



GA Ports
Authority

Colonial
Oil

Downtown

Beaches

SITE
±13.02 Acres

±13.02 GROSS ACRES WITH I-95 FRONTAGE

600 AL HENDERSON BLVD
SAVANNAH, GA 31419

Adam Bryant, CCIM, SIOR
Partner
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SVN | GASC | 5710 OGEECHEE ROAD, SUITE 200, #277, SAVANNAH, GA 31405

Listed in conjunction with: [BROKER NAME], [COMPANY NAME], [CITY/STATE NAME]



PROPERTY INFORMATION

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LOCATION INFORMATION

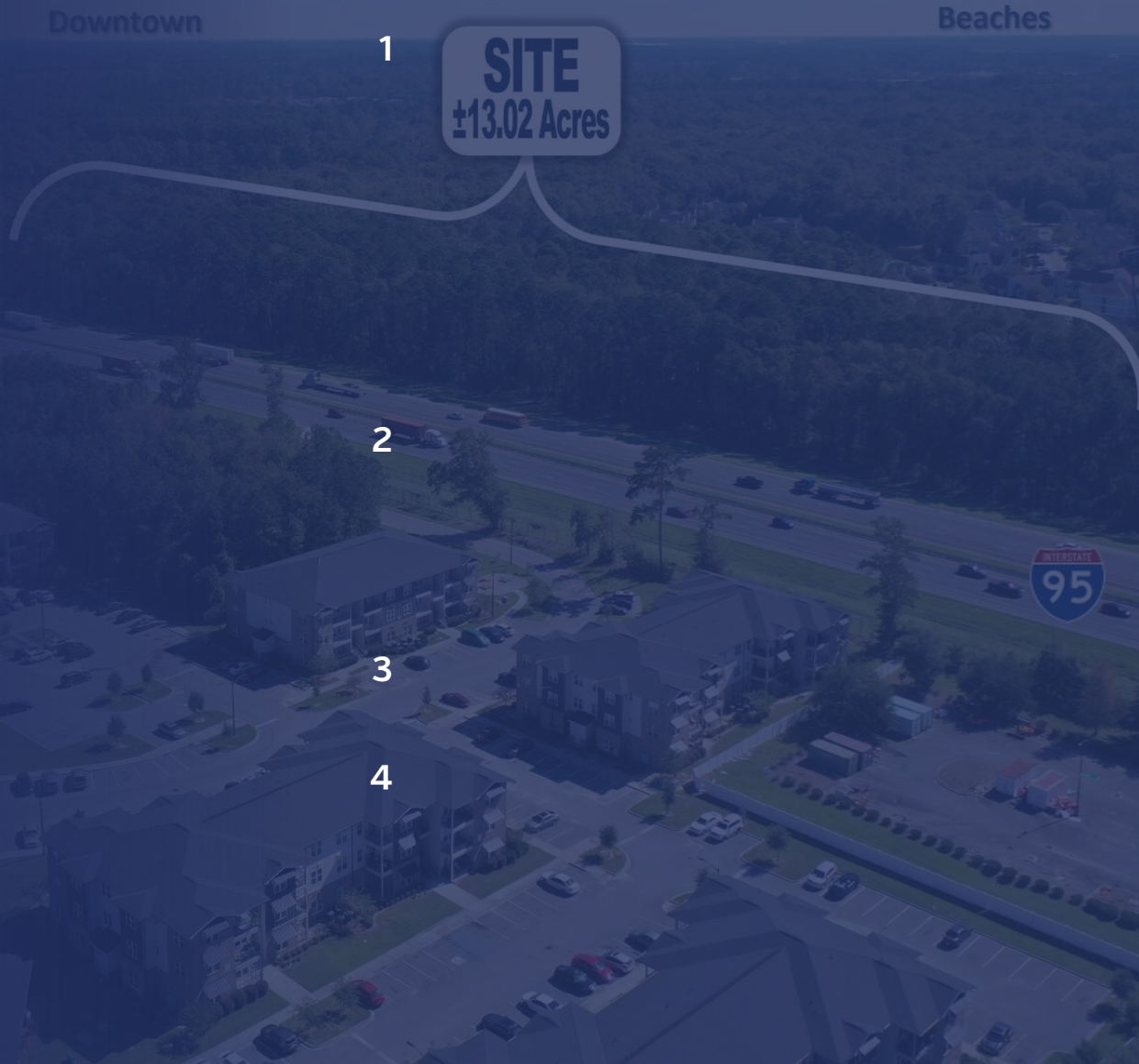
- Aerial Map | Site
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Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

