

PARKER.scott COMMERCIAL

# Garrard Ave Multi-Family Project



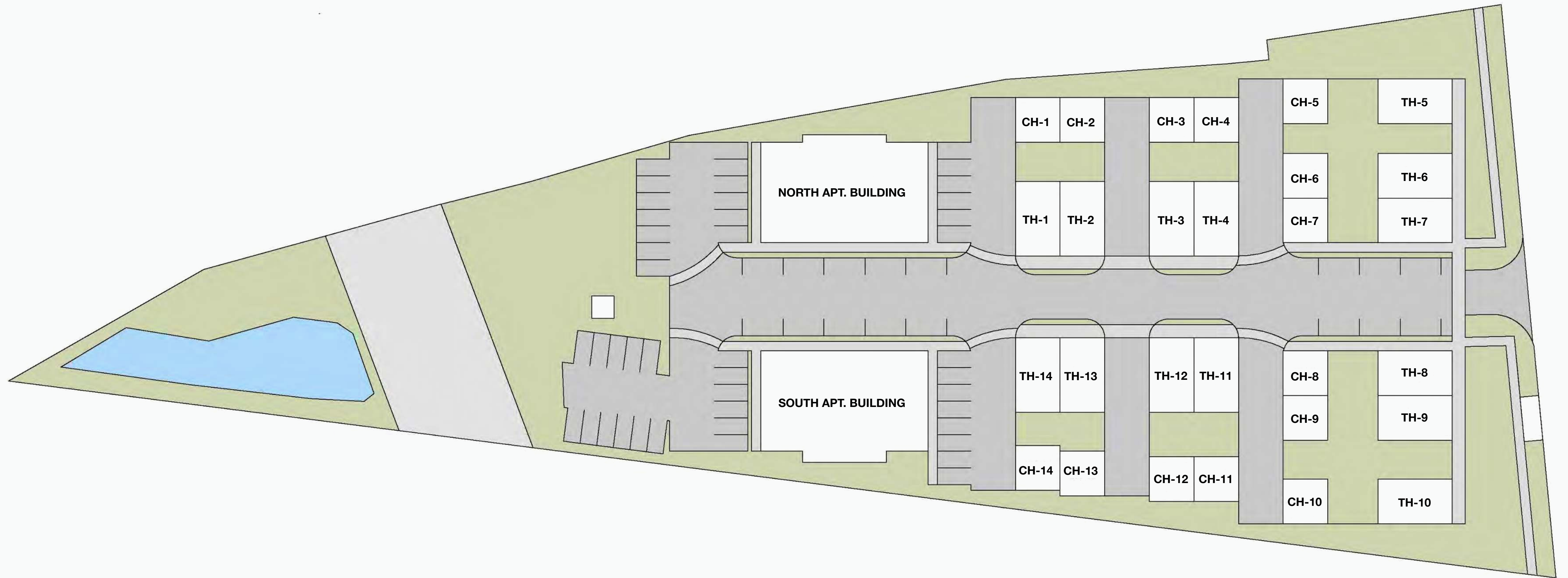
At Parker Scott Commercial, we pride ourselves on our specialized expertise rather than claiming to do everything. We have honed our skills to excel in specific areas, ensuring that what we do, we do exceptionally well.

We are genuinely excited about the opportunity to collaborate with you on your upcoming real estate project. Our areas of expertise encompass:

- Buyer Representation
- Seller Representation
- Site Selection for companies locating to our area
- Leasing of retail, commercial, and industrial space.
- Commercial Property Management
- Residential Land Parcels and Lots
- Multi-family parcels for apartments, townhomes, and condominium
- Industrial Land Parcels
- Retail land parcels from individual stores to large-scale shopping malls.
- Land for Flex Space or warehouse development



# SITE PLAN



# 5011 GARRARD AVE & 5103 GARRARD AVE

## Description

- Acreage: 4.29 AC
- Zoned: P-R 3-6

## Approved Site plan:

- 14 townhomes
- 14 garden apartments
- 14 Carriage house studio
- 14 Two-car garage
- A 33-apartment mix of studios, 1 bedroom, and 2 bedrooms.

## Directions:

Take Veterans Parkway and exit onto Chatham Parkway. Continue onto Garrard Avenue, then turn left onto Garrard Avenue.

5011 Garrard Ave (pin #10789 01016)  
5103 Garrard Ave (pin #10789 01020)

### NORTH APARTMENT BUILDING

UNIT NAMES	BED/BATH	GROSS AREA (SF)	BALCONY AREA (SF)	COUNT
STUDIO	0 BD / 1 BA	521 SF	0 SF	6
STUDIO+	0 BD / 1 BA	624 SF	0 SF	6
ONE BED + DEN	1 BD / 1 BA	696 SF	0 SF	1
ONE BED + DEN+	1 BD / 1 BA	749 SF	46 SF	2
TWO BED + DEN	2 BD / 1 BA	930 SF	76 SF	2
<b>TOTAL UNITS</b>				<b>17</b>

### SOUTH APARTMENT BUILDING

UNIT NAMES	BED/BATH	GROSS AREA (SF)	BALCONY AREA (SF)	COUNT
STUDIO	0 BD / 1 BA	521 SF	0 SF	5
STUDIO+	0 BD / 1 BA	624 SF	0 SF	5
ONE BED + DEN	1 BD / 1 BA	696 SF	0 SF	2
ONE BED + DEN+	1 BD / 1 BA	749 SF	46 SF	2
TWO BED + DEN	2 BD / 1 BA	930 SF	76 SF	2
<b>TOTAL UNITS</b>				<b>16</b>

### TOWNHOMES

DESCRIPTION	BED/BATH	GROSS AREA (SF)	DWELLING UNIT COUNT
GARDEN APT	1 BD / 1 BA	960 SF	14
2-STORY WALKUP	3 BD / 2.5	1920 SF	14
<b>TOTAL DWELLING UNITS</b>			<b>28</b>

