

# GROUND LEASE

110 Mall Blvd. | Savannah, GA

**NAI**Mopper|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

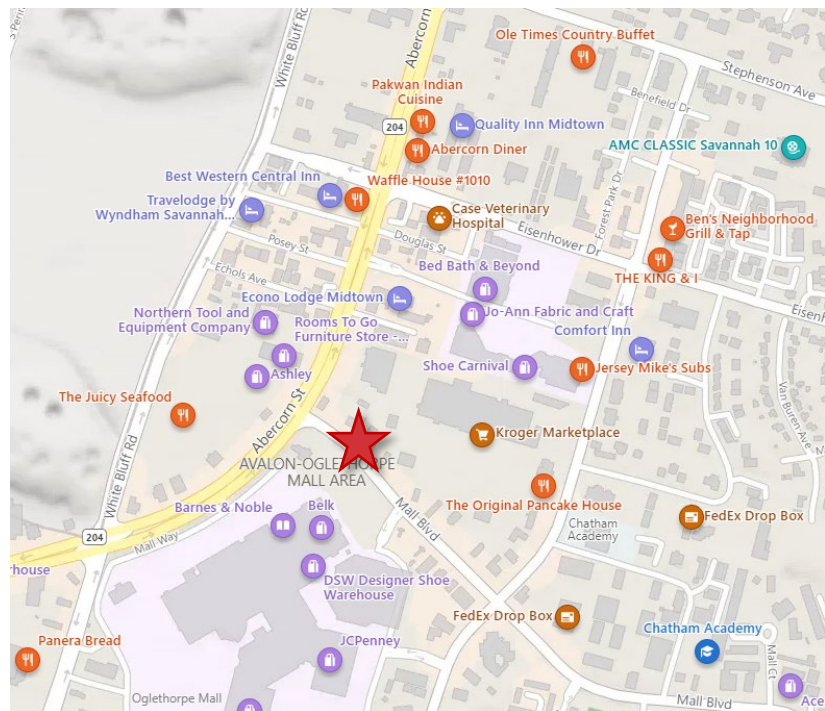
**PARCEL:** 2-0533-10-004

**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