1 PROPERTY INFORMATION

600 Al Henderson Blvd
Savannah, GA 31419

Property Summary



OFFERING SUMMARY

Sale Price:	\$3,500,000
Lot Size:	13.02 Acres
Price / Acre:	\$268,817
Zoning:	P-B-C
Market:	Savannah
Submarket:	Southside
APN:	11028 01077

PROPERTY OVERVIEW

SVN is pleased to offer for sale ±13.02 undeveloped gross acres located at 600 Al Henderson Boulevard in Southside Savannah, GA. The property is located in unincorporated Chatham County at the Northeast Quadrant of I-95 and GA Highway 204 and is surrounded by retail, hospitality and housing developments. A recent wetland delineation estimates that ±6.57 acres are considered upland; however, this has not been verified by the USACE. The present zoning is P-B-C (Planned Business Community).

LOCATION OVERVIEW

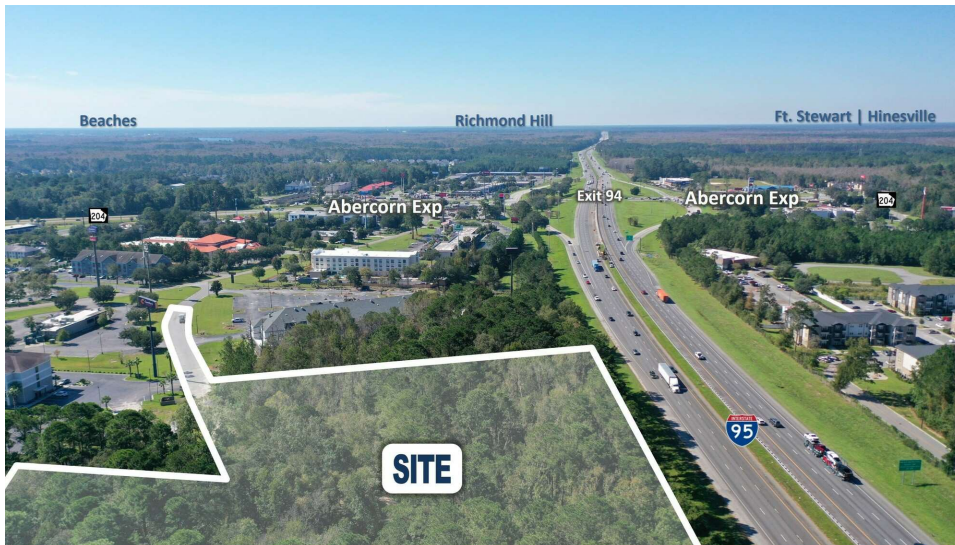
The property is located at Exit 94 of I-95 and GA Highway 204 in Southside Savannah, GA. This interchange, known as Gateway, is the southernmost Savannah exit when traveling north of I-95. Traffic counts on I-95 are 93,000+ vehicles per day and on GA Highway 204 are just shy of 33,000 vehicles per day. Gateway features a dense development of hotels and restaurants in addition to the Henderson Golf Course community and The Links at Georgetown townhomes. As it flows directly to downtown, GA Highway 204 becomes Abercorn Street, an extremely dense retail corridor that experiences traffic counts of up to 57,000 vehicles per day. Abercorn Street connects residents and tourists with 2 regional malls, Hunter Army Air Field, 3 hospitals, established business and residential communities, the Downtown Historic District and easy access to Savannah's islands and beaches. In addition, New Hampstead is located to the west of I-95 and will have in excess of 10,000 units at completion.