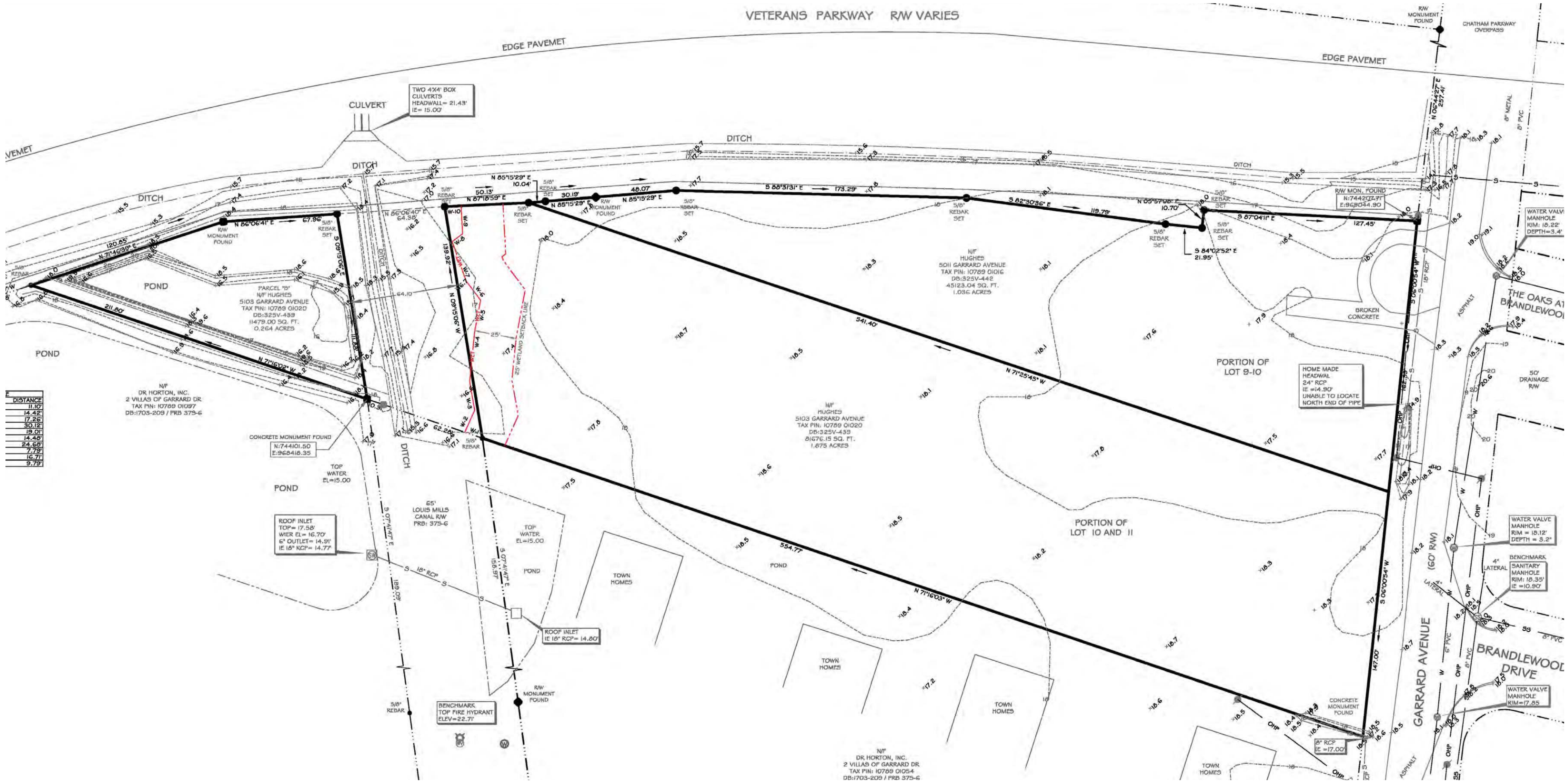
### CARRIAGE HOUSES

DESCRIPTION	BED/BATH	GROSS AREA (SF)	DWELLING UNIT COUNT
CARRIAGE HOUSE	0 BD / 1 BA	576 SF	14

### AMENITY SPACES

DESCRIPTION	LOCATION	GROSS AREA (SF)
FITNESS	NORTH APT	696 SF
OUTDOOR CLUB	SOUTH APT	521 SF
INDOOR CLUB	SOUTH APT	624 SF
<b>TOTAL AMENITY SF</b>		<b>16</b>





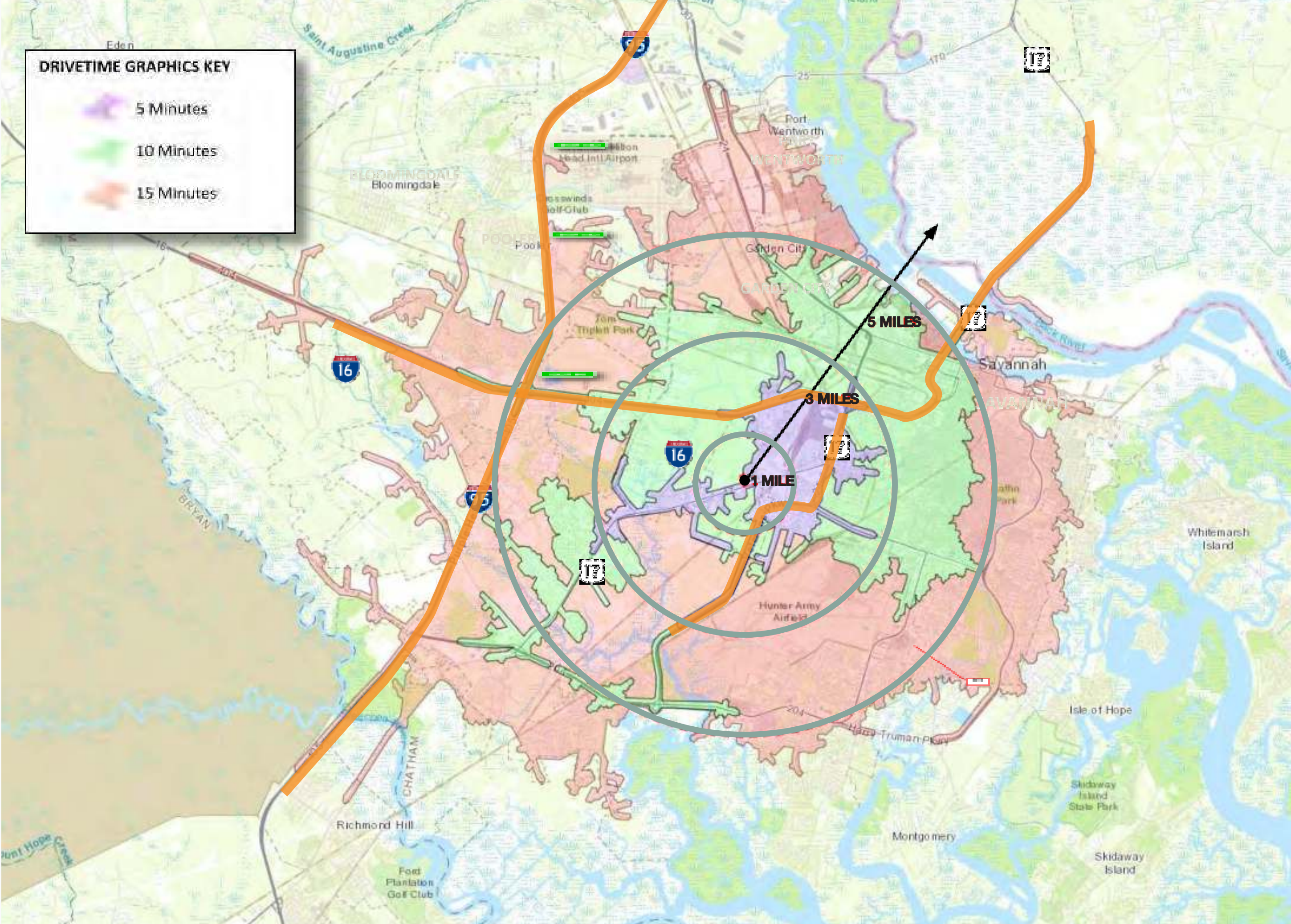
E	DISTANCE
11.10'	
14.42'	
17.26'	
30.12'	
19.01'	
14.40'	
24.60'	
7.79'	
16.71'	
9.79'	

N/F  
DR HORTON, INC.  
2 VILLAS OF GARRARD DR.  
TAX PIN: 10789 01097  
DB: 1703-209 / PRB 375-6

N/F  
DR HORTON, INC.  
2 VILLAS OF GARRARD DR.  
TAX PIN: 10789 01054  
DB: 1703-209 / PRB 375-6



# DEMOGRAPHICS



POPULATION	1 MILE	3 MILE
2000 Population	3,143	18,522
2010 Households	958	6,410
Ave HH Income	\$60,831	\$59,272
2020 Med. Age	34.0	35.3
2020 Med. Home Value	\$161,065	\$141,795
Daytime Employment	3,101	14,595
Consumer Spending	\$18,553,123	\$128,143,053

