



±14,500 SF RETAIL/SHOWROOM SPACE WITH WAREHOUSE ON GA HWY 21 | LEASE

2020 GA HIGHWAY 21 S
SPRINGFIELD, GA 31329

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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

2020 GA Highway 21 S
Springfield, GA 31329

Property Summary



OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Current CAM:	\$2.08 SF/yr
Building Size:	17,500 SF
Available SF:	11,500 SF
Lot Size:	2.47 Acres
Zoning:	B-3
Market:	Savannah
Submarket:	Effingham
APN:	410-23

PROPERTY OVERVIEW

SVN is pleased to exclusively offer for lease $\pm 14,500$ SF within a $\pm 17,500$ SF multi-tenant building featuring GA Hwy 21 frontage, excellent visibility, generous parking and pylon signage. The interior configuration is comprised of $\pm 3,000$ SF [50'W x 60'D] fully conditioned space with a wide open showroom area, [3] private offices, [2] restrooms, a breakroom with built-in cabinetry and direct access to the warehouse. The warehouse is $\pm 11,500$ SF [100'Wx115'D] with 20' center ceiling height that slopes to a 16' eave height, [3] 12'x14'-grade level roll-up doors: [2] along the side and [1] at the rear, as well as an exclusive rear outdoor storage yard of 100'Wx125'D. Additional adjacent land will initially be retained by the Landlord for future expansion but may be available for lease by separate agreement, if needed. The current zoning is B-3 [Effingham Co] allowing for a wide variety of commercial and industrial uses. The property is served by a private well and septic system, eliminating monthly water and sewer utility expenses for the Tenant. The premises will be delivered in move-in-ready condition within approximately 90 days following lease execution. Shown by appointment only - please do not disturb the current occupant.

LOCATION OVERVIEW

The property is located inside the city limits of Springfield within Effingham County. The county is approximately 20 miles north of Savannah, 15 miles from I-95 and within the Savannah MSA. The entire area has experienced a substantial growth in population to 65,000+ residents, which is attributed to a solid public school system; major employers such as Georgia Transformer, Georgia Pacific, Gulfstream, Mitsubishi, Amazon, JCB, the US National Guard and the Hyundai EV Meta Plant; a strong tourism base of nearly 15 million visitors per year; the 4th largest U.S. port; and 2 military bases. This once rural suburb has now become an affluent bedroom community of Savannah.