Complete Highlights



PROPERTY HIGHLIGHTS

- ±13.02 Gross Acres with I-95 Frontage
- Wetlands Delineation: ±6.57 Acres Upland and Developable
- Zoned P-B-C (Planned Business Community)
- At NE Quadrant of I-95 & GA Hwy 204 at Exit 94: 126,200 VPD
- Hotels, Restaurants, Henderson Golf, Housing Development
- GA Hwy 204/Abercorn St Connects Tourists and Residents to Downtown

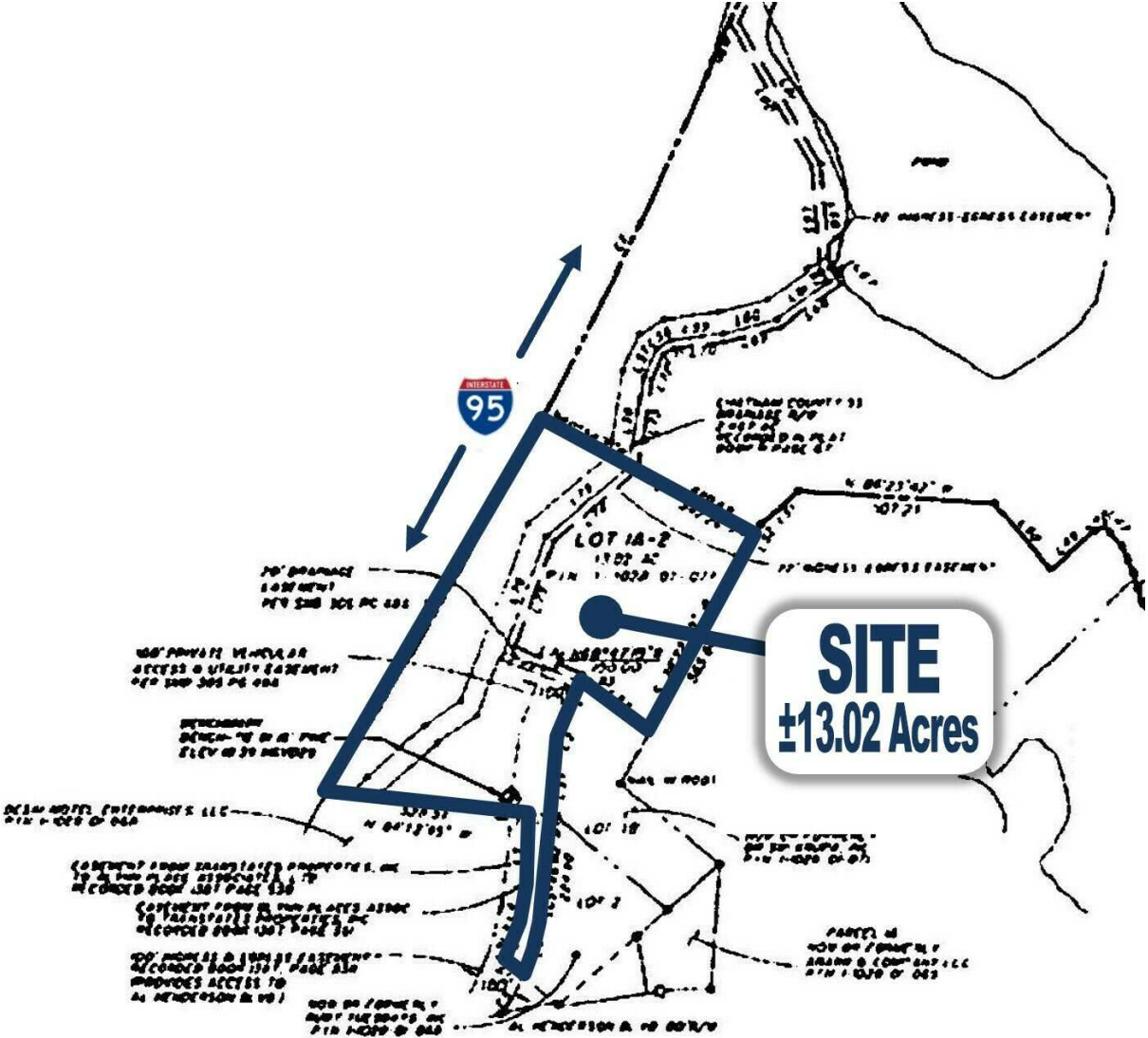


±13.02 GROSS ACRES WITH I-95 FRONTAGE | 600 AL HENDERSON BLVD SAVANNAH, GA 31419

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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