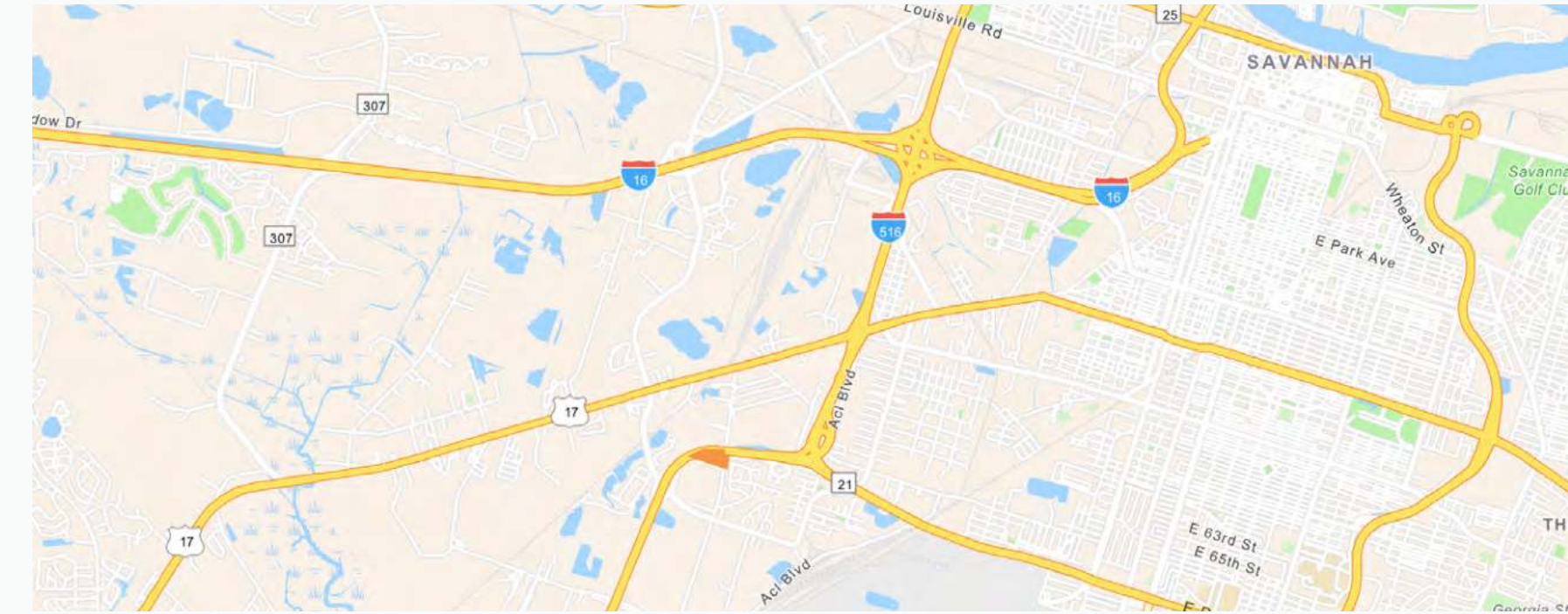
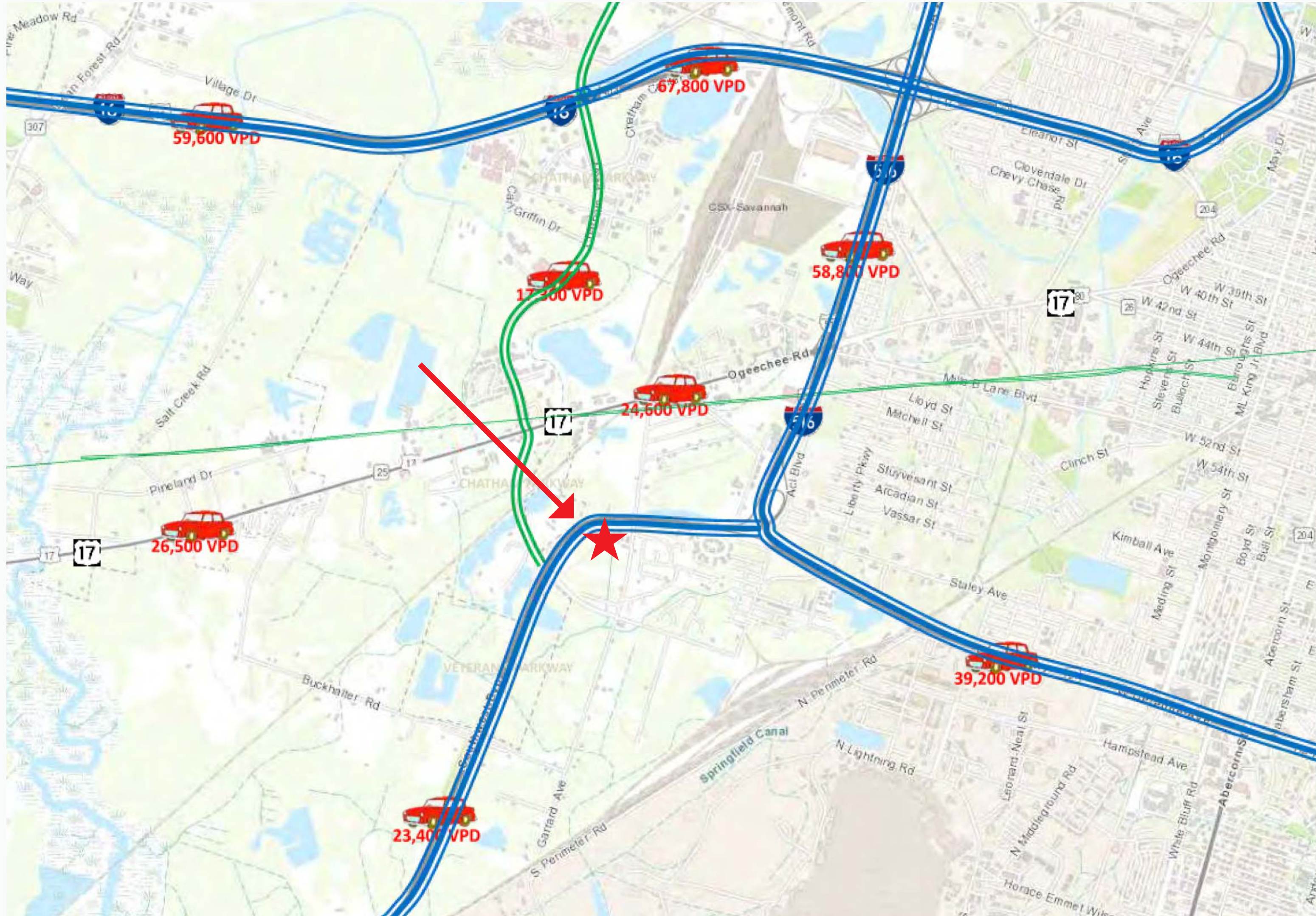