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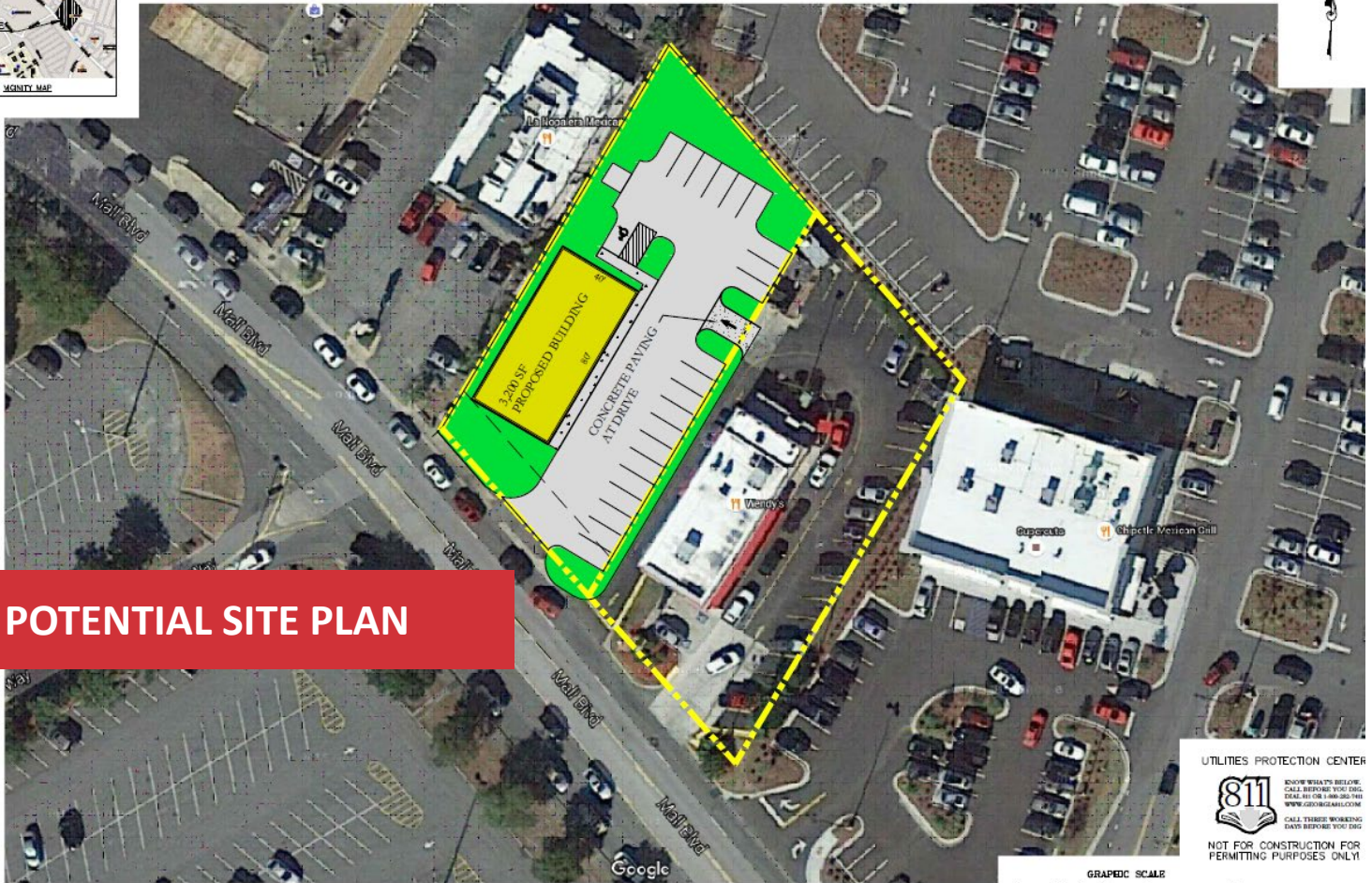
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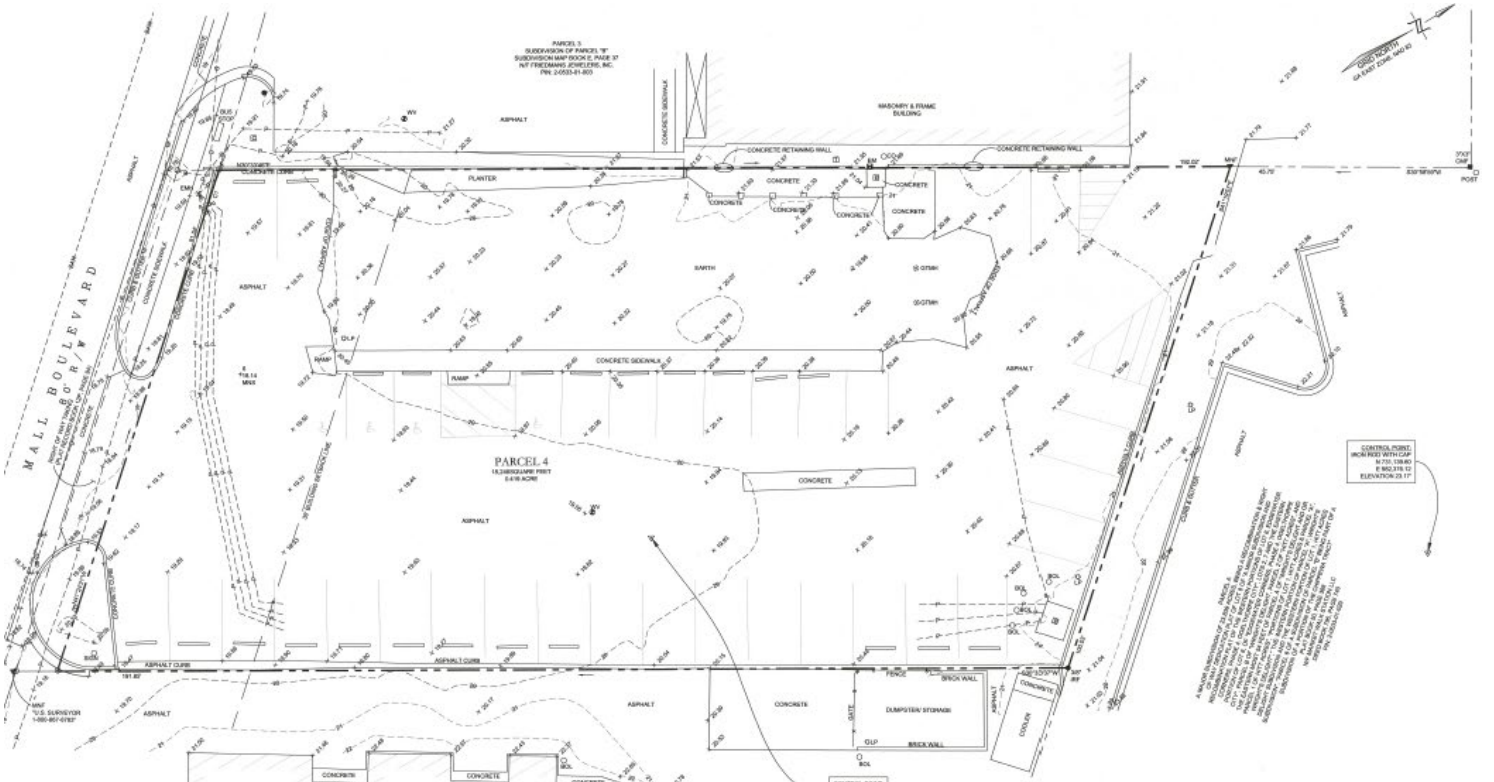
**PARKING**  
 REQUIRED: 16 SPACES  
 PROVIDED: 22 SPACES I/C 1 HANDICAP SPACES