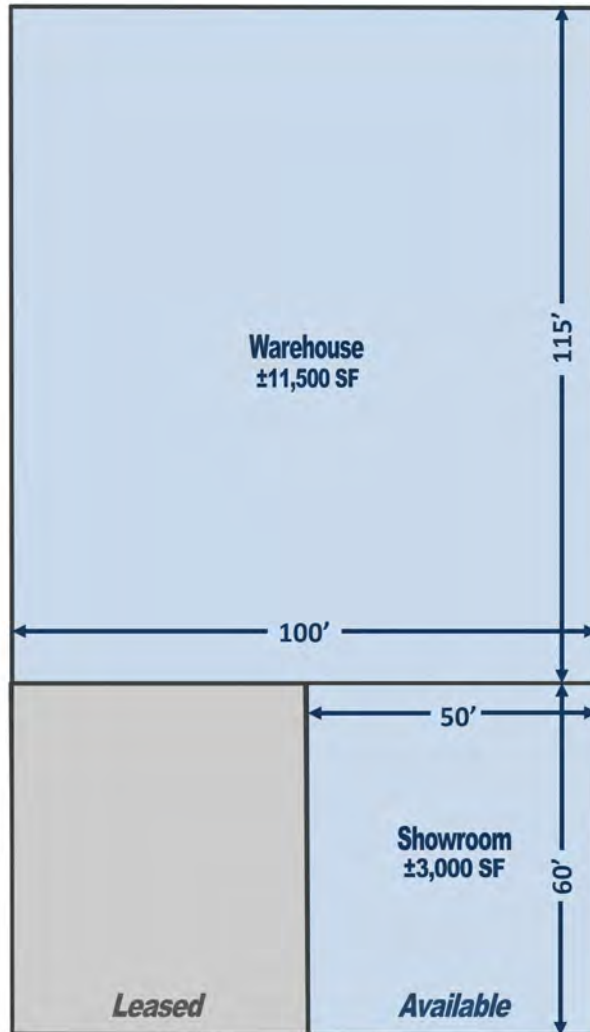
Property Highlights



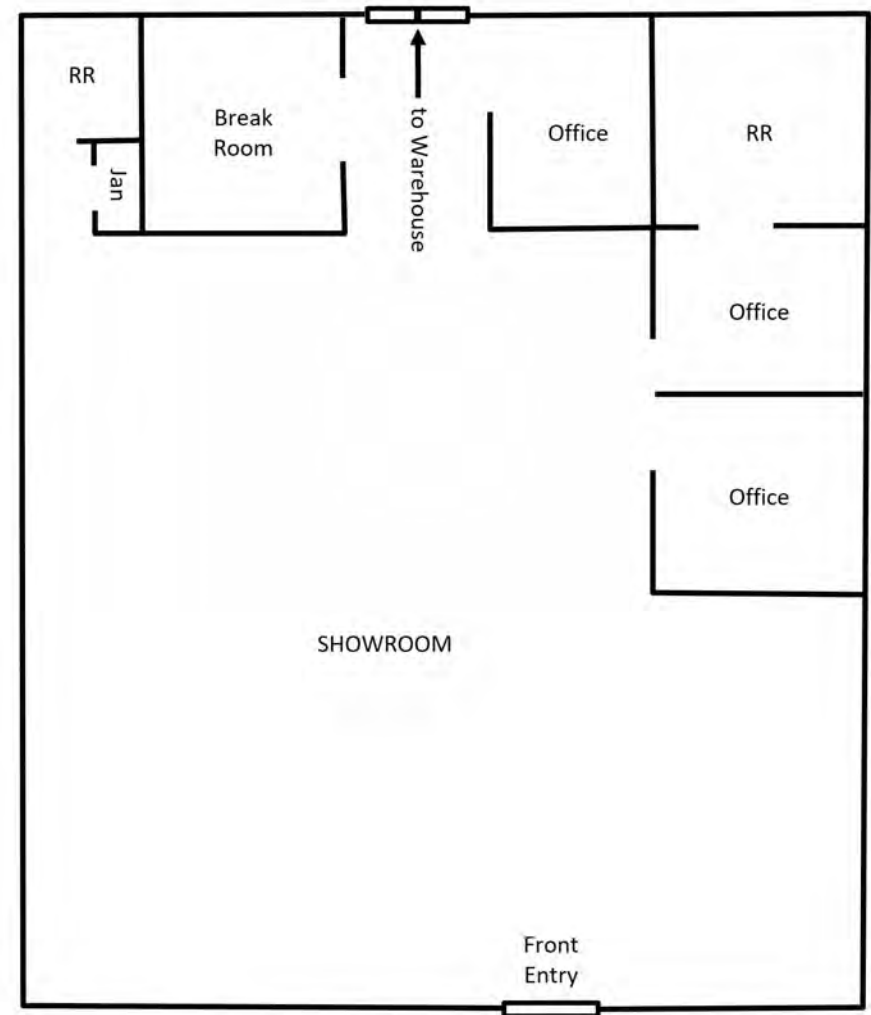
PROPERTY HIGHLIGHTS

- ±14,500 SF Retail/Showroom Space with Warehouse on GA Hwy 21 | Lease
- ±3,000 SF Showroom w/3 Offices | ±11,500 SF Warehouse; Zoned B-3
- Available in Move-in-Ready Condition ±90 Days Following Lease Execution
- [3] 12'x14' Grade Level R/U Doors; 100'Wx125'D Rear Yard Area
- GA Hwy 21 Frontage, Excellent Visibility, Generous Parking, Pylon Signage
- 65,000+ Residents & Substantial Growth | Within Savannah MSA