# AREA RETAILERS





# TRAFFIC

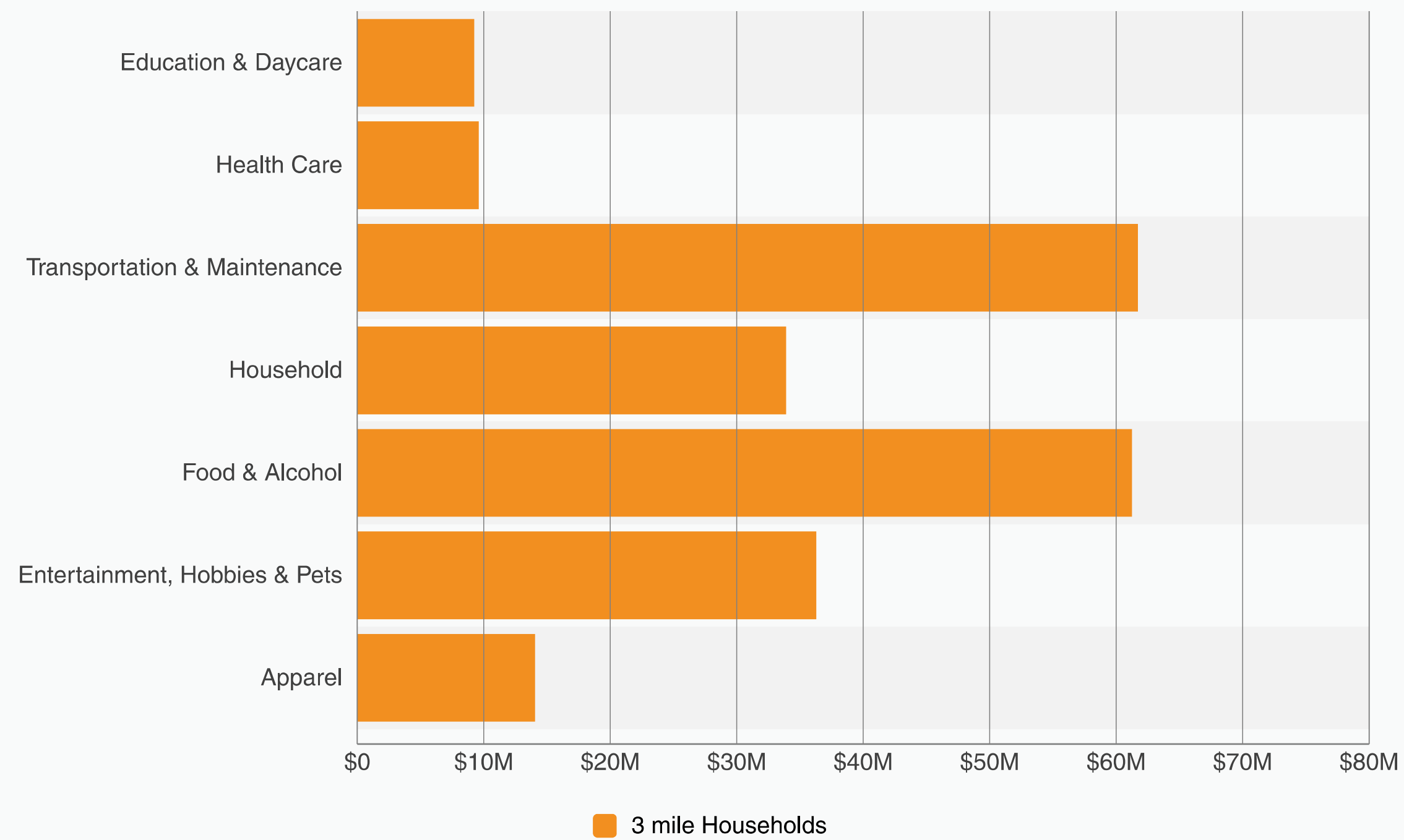




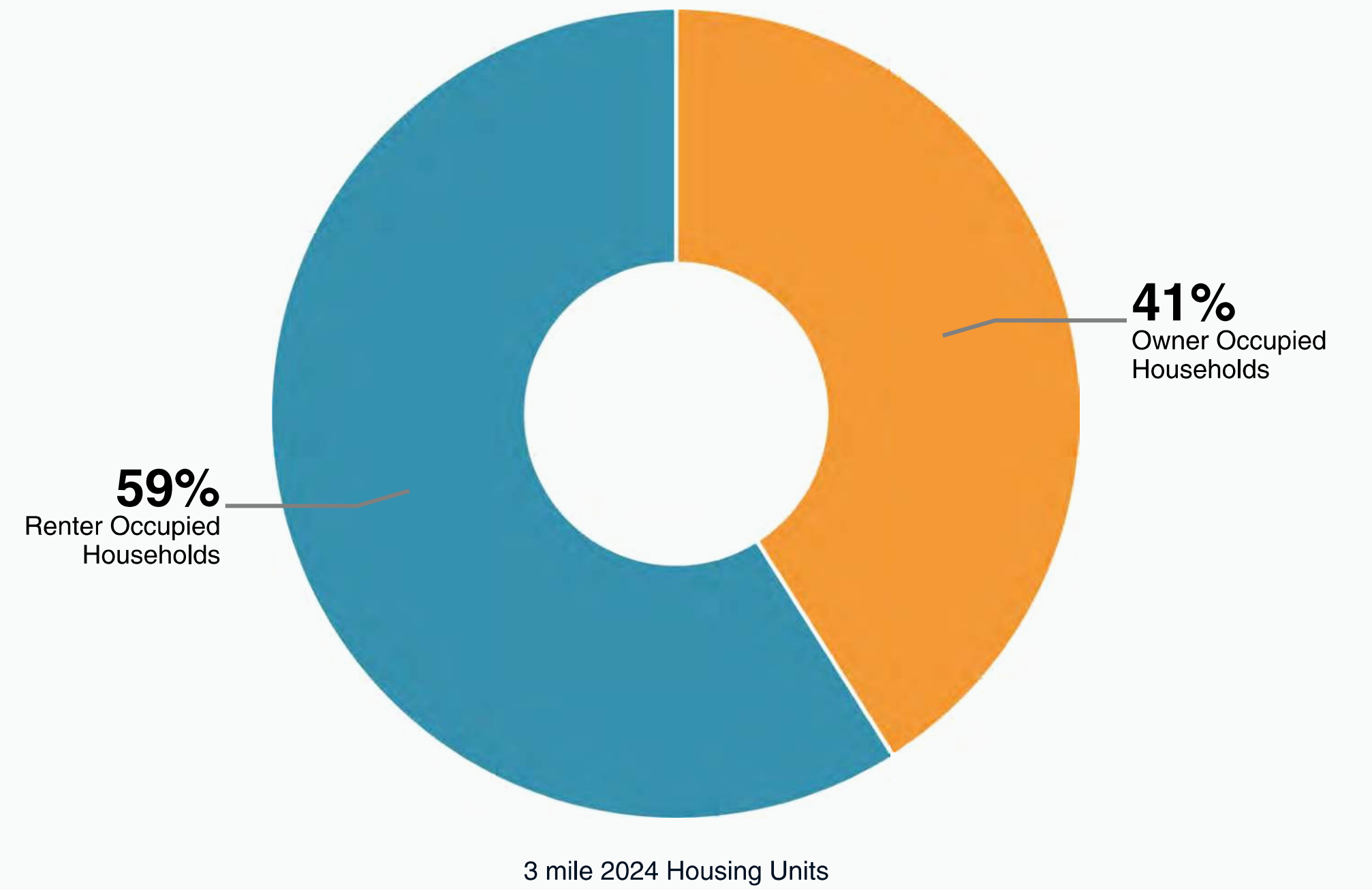
# DEMOGRAPHICS

Consumer Spending

Currency: USD (\$)