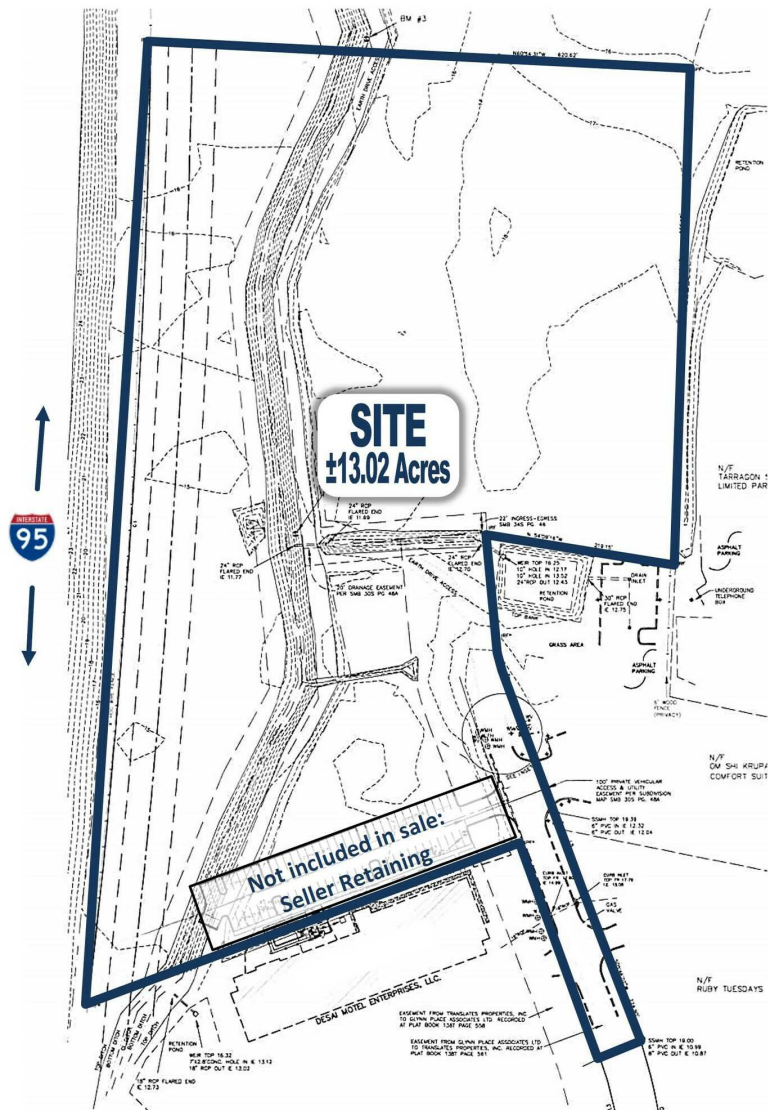
Property Plat



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Site Plan



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Wetlands Delineation



Aerial Detail | View East



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Aerial Detail | View North



