

SALE - PAD SITES

1980 Chatham Parkway
Savannah, Georgia 31405



PROPERTY SUMMARY:

Sales Price: \$350,000.00 Each	Condition: Ready for Construction, All Site Work Completed
Pad Sites: 1, 2, and 8	Flood Zone: "X" Outside the 500 Year Flood Zone
Building Size: 4800 RSF, 1 Level	Zoning: BC Subject to Condo Documents
Typical Sizes: 4 Units of 1200 SF Each or	Association Dues: \$870.00 per month per Pad;
6 Units of 800 SF Each	

PROPERTY LOCATION: Located at Chatham Pkwy & Veterans Pkwy; Traffic Counts 13,700 VPD; ± 0.7 miles to I-16; ± 23.9 miles to Hyundai Mega Plant; ± 8.3 to Ga Ports; ± 13.8 miles to Sav Airport; ± 6.5 miles to Downtown; ± 11.9 to Pooler; The Site is surrounded by Medical & Government Offices, Retail, Professional Service Type Businesses and Restaurants.

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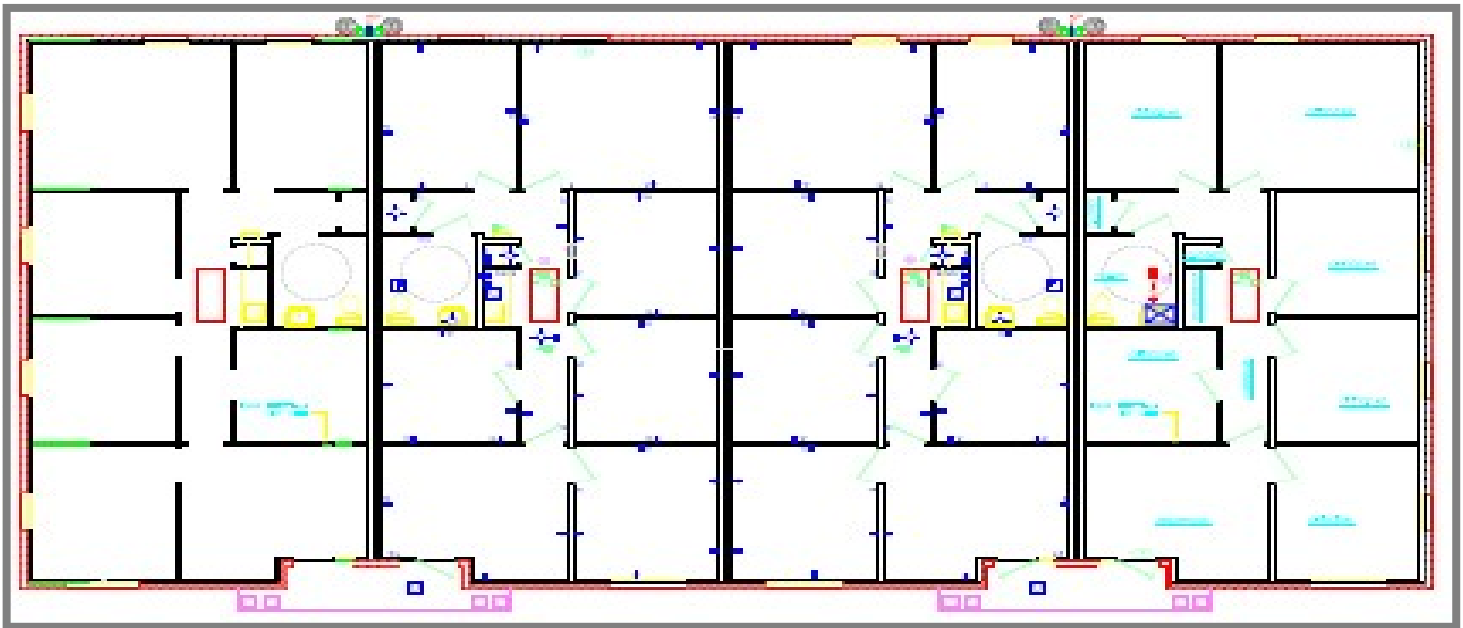
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TYPICAL FLOOR PLANS - 1200 SF

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- **1200 SF Floorplans** include 6 Offices, Reception, IT Storage Closet, Bathroom and Break Sink; Separately Metered for Electrical & Water.
- Build to Suit Available, Units can be Connected for Larger Tenants or Larger Owners.
- All Ground Floor, ADA
- Ample Parking
- Association Maintains the Parking Lot, Building Exteriors, Dumpster & Landscaping. Dues projected at \$217.50/Month per 1200 RSF.



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