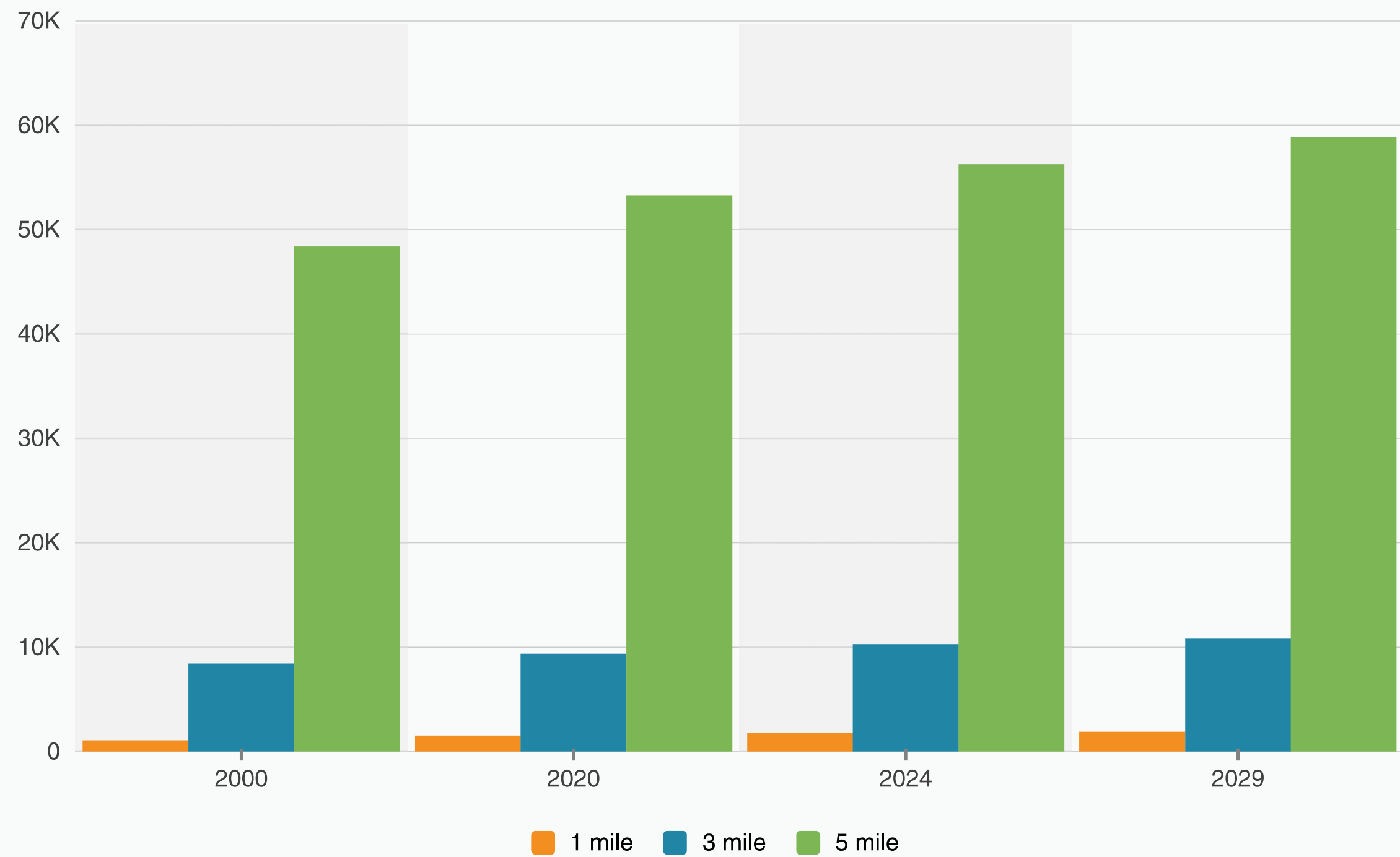
Housing Occupancy





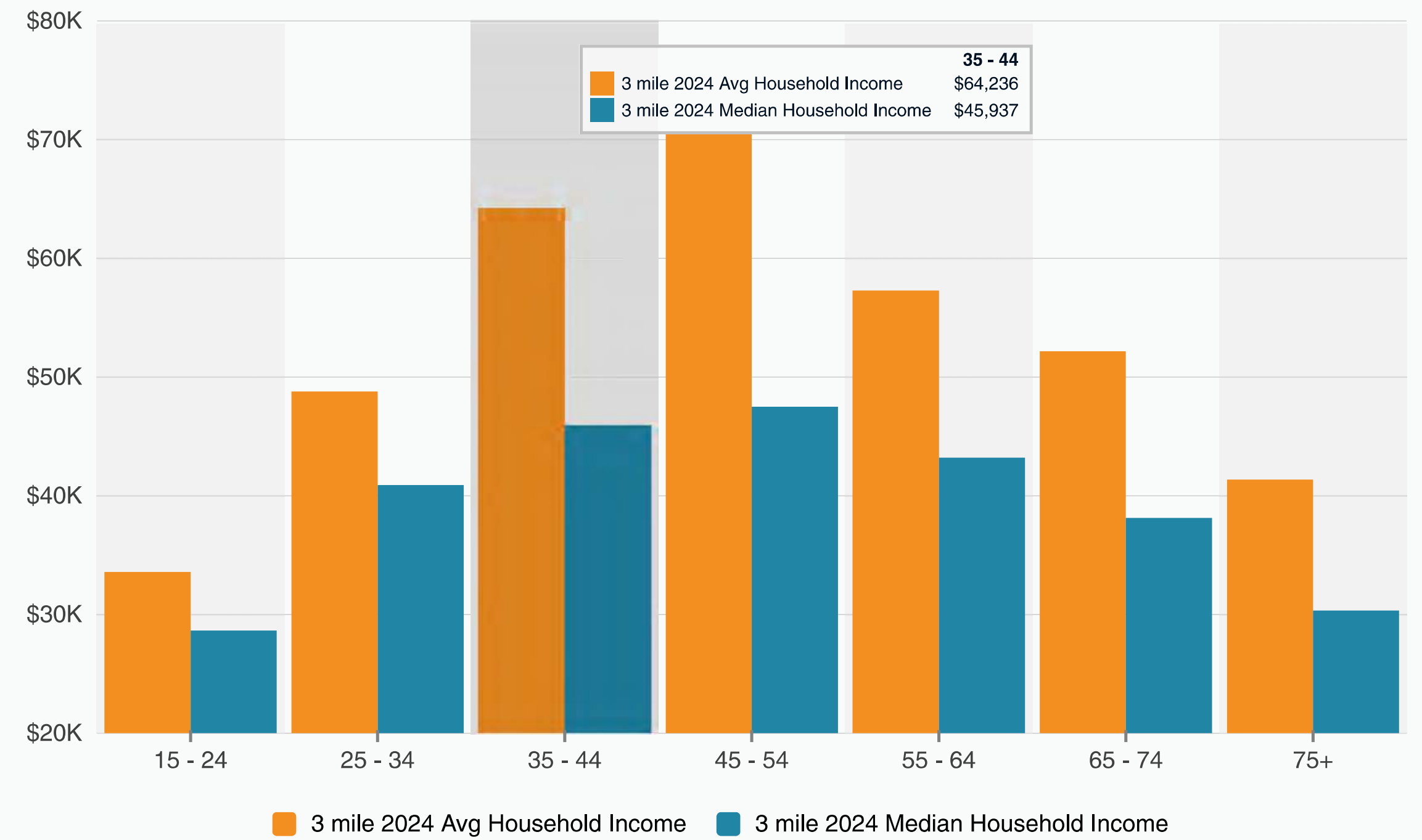
# DEMOGRAPHICS

Households



Household Income By Age

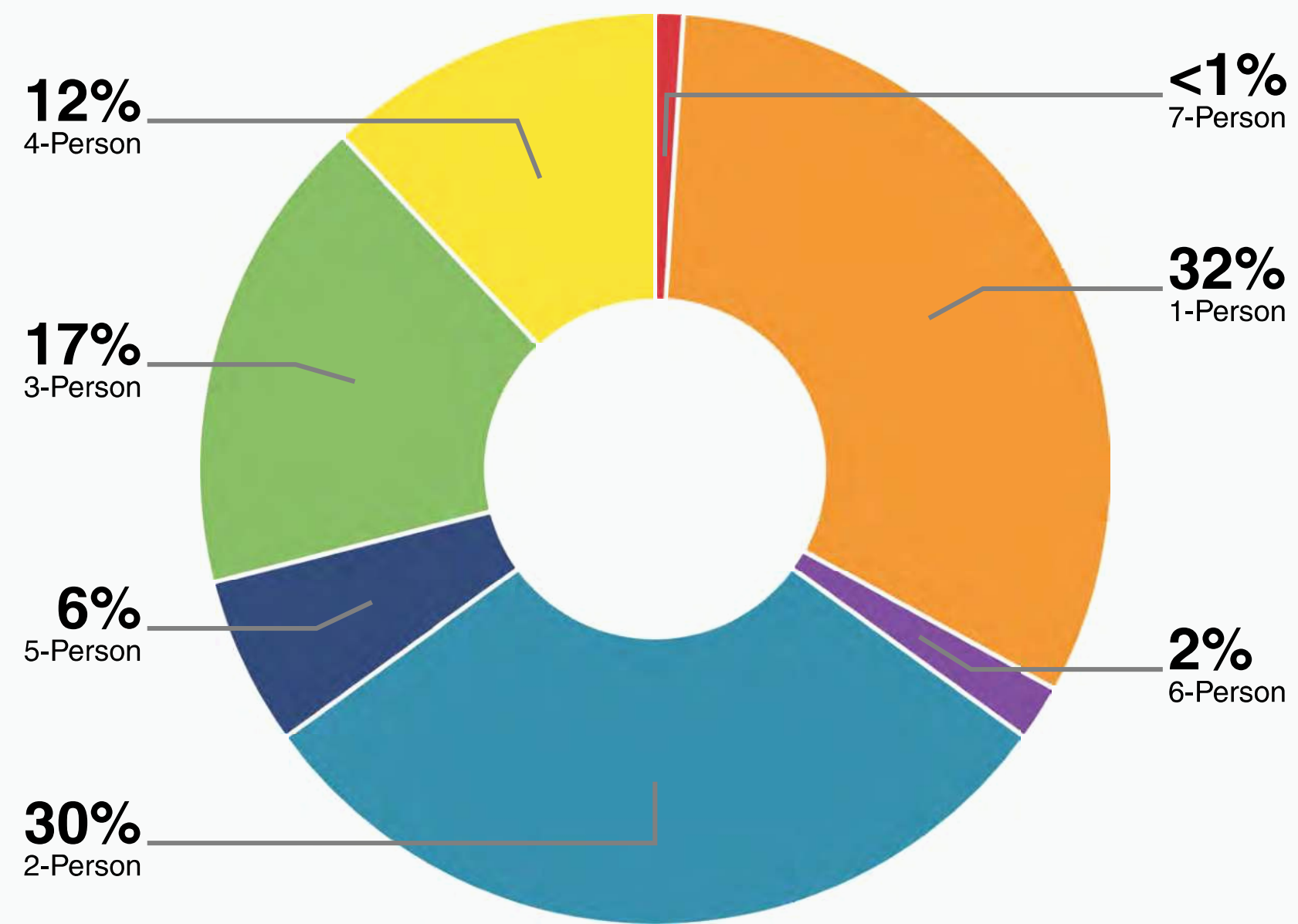
Currency: USD (\$)