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Aerial Detail | View South



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2 LOCATION INFORMATION

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Savannah, GA 31419

Aerial Map | Site



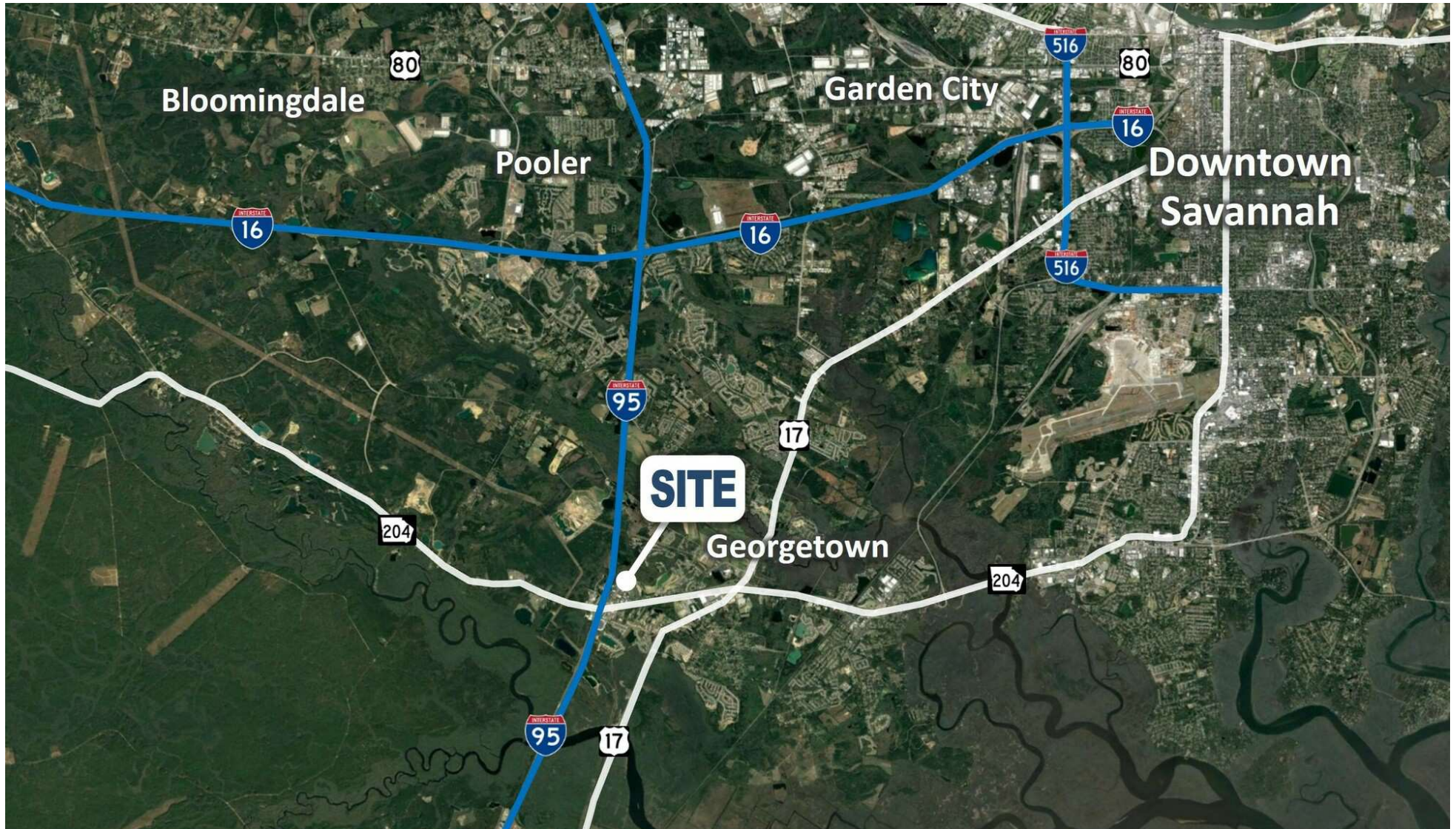
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Aerial | I-95 & GA Hwy 204



