

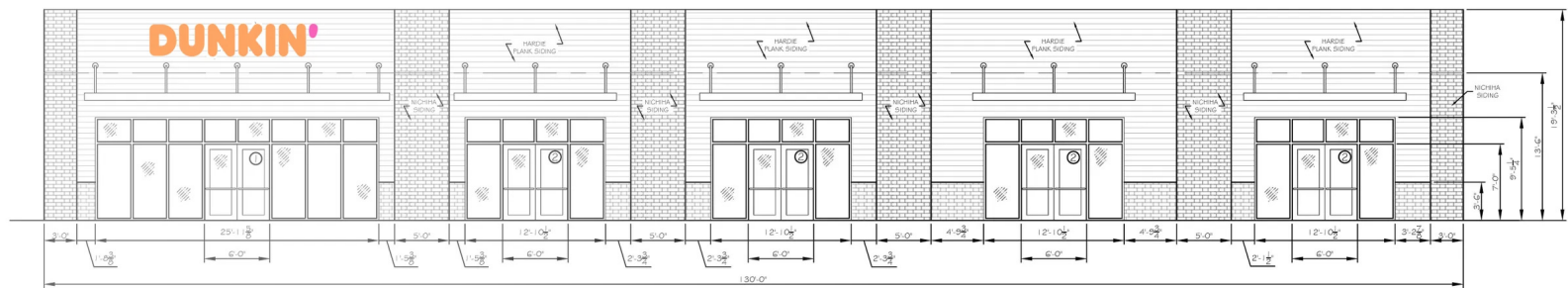
# LITTLE NECK PLAZA

2840 LITTLE NECK ROAD @ I-16  
BLOOMINGDALE, GA 31302

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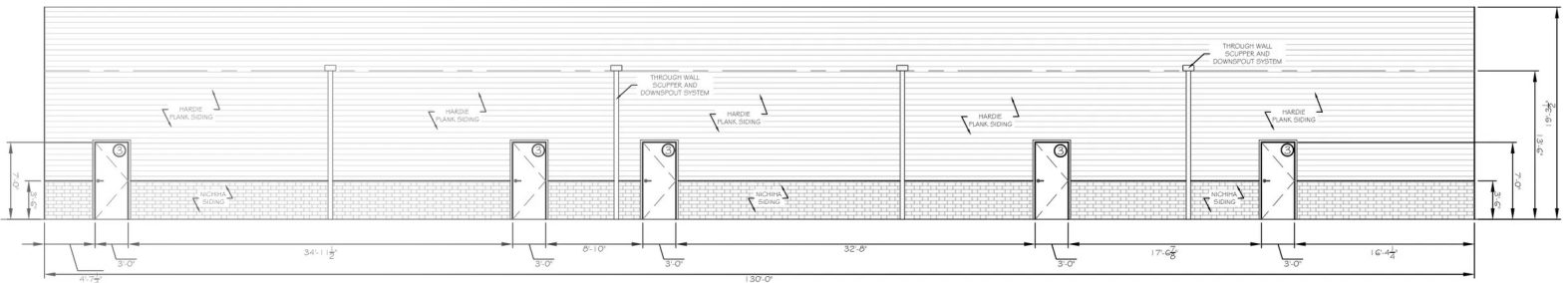
±1,200 TO ±5,700 SF  
RETAIL SPACE FOR LEASE

FREE-STANDING BUILDING  
AT NEW HAMPSHIRE



FRONT ELEVATION

3/16" = 1'-0"



REAR ELEVATION

3/16" = 1'-0"