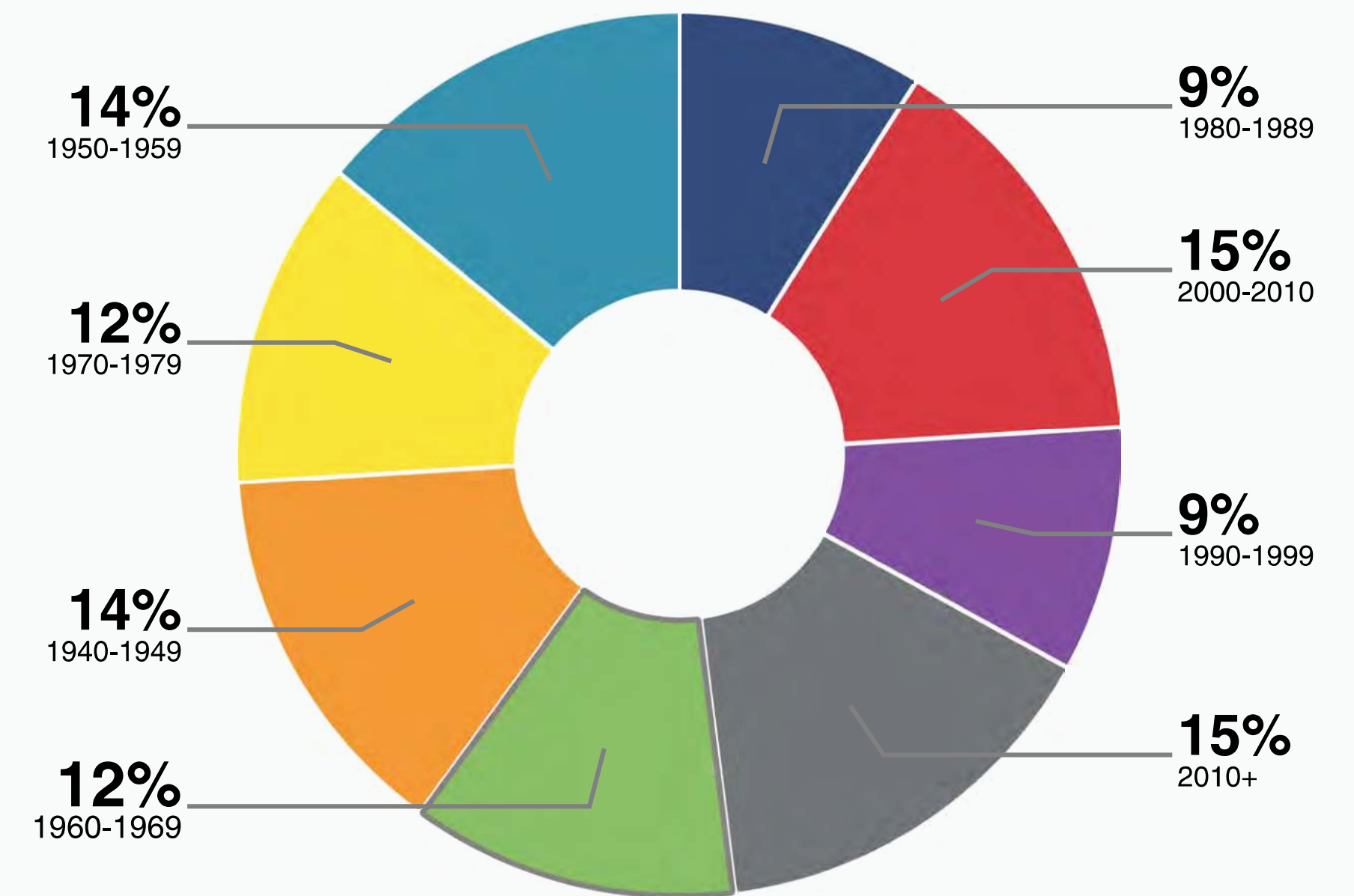
# DEMOGRAPHICS

Household Size



3 mile 2024 % of Households

Homes By Year Built

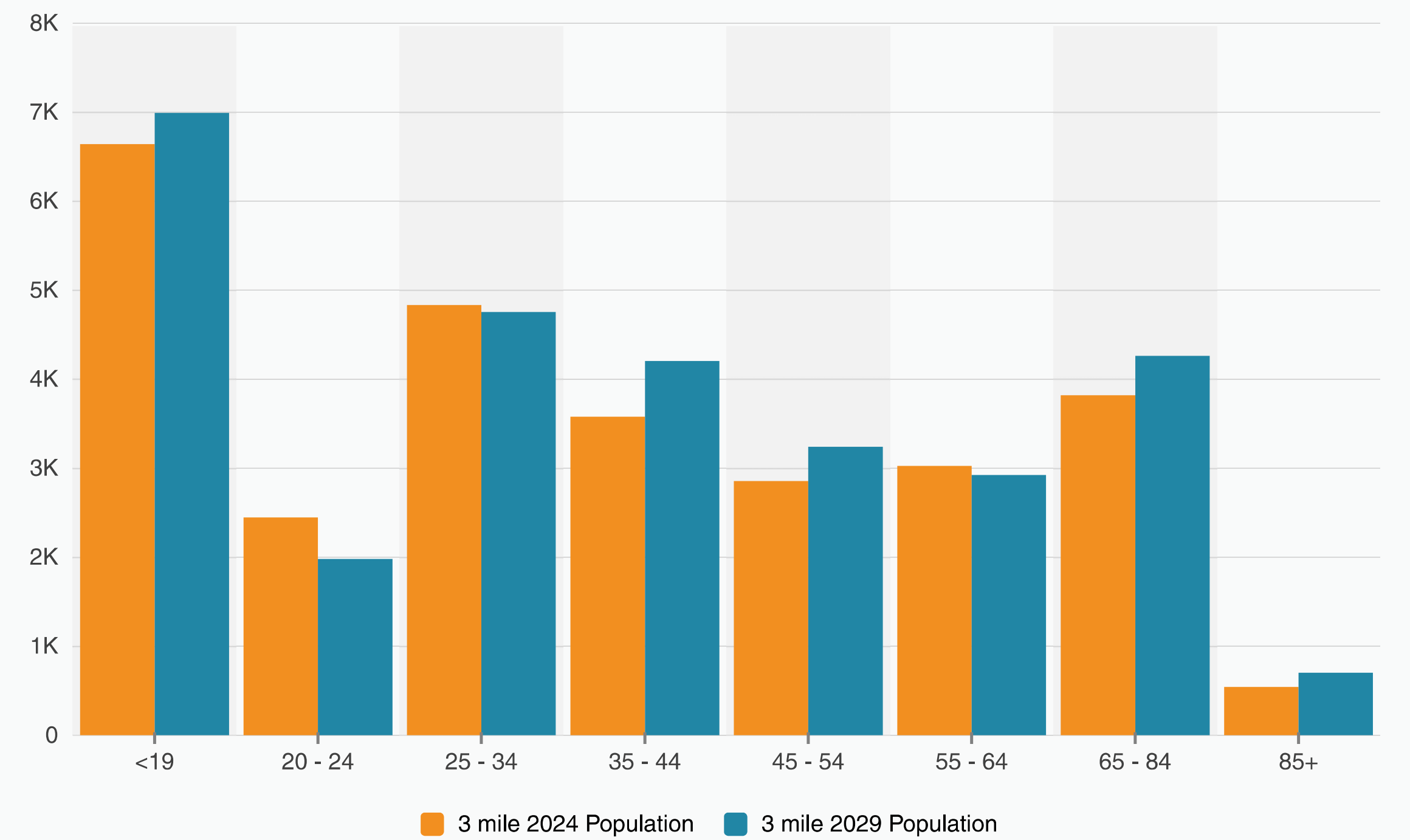


3 mile 2024 Housing Units

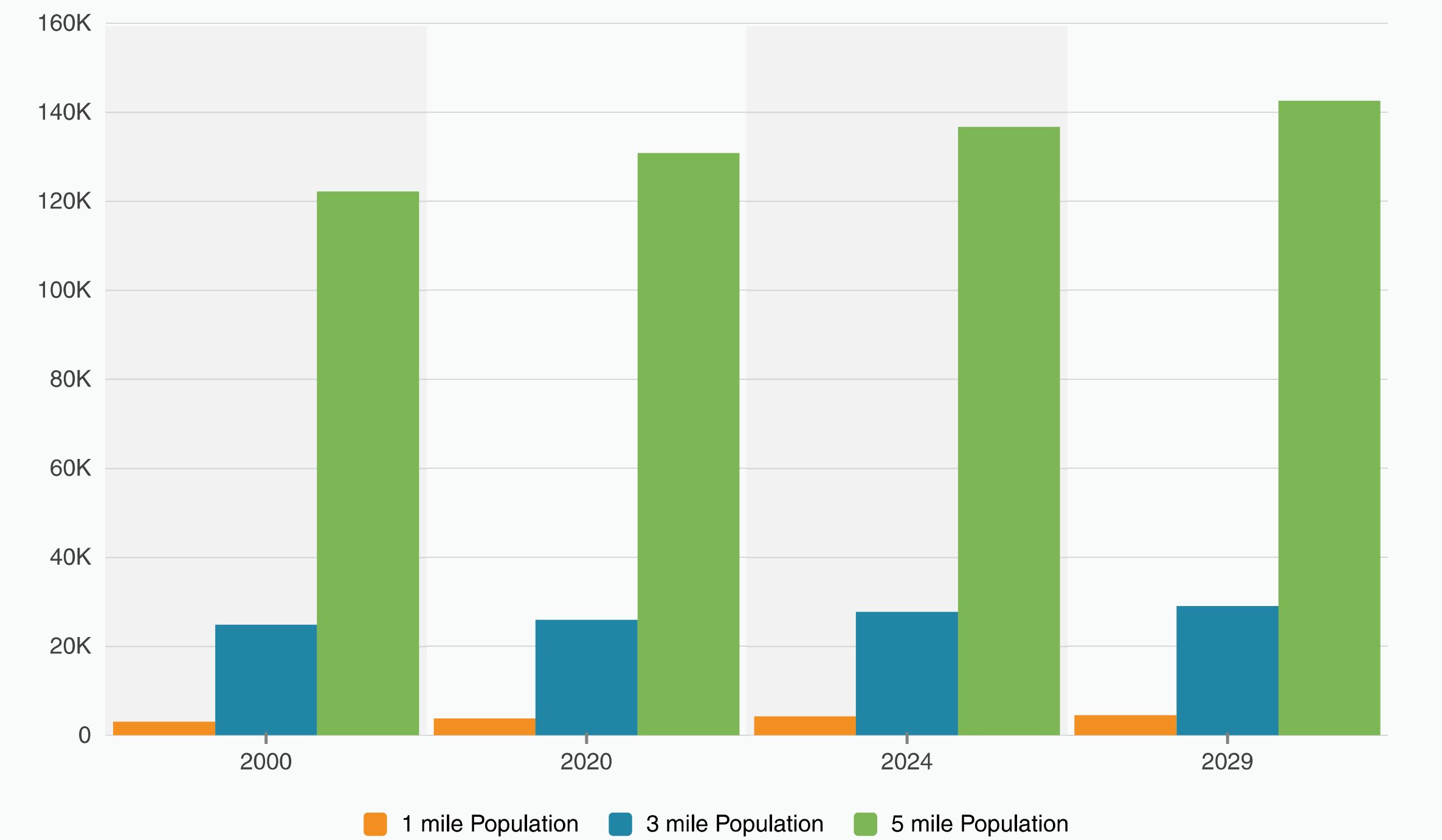


# POPULATION COUNT

Population By Age



Population





# #1

CITY FOR CREATIVE  
PROFESSIONALS  
-*SMARTASSET*

# #1

HOTEL IN THE U.S  
PERRY LANE

# 14.8M

ANNUAL VISITORS TO SAVANNAH -  
GENERATING \$3 BILLION IN  
VISITOR SPENDING

# #4

SOUTH'S BEST CITIES  
-*SOUTHERN LIVING*

# \$4.9B

ECONOMIC IMPAT FROM FORT STEWART  
AND HUNTR ARMY AIRFIELD

# #2

BEST RELAXING GETAWAY  
IN THE U.S  
-*US NEWS & WORLD  
REPORT*

# #2

BEST CITY IN THE U.S  
-*TRAVEL & LEISURE*

# 72K+

STUDENTS PERSUING HIGHER  
EDUCATION AT 17 COLLEGES AND  
UNIVERSITIES IN THE SAVANNAH AREA



# WELCOME TO THE NEIGHBORHOOD

From the meticulously preserved to the thoroughly modern, Savannah's diverse districts and communities are as distinctive as the people who call them home. Here's a guide to help you discover your new home base.

