

# GROUND LEASE

110 Mall Blvd. | Savannah, GA

**NAMopper**|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

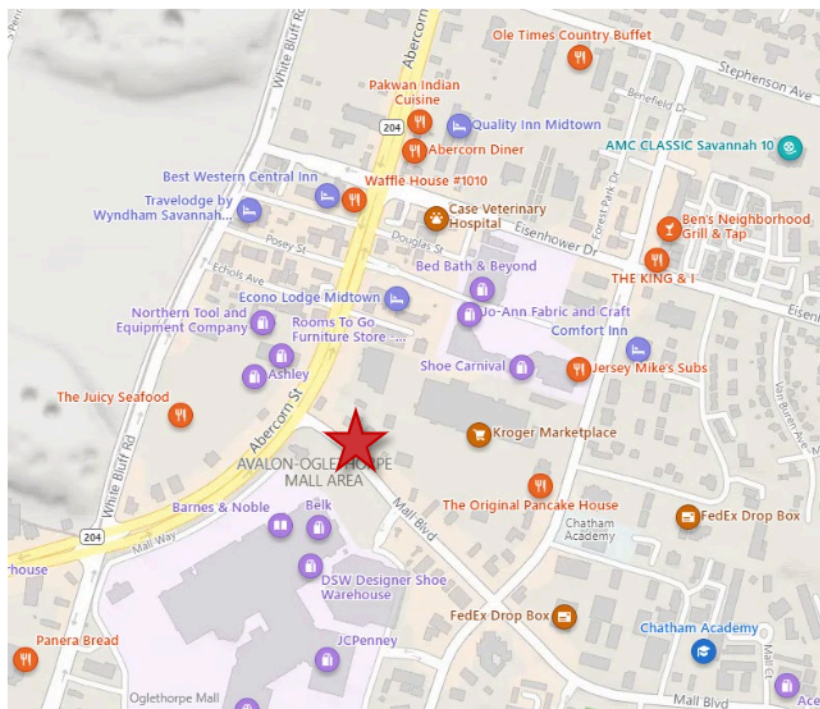
**PARCEL:** 2-0533-10-004

**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



**CONTACT: REX BENTON**

President / Principal

[rbenton@naisavannah.com](mailto:rbenton@naisavannah.com)

Office +1 912 358 5600 | Cell +1 912 704 4295

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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%



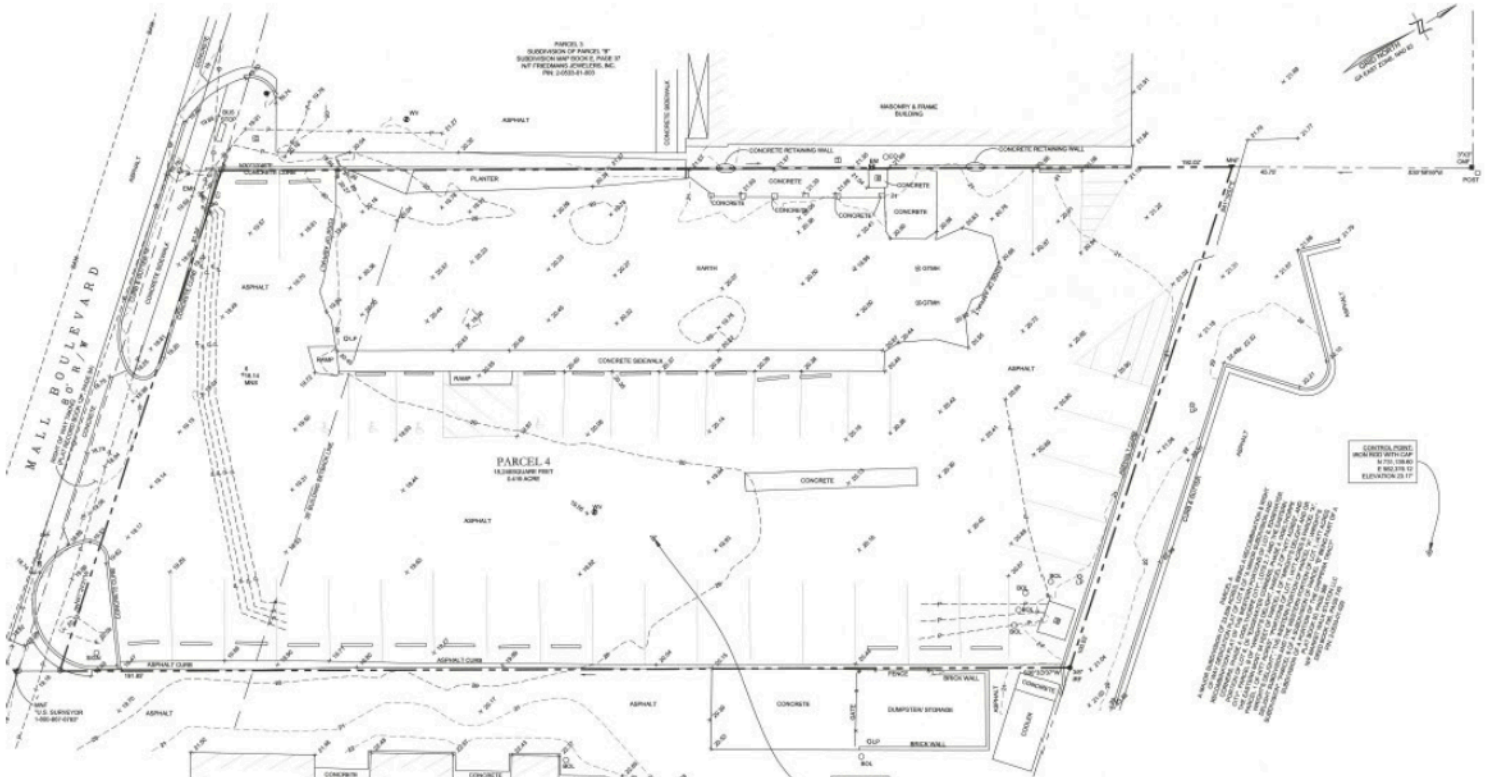
## POTENTIAL SITE PLAN

UTILITIES PROTECTION CENTER



NOT FOR CONSTRUCTION OR PERMITTING PURPOSES ONLY!

GRAPHIC SCALE





**HUNTER ARMY  
AIRFIELD**

**SITE**

**BED BATH &  
BEYOND**

**ROSS  
DRESS FOR LESS**

**DOLLAR TREE**

**BUFFALO  
WILD WINGS**

**JO-ANN  
fabric and craft stores**

**WORLD MARKET**

**MAV'S  
MARKET**

**five  
BEL'W**

**TJ-maxx**

**STARBUCKS  
COFFEE**

**chili's**

**LONGHORN  
STEAKHOUSE**

**LA NOBLEZA**

**Kroger**

**DICK'S  
SPORTING GOODS**

**ABERCORN ST**

**BARNES  
& NOBLE**

**Wendy's**

**UNITED  
FRANKLIN**

**belk**

**TACO  
BELL**

**Jason's deli**

**Sears**

**OGLETHORPE  
MALL**

**Chick-fil-A**

**Arby's**

**TRUIST**

**jcpenny**

**macy's**

**MALL BLVD**

**HODGSON MEMORIAL DR**