



Investment Highlights

- **Prime Frontage:** Hard corner with 22k+ VPD
- **Directly Adjacent to College of Coastal Georgia:** 193-acre campus with 3,600+ students
- **<1 Mile from Southeast Georgia Health System:** 300-bed hospital serving six surrounding coastal counties
- **Strong Co-tenancy:** Target, Walmart, Starbucks, Lowe's, Dick's, etc.
- **Flexible Zoning for Both Users & Developers:** Restaurant, drive thru, auto, retail center, medical, office, gas, car wash, and more permitted uses

[VIEW OFFERING MEMORANDUM](#)

Get more information

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