Floor Plans



Building Plan

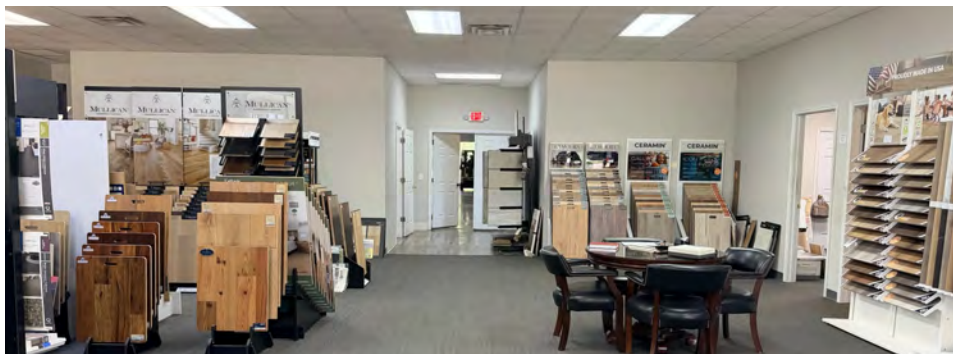
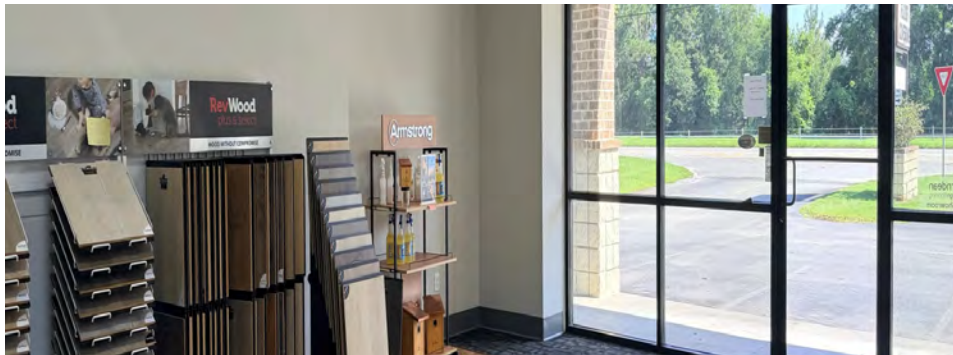


Showroom Space Plan.

