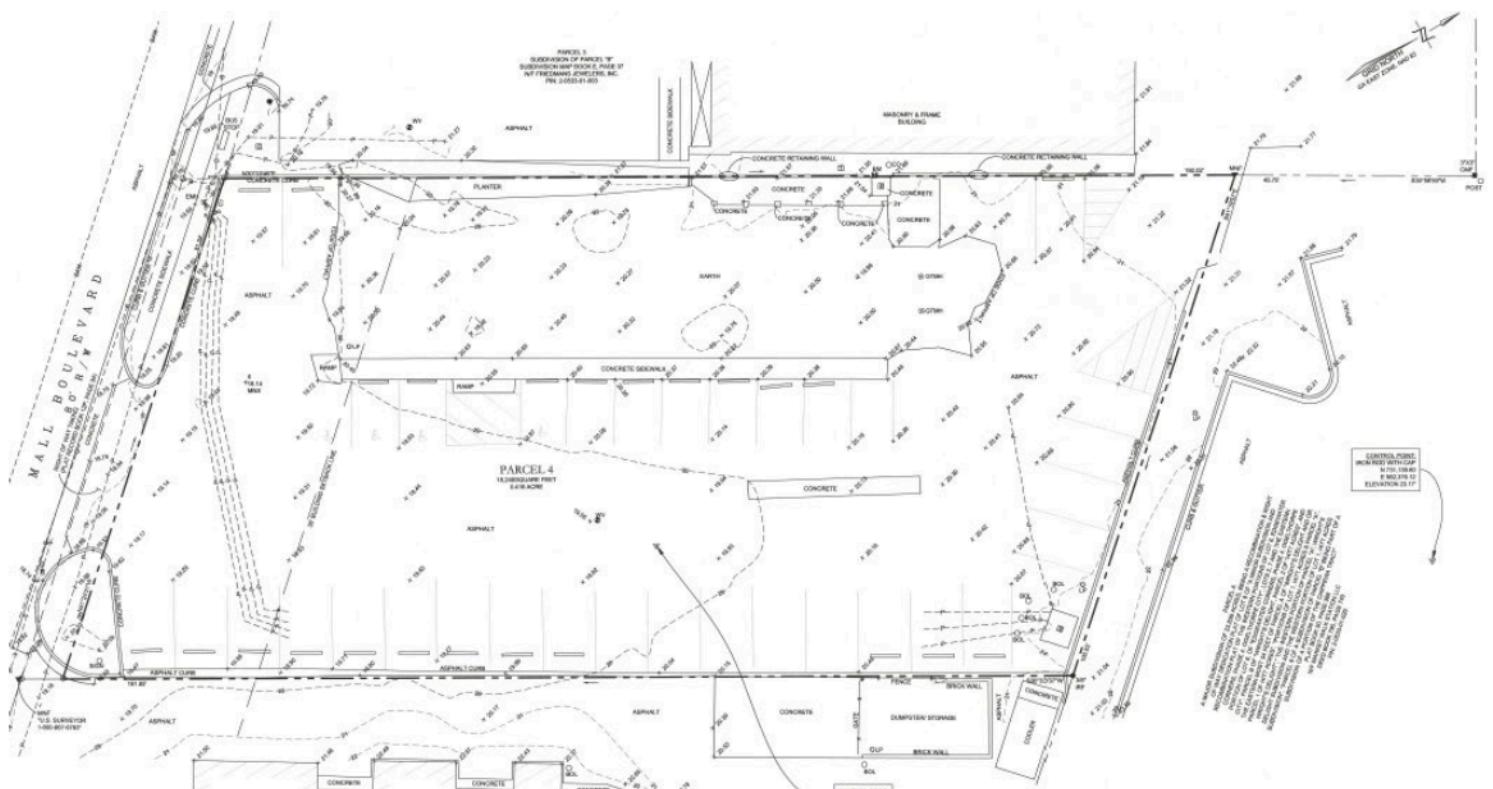
**REQUIRED:** 16 SPACES

PROVIDED: 22 SPACES I/C 1 HANDICAP SPACES

GREENSPACE

PRE: 712 SF - 3.7%

POST: 7,183 SF - 38%



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# HUNTER ARMY AIRFIELD

SITE