## DOWNTOWN

Artsy, eclectic and steeped in history, the Historic District strikes the perfect balance between urban living and southern charm.

## EAST & THE ISLANDS

Quintessential vast marshes and meandering rivers characterize these coastal neighborhoods along Savannah's idyllic Atlantic Ocean coast, including "Savannah's Beach", Tybee Island.

## WEST SAVANNAH

Emerging cities and towns meet peaceful countryside.

## MIDTOWN

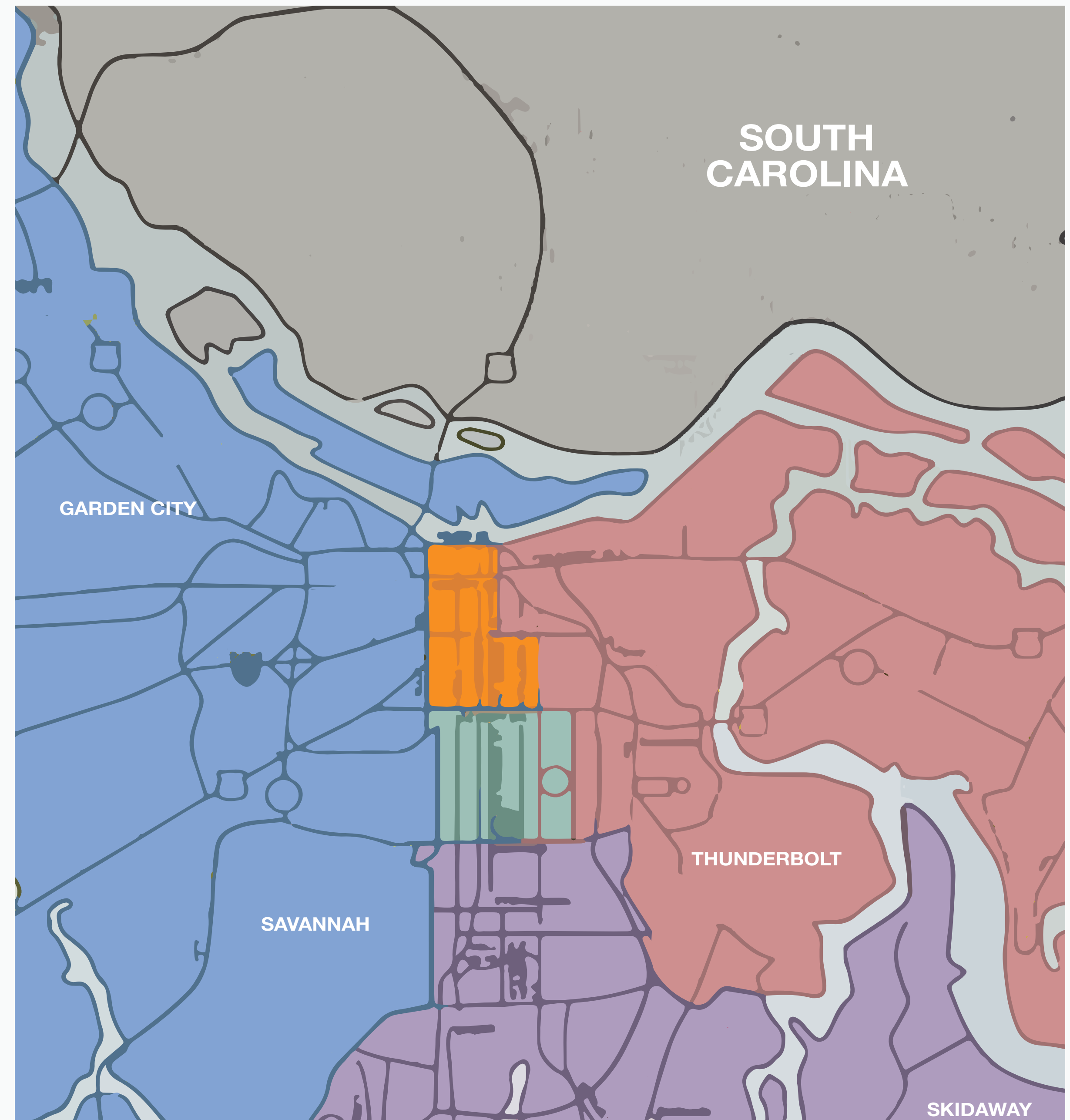
Separated from downtown by palm-adorned Victory Drive, this peaceful part of town attracts families and young professionals with its early 20th century craftsmanship, and oak-lined avenues.

## THE SOUTHSIDE

From mid-century ranches to luxury waterfront mansions, enclaves in Savannah's southern regions draw connoisseurs of the good life.

## NEIGHBORING COUNTY

Noteworthy for their friendly, agrarian communities, the pastoral farms, pine woods and marshlands just beyond Chatham County make for a bucolic atmosphere.





# BY THE NUMBERS

## POPULATION

Savannah:

**147,780**

Savannah MSA:

**395,983**

## AVERAGE TEMPERATURE

Spring	65.26
Summer	81.40
Fall	67.87
Winter	51.13

## CLIMATE

**216**

days of summer per year

## PRECIPITATION

**48"**

average rain per year

## COST OF LIVING

The number below reflect the cost of living - the amount of money needed to sustain a certain level of living, including basic expenses such as housing, food, taxes, and healthcare - in US cities.

<b>Savannah</b>	<b>97.3</b>
Charlotte, NC	97.9
Dallas, TX	98.5
Jacksonville, FL	99.0
Chicago, IL	100.1
Atlanta, GA	100.3
Charleston, SC	101.7
Austin, TX	106.6
Miami, FL	110.1
New York, NY	128.0
San Francisco, CA	178.6

## SAVANNAH MSA HOUSEHOLD INCOME

**\$82,125**

## AVERAGE ONE-WAY COMMUTE (IN MINUTES)

<b>Savannah</b>	<b>20.7</b>
Charleston, SC	22.9
Austin, TX	24.6
Jacksonville, FL	24.9
Charlotte, NC	25.6
Atlanta, GA	27.5
San Francisco, CA	33.3
New York, NY	41.4

## COMPARABLE HOME PRICES

Single Family Home  
(Average of Middle Price Tier)

<b>Savannah</b>	<b>\$252,000</b>
Gainesville, FL	\$282,000
Orlando, FL	\$357,000
Charlotte, NC	\$402,000
Nashville, TN	\$442,000
Raleigh, NC	\$444,000
Atlanta, GA	\$495,000

## TOP EMPLOYMENT INDUSTRIES

1. Professional and Business Services
2. Education and Health Services
3. Leisure and Hospitality
4. Retail Trade
5. Government - State and Local
6. Manufacturing
7. Transportation and Utilities
8. Construction, Mining, and Lodging
9. Other Services

Sources: Advisorsmith Cost of Living Index, Savannah 2022 Economic Trends, Savannah Area Chamber of Commerce, Savannah Economic Development Authority, Georgia Southern University Center for Business Analytics and Economic Research, bestplaces.net, zillow.com, and public sources including U.S. Census Bureau Quick Facts, Georgia Department of Labor, Georgia Department of Revenue, Savannah Airport Commission and Chatham Area Transit





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