Exterior Photos



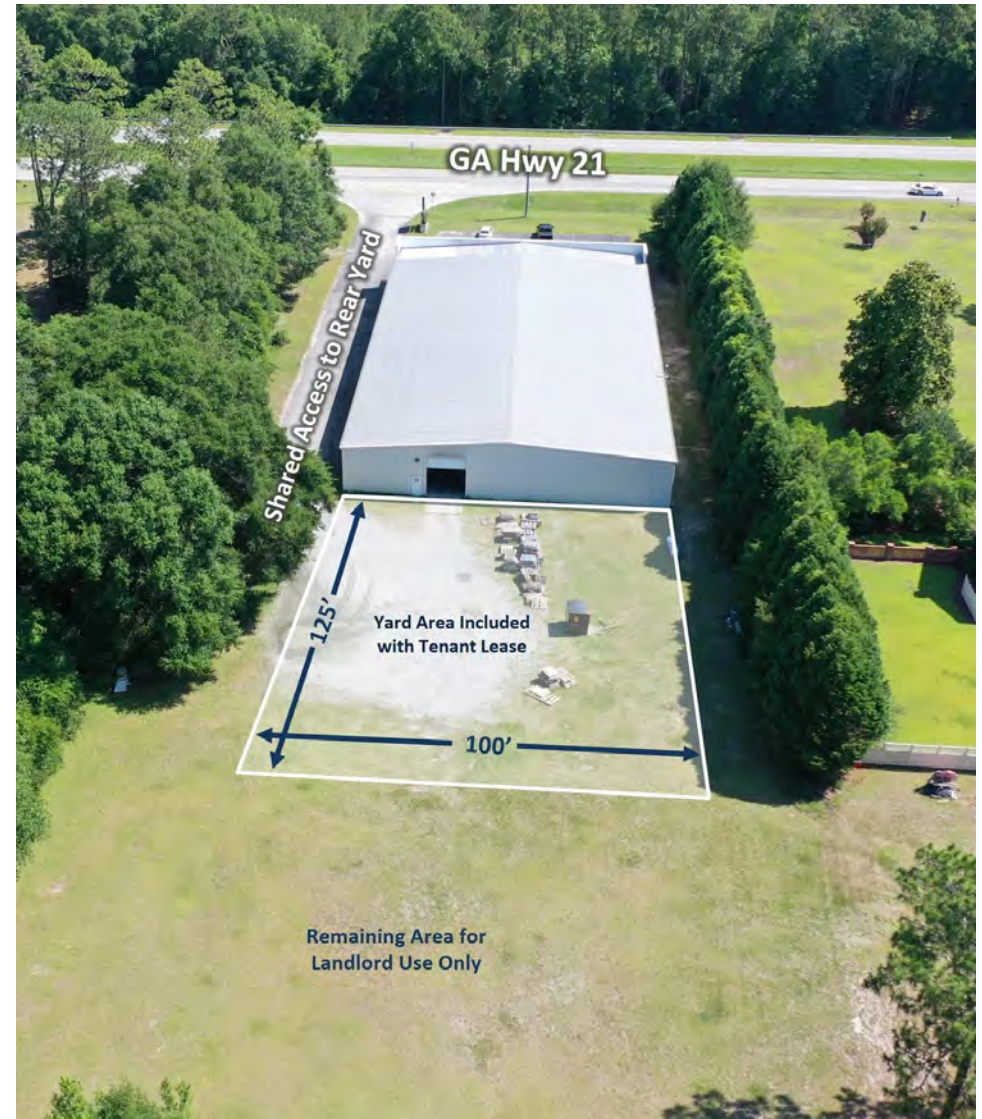
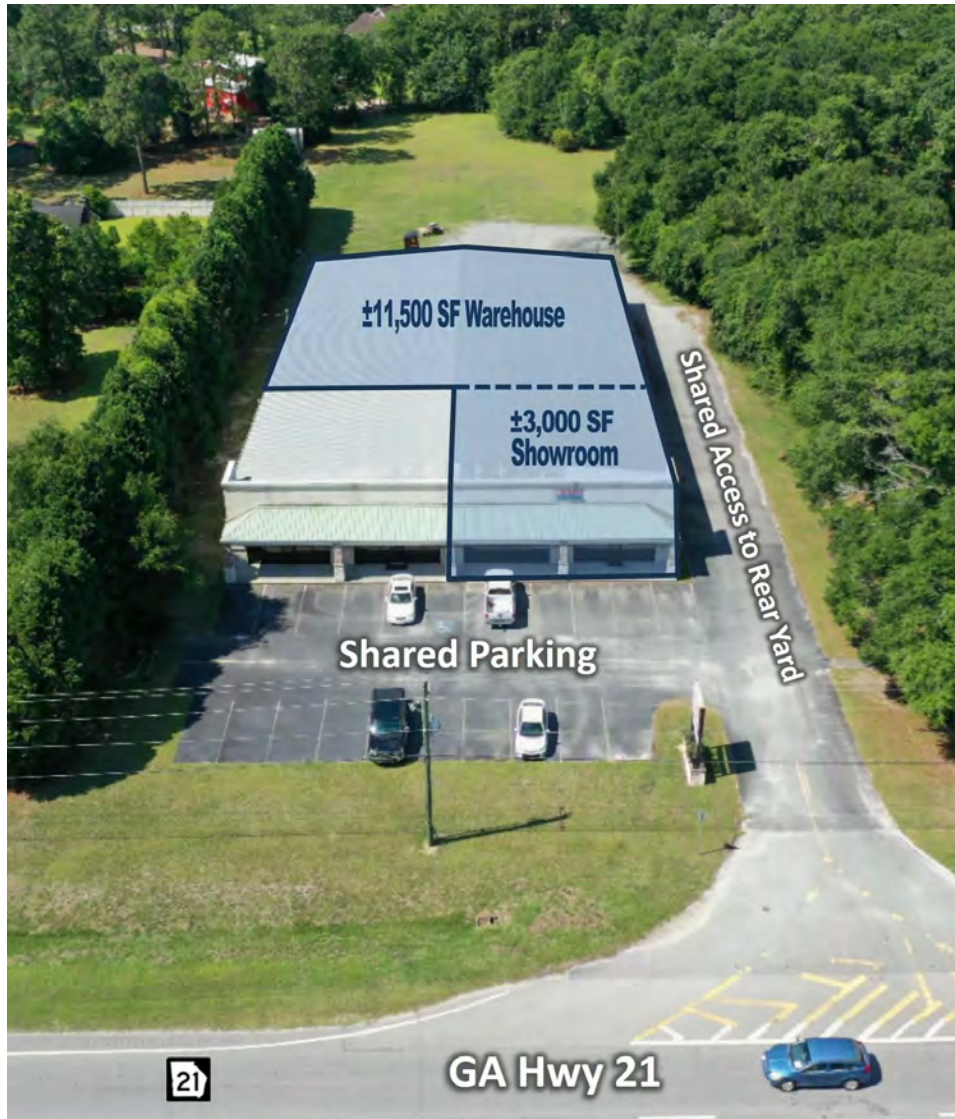
Interior Photos | Showroom



