



OFFERING MEMORANDUM FOR SALE

SHELL GAS STATION + C-STORE
4 Park of Commerce Way
Savannah, GA 31405



Milap Patel
C: 607-220-7979
O: 888-959-9461 | 912-388-6639
Email: Milap.Patel@exprealty.com



OPPORTUNITY SUMMARY

High-Visibility Signalized Corner | Interstate Proximity | Strong Retail Corridor
Real Estate + Well Established Business for Sale

- Address: 4 Park of Commerce Way, Savannah, GA 31405
- Offering Price: \$4,100,000.00
- Asset Type: Gas Station + Convenience Store
- Structure: Real Estate + Operating Business
- Building: ±2,664 SF
- Land: ±1.30 Acres
- Brand: Shell
- Location: Near Chatham Pkwy & I-16 Corridor







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REALTY

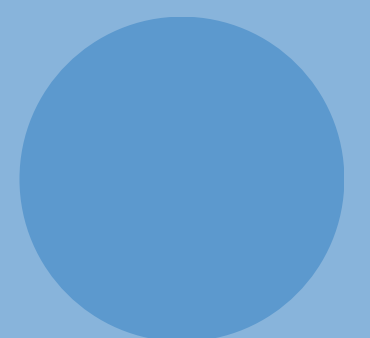
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PROPERTY HIGHLIGHTS

INVESTMENT HIGHLIGHTS

- High-traffic corridor near Interstate 16 (67,300 VPD)
- Positioned in dense retail + automotive hub (6 dealerships within 1 mile)
- Strong daytime population driven by industrial + port-related employment
- Prime corner visibility with multiple access points
- Surrounded by new development including Walden at Chatham Center apartments

Why This Opportunity Stands Out

- Control both Real Estate and Income
- Located in High-traffic Commercial Corridor
- Multiple revenue streams (Fuel + Retail + Food)
- Immediate cash flow with operational upside
- Positioned in Savannah's growth corridor

AREA DEMOGRAPHICS (5-Mile Radius)

- Population: ~93,700 residents
- Employees: ~83,600
- Avg Household Income: ~\$80,109

Key Drivers

- Port of Savannah (fastest-growing in U.S.)
- Hyundai EV plant (8,100+ jobs)
- Industrial + logistics expansion

Nearby Demand Drivers:

- Hotels (Holiday Inn Express, Hampton Inn, Residence Inn, Courtyard by Marriott)
- Auto dealerships
- Retail centers
- Residential growth/Apartments

Demographics: U.S. Census Bureau ACS (ZIP 31405). Traffic: GDOT planning sources; updated AADT available via GDOT TADA.



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WHY THIS BEATS TYPICAL NNN DEALS

Traditional NNN Investment:

- Fixed ~5–6% return
- No control
- No upside

Why This Opportunity Stands Out

- Control both Real Estate and Income
- Potential for higher returns
- Real estate appreciation
- Business scalability
- Immediate cash flow with operational upside
- Positioned in Savannah's growth corridor

TRAFFIC & ACCESS

Traffic Counts:

- Interstate 16: ~67,300 VPD
- Chatham Parkway: ~17,400 VPD

Access

- Multiple ingress/egress points
- Signalized intersection exposure
- Strong visibility from main arterial