**GREENSPACE**  
 PRE: 712 SF - 3.7%  
 POST: 7,183 SF - 38%



**POTENTIAL SITE PLAN**

UTILITIES PROTECTION CENTER  
 811  
 KNOW WHAT'S BELOW  
 CALL BEFORE YOU DIG  
 800-4-A-SH-1-1111  
 WWW.GEORGIA811.COM  
 CALL TRAFFIC WORKING  
 DAYS BEFORE YOU DIG  
 NOT FOR CONSTRUCTION FOR  
 PERMITTING PURPOSES ONLY.



**HUNTER ARMY  
AIRFIELD**

**SITE**

**ROSS  
DRESS FOR LESS**

**DOLLAR TREE**

**WORLD MARKET**

**BUFFALO WILD WINGS**

**BED BATH &  
BEYOND**

**JO-ANN  
fabric and craft stores**

**five  
BEL'W**

**TJ-maxx**

**STARBUCKS  
COFFEE**

**chili's**

**MAMIS  
TIRRES  
MEXICANA**

**LA NOBLEZA**

**Kroger**

**DICK'S  
SPORTING GOODS**

**LONGHORN  
STEAKHOUSE**

**ABERCORN ST**

**BARNES  
& NOBLE**

**Wendy's**

**CHIPOTLE  
MEXICAN BOWL**

**TACO BELL**

**belk**

**MALL BLVD**

**jason's deli**

**HODGSON MEMORIAL DR**

**OGLETHORPE  
MALL**

**Chick-fil'd**

**Arby's**

**TRUIST**

**Sears**

**jcpenny**

**macys**