Interior Photos | Warehouse



Aerials | Parking & Access



Clarence E. Morgan
Complex

Springfield

2 LOCATION INFORMATION

2020 GA Highway 21 S
Springfield, GA 31329

SITE

GA HWY 21

View East From Site



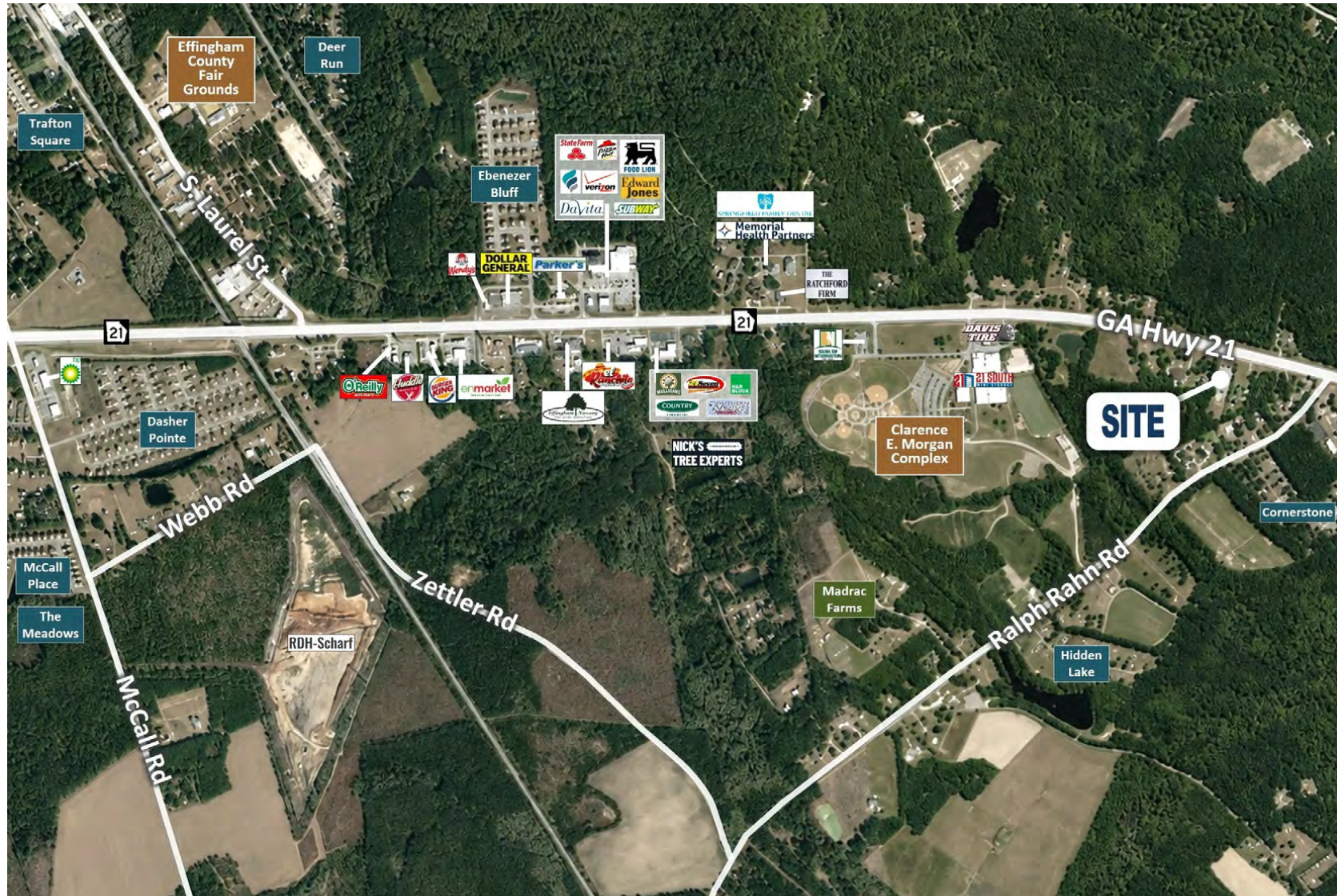
±14,500 SF RETAIL/SHOWROOM SPACE WITH WAREHOUSE ON GA HWY 21 | LEASE | 2020 GA HIGHWAY 21 S SPRINGFIELD, GA 31329