IDEAL BUYER

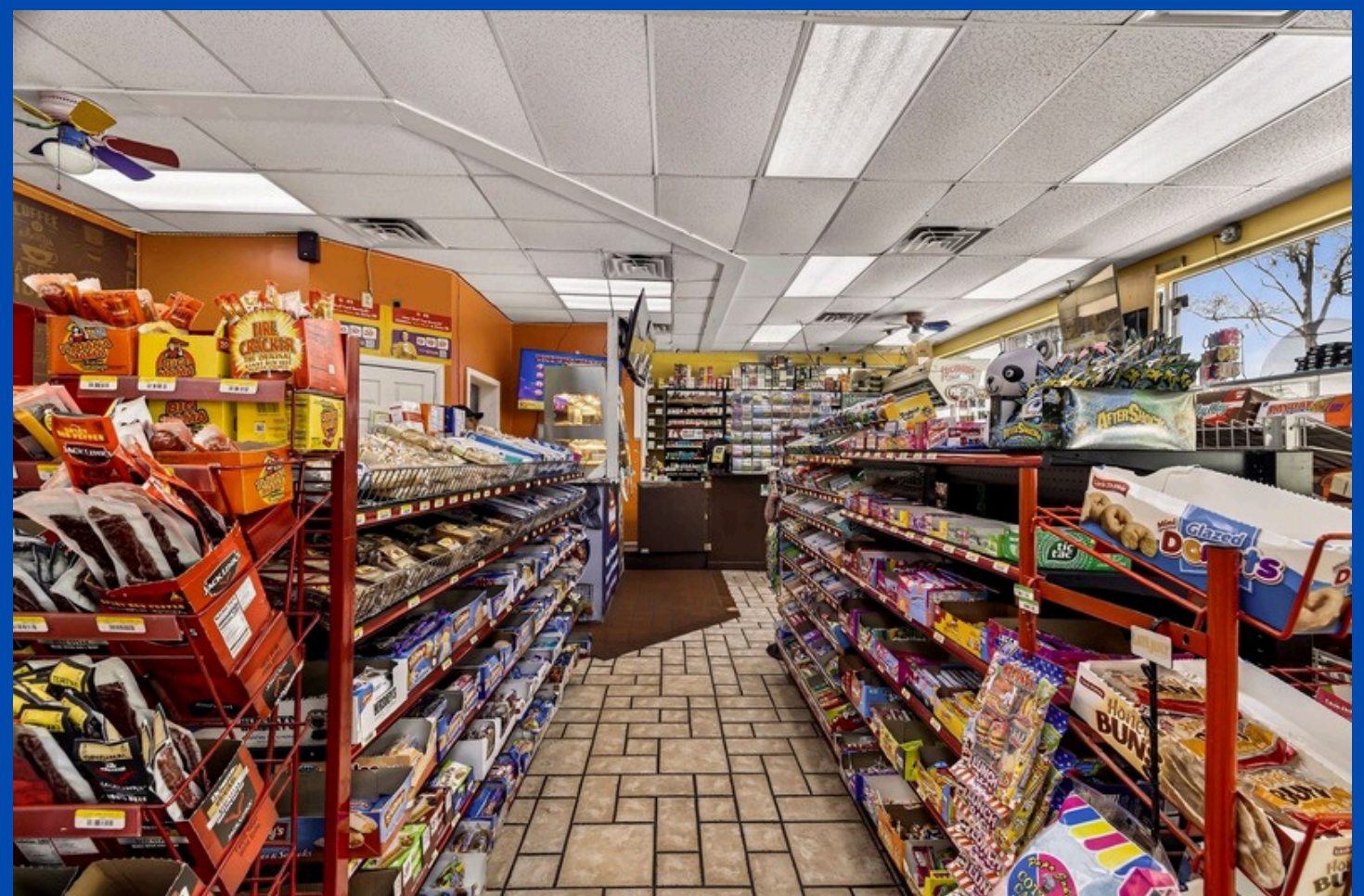
- Owner-operator
- Gas station operator
- Value-add investor
- 1031 buyer seeking yield

FINANCIAL DISCLOSURE

- This is an active, operating business with established revenue streams.
- Detailed financials, including fuel volume, inside sales, and profit metrics, are available to qualified buyers upon execution of a Confidentiality Agreement (NDA).
- Buyer to independently verify all financial information during due diligence.

DON'T JUST COLLECT RENT — CONTROL THE BUSINESS & CREATE VALUE !

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WHY SAVANNAH?

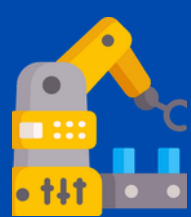
OVERVIEW

Savannah is a leading Southeast growth market supported by major highway connectivity, expanding residential rooftops, a diverse employment base, and continued logistics and industrial momentum. The metro continues to attract new investment and supports retail demand from both residents and commuters.



Transportation & Logistics:

Port of Savannah handles ~4.8M+ TEUs in 2025 (up ~4% YTD), one of the busiest U.S. container ports with excellent I-95/I-16 access.



Industry & Manufacturing: Hyundai Metaplant (~\$7.6B investment) targets 300,000+ vehicles/year, creating thousands of jobs; Gulfstream (~20,000 regional jobs) anchors aviation; major players include Amazon, JCB, and logistics firms.



Education & Talent: SCAD, Georgia Southern, and technical colleges supply skilled workers in creative fields, aviation, logistics, and advanced manufacturing.



Population Growth: Metro area ~425,000–432,000 residents (2024–2025 est.), with continued above-average in-migration and housing expansion.



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WHY GEORGIA?

OVERVIEW

Georgia is a high-growth Southeast market supported by strong transportation networks, expanding residential communities, a diversified employment base, and sustained logistics and industrial activity. The state continues to attract investment and fuels retail demand from residents, businesses, and daily commuters statewide.



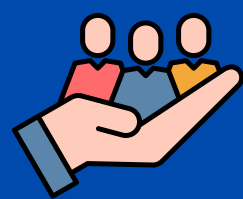
Infrastructure of the Future: Logistics powerhouse via Port of Savannah (5.7M TEUs in FY2025, up 8.6%; supports ~651,000 jobs statewide, up 7%); warehouse/logistics jobs grew ~90% in recent years.



Economic Competitiveness: Consistently #1 state for doing business (12th year in 2025); ranks high in new business creation (6th for net entrepreneurs), investment attraction, and innovation.



Future of Talent: Ranks high in STEM indicators and job growth (15th nationally over last 5 years, 20.6% increase); strong talent base positions Georgia as a leader in high-tech employment.



Economic Overview & Population: Robust economy with GDP ~\$718B (2025); population projected to add ~2.2–2.5 million by 2050, supporting workforce expansion and prime-age growth.



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