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Aerial | Savannah MSA

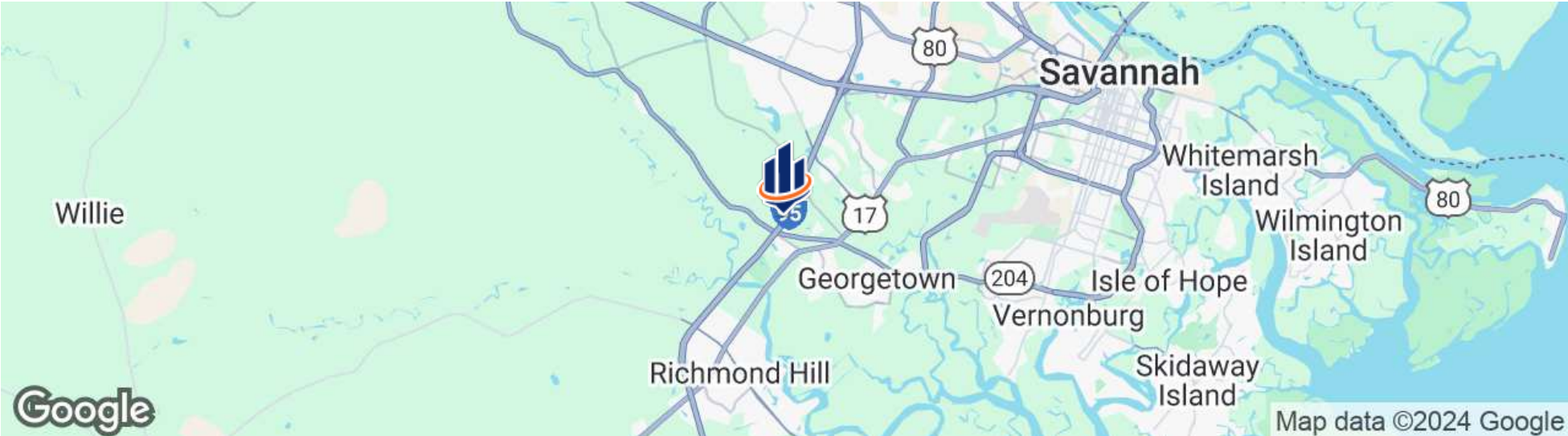
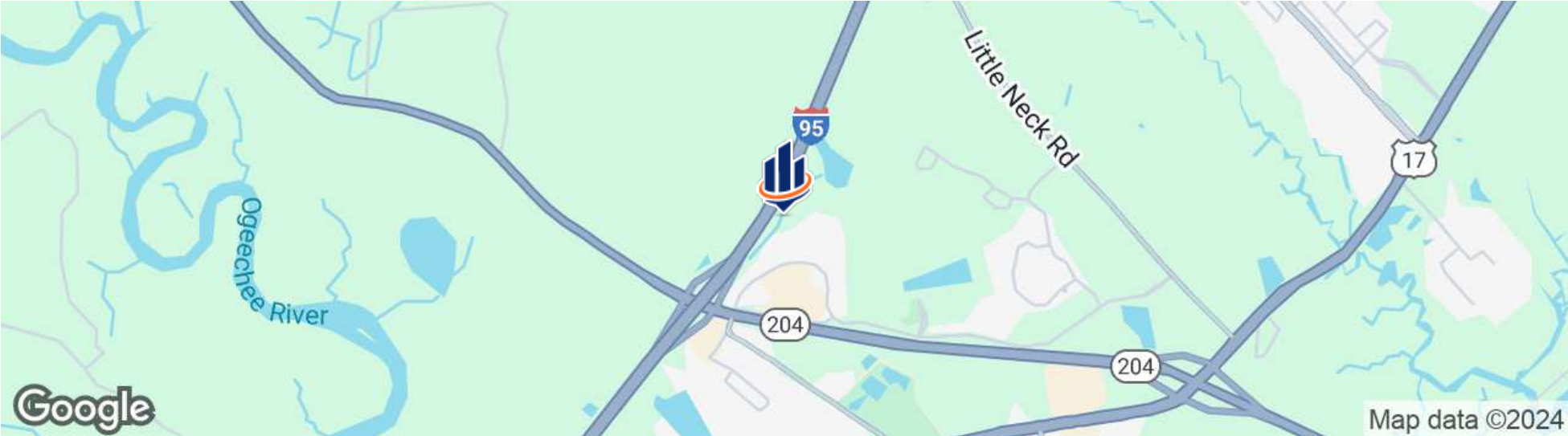