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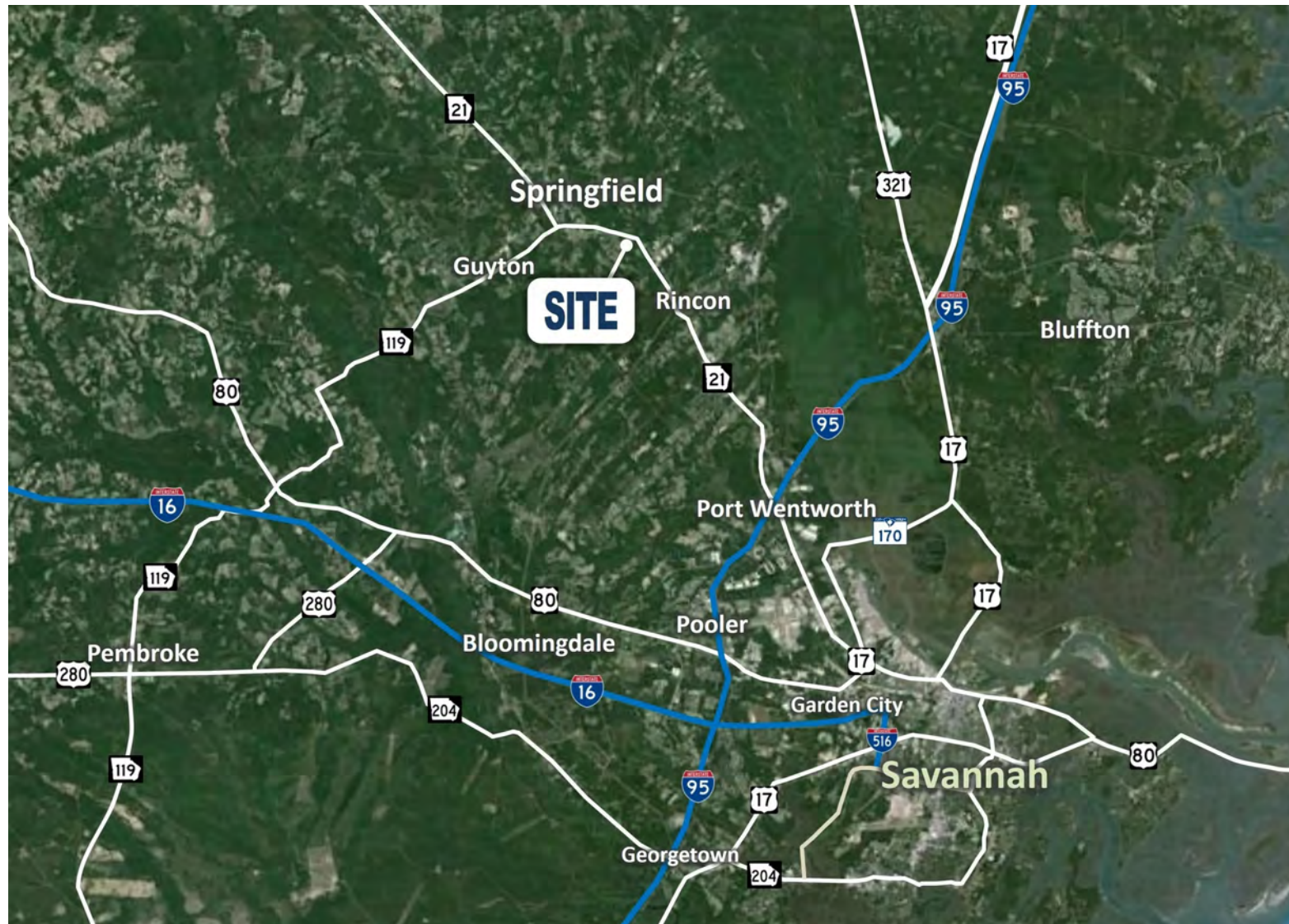
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View West From Site