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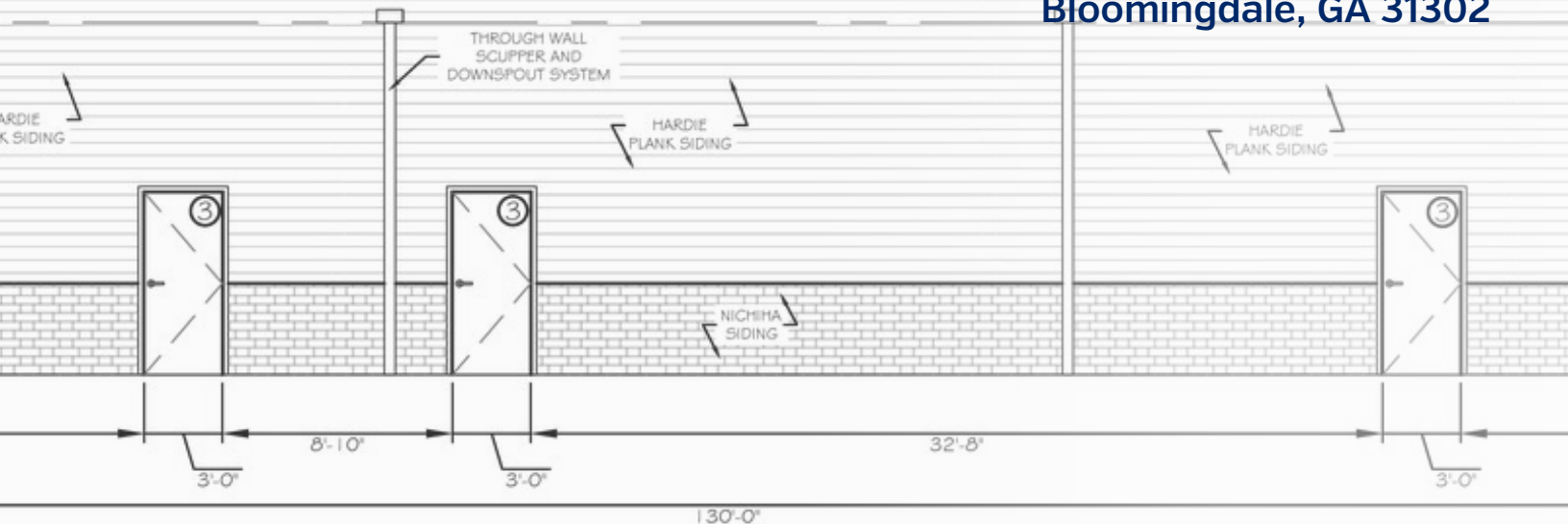
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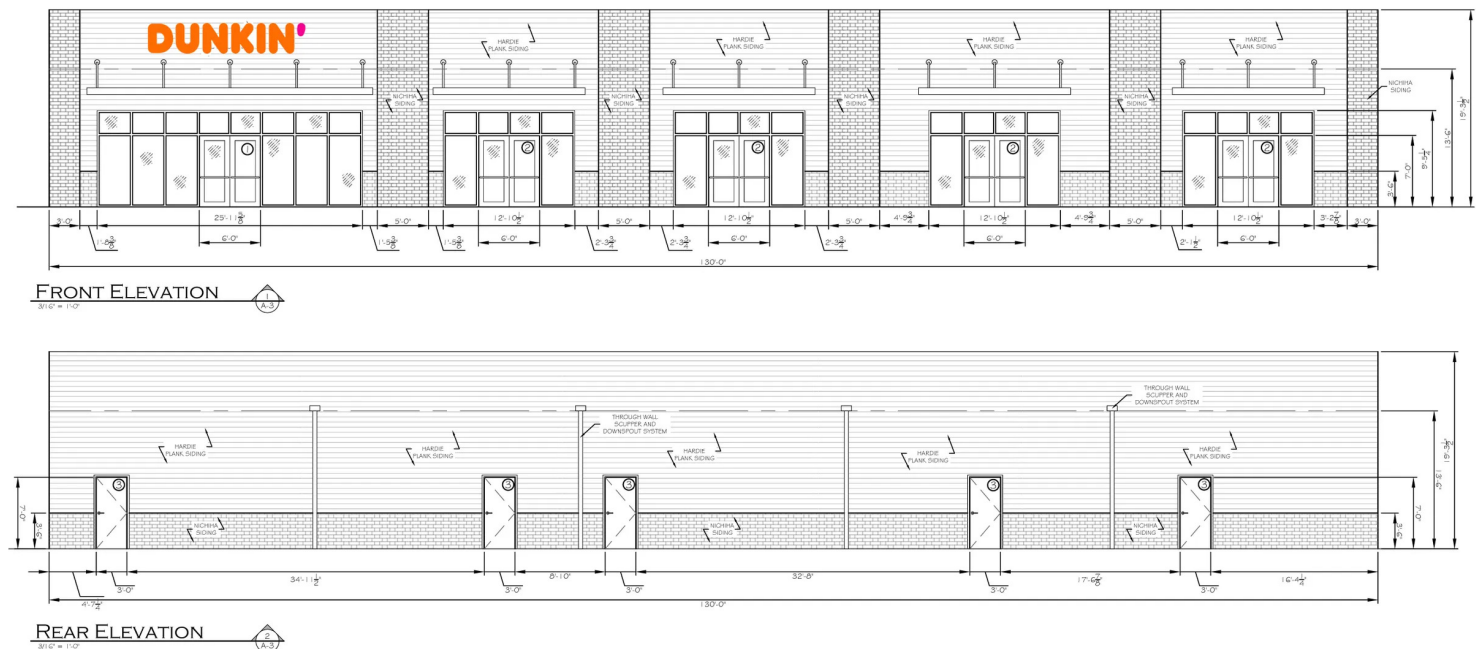