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Location Maps



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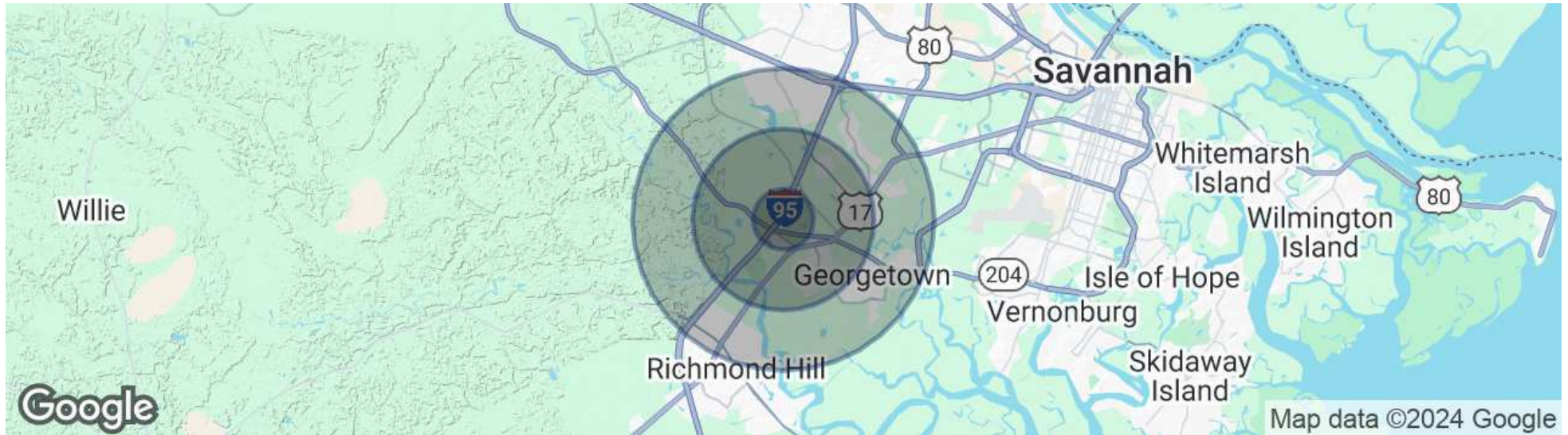
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DEMOGRAPHICS

600 Al Henderson Blvd
Savannah, GA 31419

Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,812	17,814	49,394
Average Age	36	36	38
Average Age (Male)	36	35	37
Average Age (Female)	36	37	39

HOUSEHOLDS & INCOME

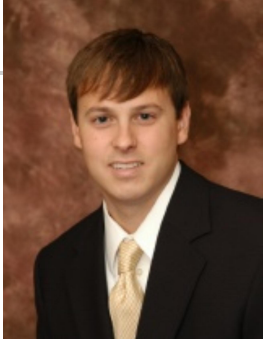
	1 MILE	3 MILES	5 MILES
Total Households	1,194	7,008	19,483
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$86,831	\$83,518	\$103,420
Average House Value	\$305,229	\$286,908	\$315,637

Demographics data derived from AlphaMap

4 ADVISOR BIO & CONTACT

600 Al Henderson Blvd
Savannah, GA 31419

Advisor Bio & Contact



ADAM BRYANT, CCIM, SIOR

Partner

adam.bryant@svn.com

Cell: 912.667.2740

GA #279255 // SC #88499

PROFESSIONAL BACKGROUND

Adam Bryant, CCIM, SIOR is a Partner with SVN | GASC, specializing in the sale and leasing of land, office, retail and investment properties in Savannah, Georgia and surrounding areas including Pooler.

Bryant earned a Master of Business Administration as well as a Bachelor of Business Administration from Georgia Southern University. In addition, he has completed the Certified Commercial Investment Member [CCIM] designation by the CCIM Institute, one of the leading commercial real estate associations in the world. The CCIM designation is awarded to commercial real estate professionals upon successful completion of a graduate-level education curriculum and presentation of a portfolio of qualifying industry experience.

Since joining SVN | GASC in 2006, Bryant has completed more than \$250 million in transaction volume and is a multi-year recipient of the SVN Partner's Circle Award in recognition of outstanding sales while being ranked in the Top 5 producers in the nation of completed transactions at SVN out of more than 1,500 Advisors.

Bryant also served as President for the Savannah / Hilton Head Realtors Commercial Alliance [RCA] Board.

EDUCATION

- Master of Business Administration [MBA] - Georgia Southern University
- Bachelor of Business Administration [BBA] - Georgia Southern University

MEMBERSHIPS

- Certified Commercial Investment Member [CCIM]
- Society of Industrial and Office Realtors [SIOR]

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