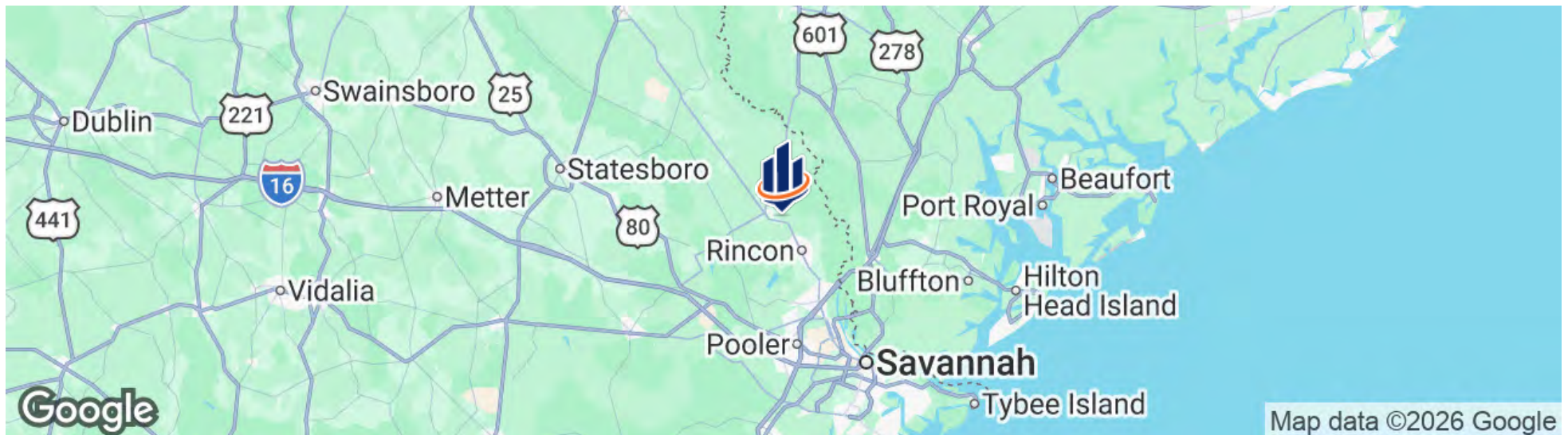
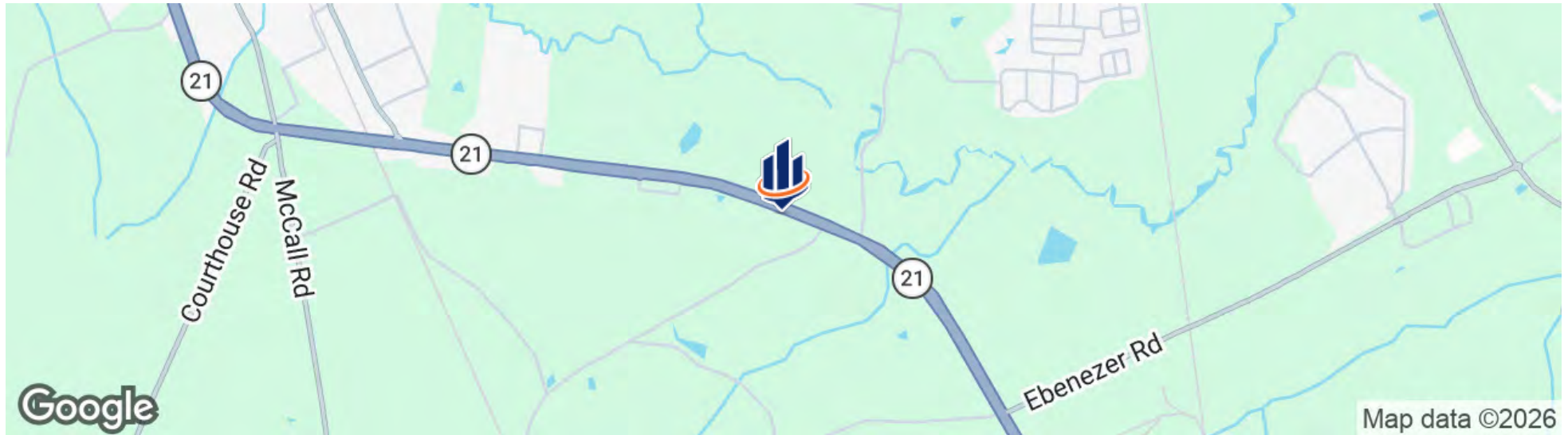








