DAI
Development
Brokerage
Management

FOR SALE
1303 US HIGHWAY 80
BLOOMINGDALE, GA 31302

ABOUT THE PROPERTY

1303 US Highway 80 in Bloomingdale, GA, offers a prime 1.175-acre tract of land with prime access, visibility and 220 ft of frontage on high-traffic US Hwy 80. Situated just 0.85 miles from Pooler Parkway, this site benefits from close proximity to other major transportation routes, including I-95 and I-16, making it highly accessible for a variety of uses.

Located in the rapidly growing Bloomingdale, suburb of Savannah and Pooler, the site provides an ideal setting for businesses looking to capitalize on this expanding area. The property is partially cleared, fully equipped with utilities at the site, and ready for development. This versatile location is perfect for a range of potential developments, including a quick-service restaurant (QSR), a small retail center, standalone retail, office, medical facility, a veterinary clinic or other specialized services.

With its strategic positioning and accessibility, 1303 US Highway 80 represents a promising opportunity for developers and businesses seeking to establish a presence in this growing area of the greater Savannah and West Chatham County region.

HIGHLIGHTS

$600,000
$510,000 PER ACRE

1.175 ACRES

PARCEL ID: 80010102010 & 80010102027
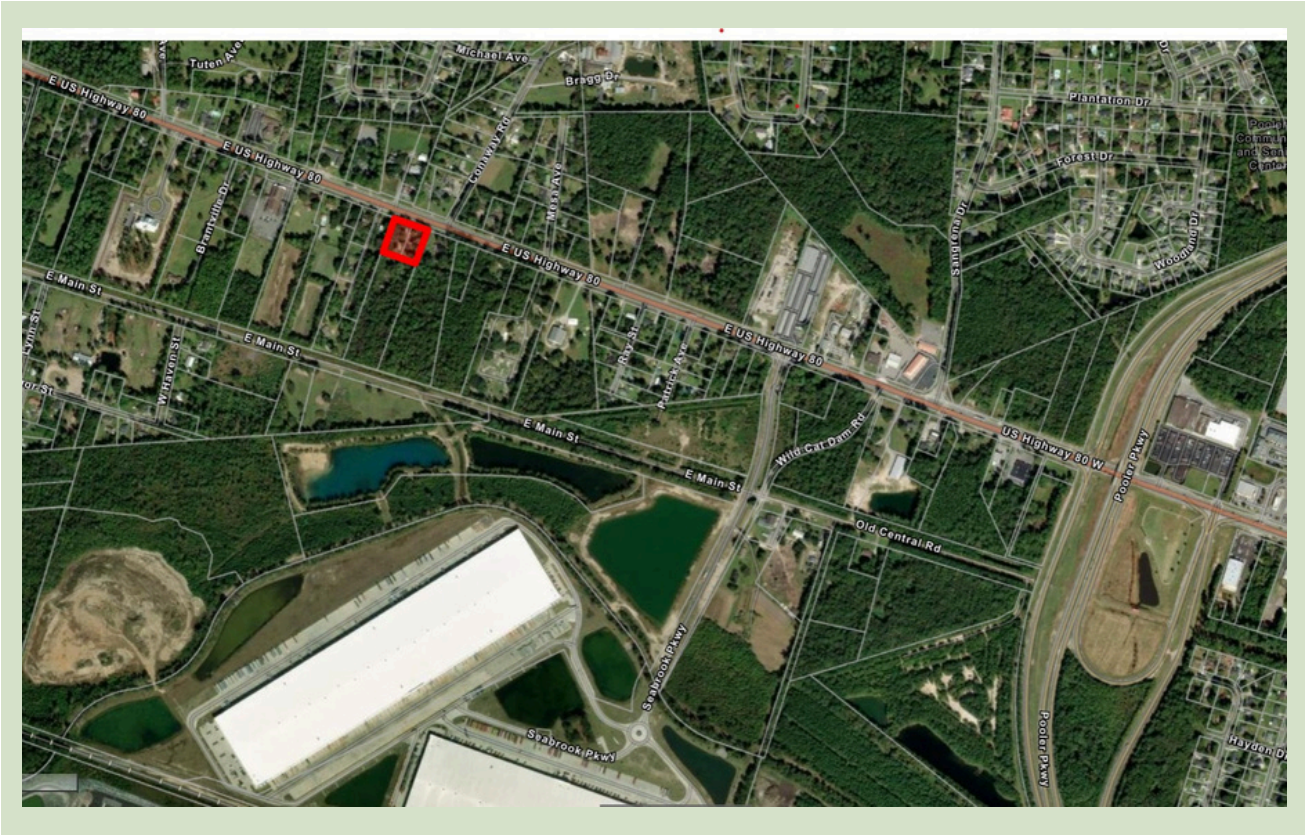ZONED C-1