Location Maps



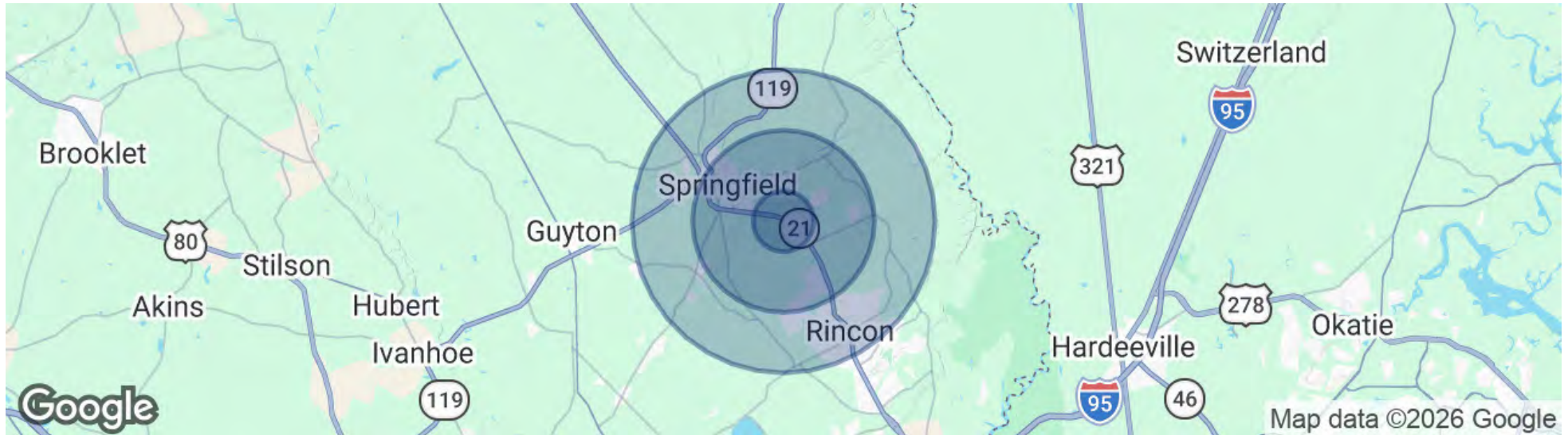


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DEMOGRAPHICS

2020 GA Highway 21 S
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Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	647	5,454	17,774
Average Age	36.7	36.1	36.8
Average Age [Male]	33.2	34.9	35.0
Average Age [Female]	41.5	37.8	38.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	266	2,124	6,506
# of Persons per HH	2.4	2.6	2.7
Average HH Income	\$96,911	\$96,210	\$99,336
Average House Value	\$263,394	\$248,753	\$254,461

2023 American Community Survey (ACS)

SITE

4 ADVISOR BIO & CONTACT

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Springfield, GA 31329

GA Hwy 21

Advisor Bio & Contact



ADAM BRYANT, CCIM, SIOR

Partner

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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 throughout Savannah, Georgia and the surrounding coastal markets.

Bryant holds both a Master of Business Administration (MBA) and a Bachelor of Business Administration (BBA) from Georgia Southern University. He has earned the prestigious Certified Commercial Investment Member (CCIM) designation from the CCIM Institute and the SIOR designation from the Society of Industrial and Office Realtors. The CCIM designation is awarded to commercial real estate professionals who complete a rigorous graduate-level curriculum and demonstrate extensive transactional experience.

Since joining SVN | GASC in 2006, Bryant has completed more than \$500 million in transaction volume and has been recognized for his production, ranking among the Top 5 Advisors nationwide out of more than 2,000 SVN Advisors on multiple occasions.

Bryant previously served as President of the Savannah / Hilton Head Realtors Commercial Alliance (RCA) and remains actively involved in the region's commercial real estate community.

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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