RESTAURANT, RETAIL, OFFICE, MEDICAL

CONVENIENT TO POOLER PKWY, I-95 & I-16

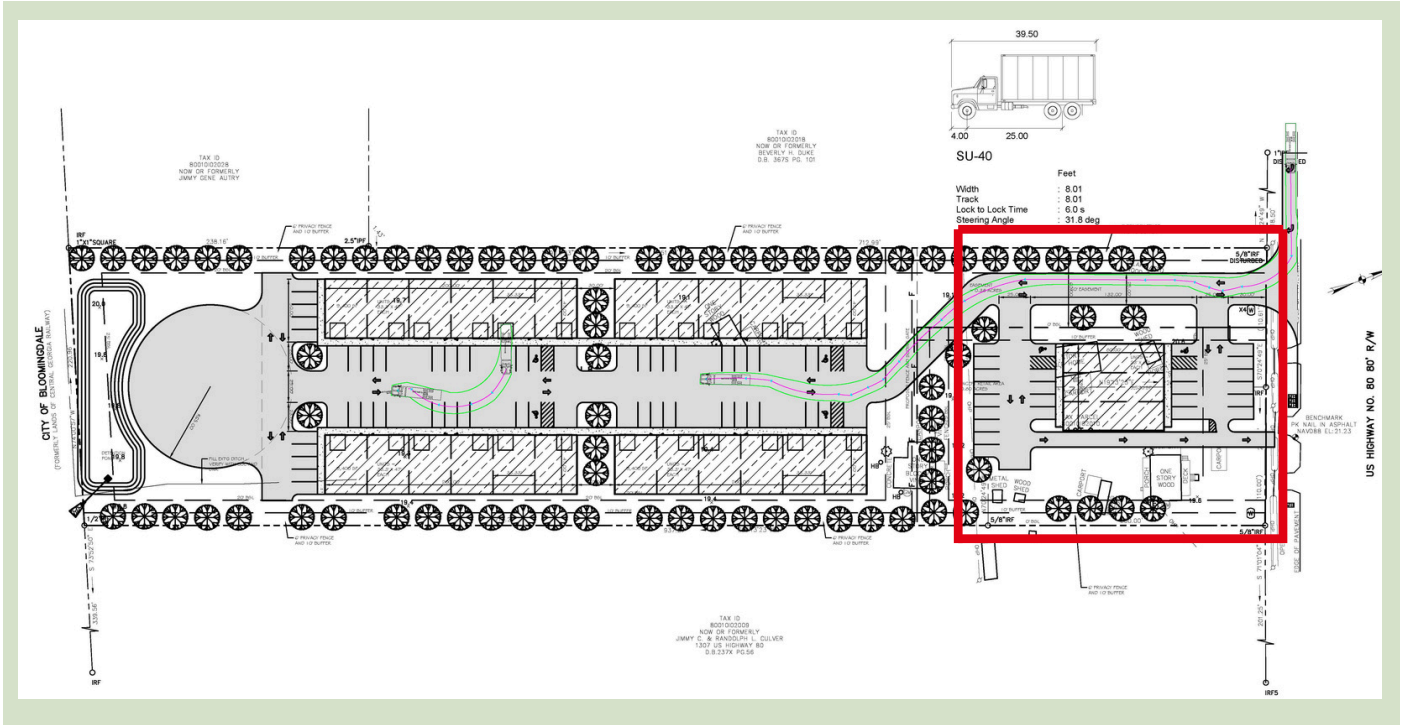PARTIALLY CLEARED LAND W/ UTILITIES & READY FOR DEVELOPMENT

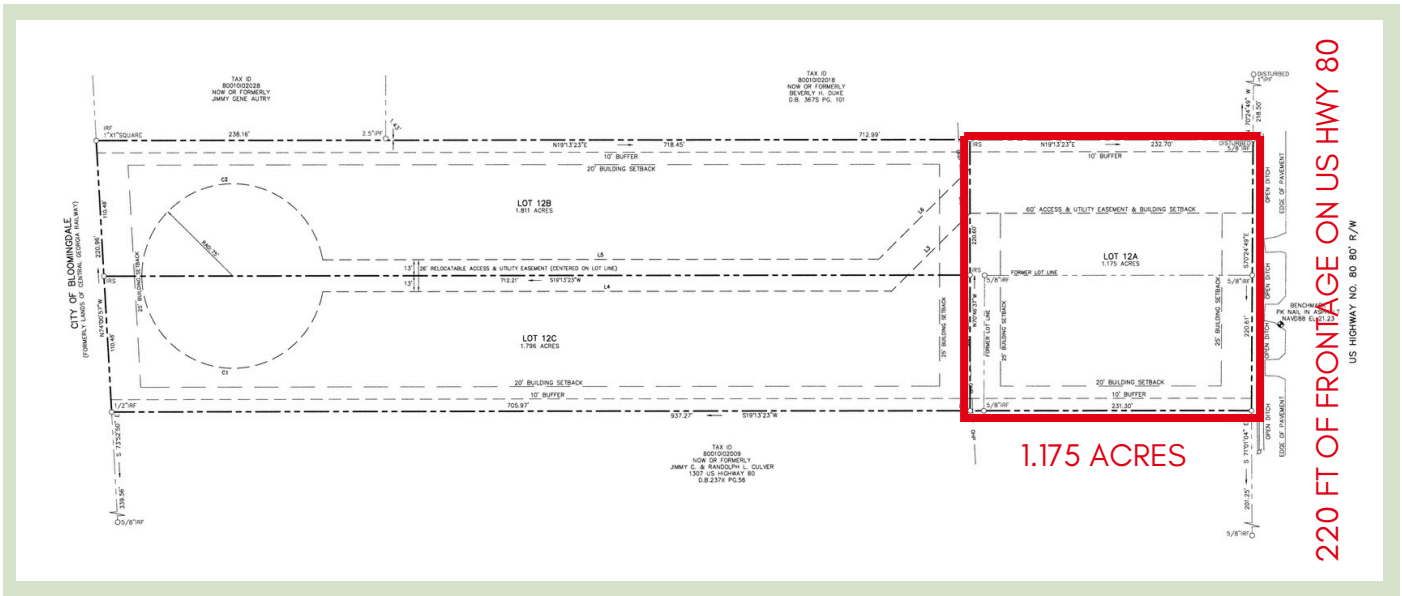**KATIE CHANCY**
Managing Broker

O: (912) 944-4410 | M: (912) 308-3111
k.chancy@daicommercial.com

AERIAL VIEWS

SITE PLAN

SITE SURVEY

1.175 ACRES

220 FT OF FRONTAGE ON US HWY 80

ROUTES MAP

JIMMY DELOACH

1303 US HWY 80

POOLER PKWY

I-95

I-16
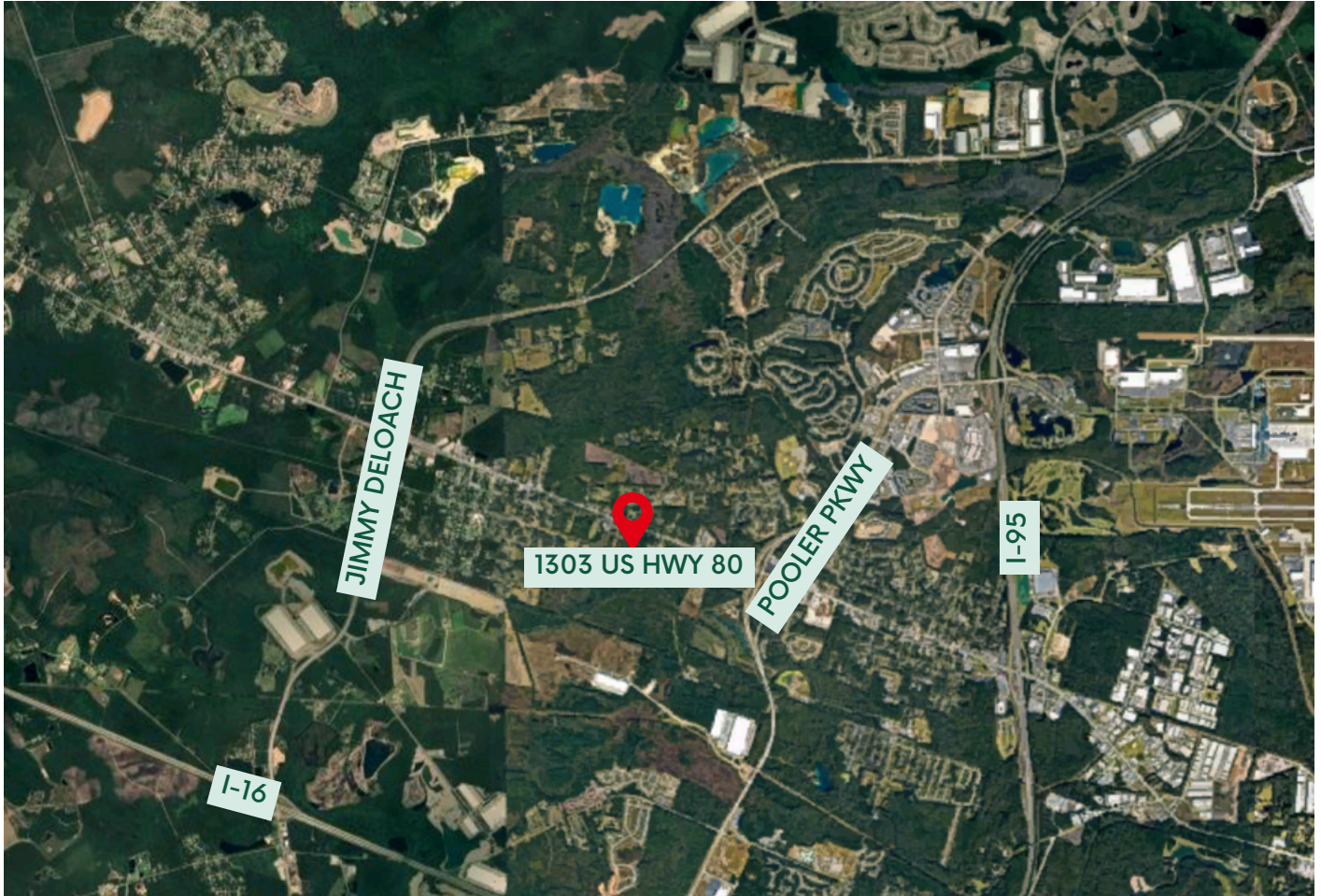
MAJOR ROUTES TRAVEL TIME

POOLER PKWY	1 MIN
JIMMY DELOACH	4 MIN
I-16	6 MIN
I-95	6 MIN
SAV INTL AIRPORT	8 MIN

DAILY TRAFFIC COUNT

US HWY 80	20,780

ABOUT WEST CHATHAM COUNTY

The cities of Bloomingdale and Pooler, Georgia, are situated in Chatham County, where I-95 and I-16 intersect. They're located 10 miles to the west of Savannah and within a two-mile radius of the Savannah/Hilton Head International Airport. Pooler covers an area of about 31 square miles and currently has a population of around 28,738. Bloomingdale covers an area of 14 square miles and has a population of 3,000. Since their establishment, they have experienced significant growth with the development of financial institutions, retail shops, professional offices, warehouses and restaurants. Today, they are the hub of commercial development in west Chatham County. The area's exponential growth is attributed to low crime rates and the small-town community feel.

AREA DEMOGRAPHICS

2024 AREA DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
POPULATION	1,316	12,322	77,201
AVG. HH INCOME	$73K	$83K	$97.5K
NO. OF HOUSEHOLDS	620	4,507	31,706
MEDIAN HOME VALUE	$184K	$223K	$233K

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