# 1 PROPERTY INFORMATION

Little Neck Road & I-16  
Bloomington, GA 31302



# Property Summary



## OFFERING SUMMARY

|                |                  |
|----------------|------------------|
| Lease Rate:    | \$40 SF/yr (NNN) |
| Estimated CAM: | \$8.00 SF/yr     |
| Available SF:  | 1,200 - 5,700 SF |
| Lot Size:      | 1.527 Acres      |
| Year Built:    | 2027             |
| Zoning:        | C-2/PDOD         |
| Market:        | Bloomington      |
| Submarket:     | New Hampstead    |
| APN:           | 81039 01034      |

## PROPERTY OVERVIEW

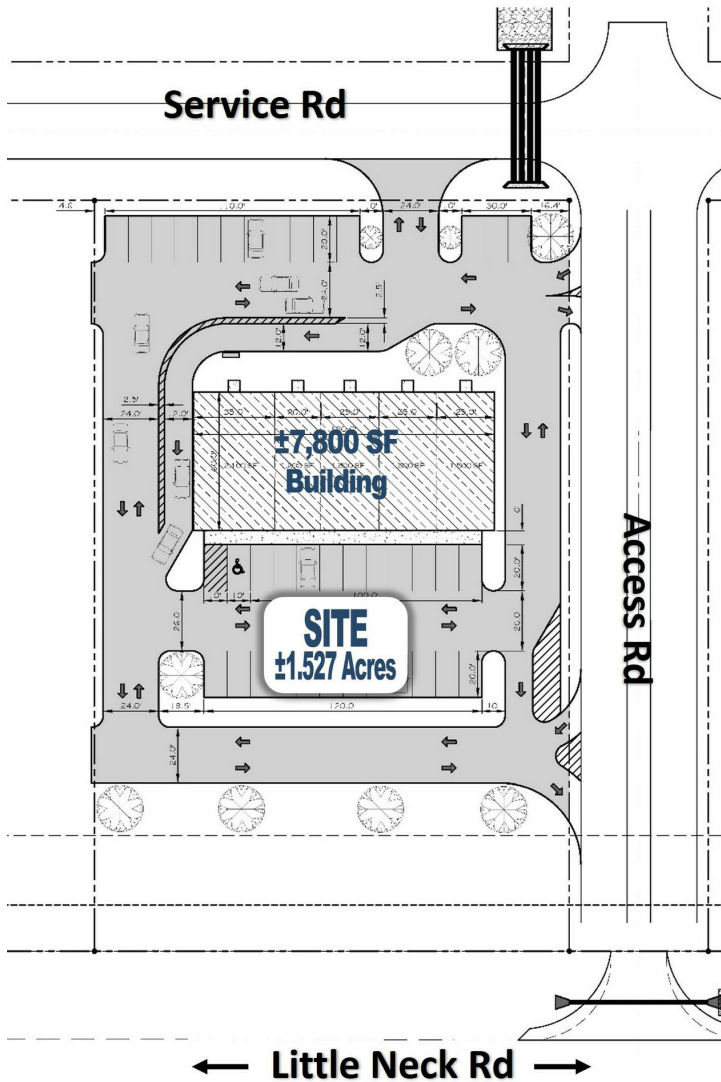
SVN is pleased to present space for lease at Little Neck Plaza, a new free-standing retail building at New Hampstead. Anchored by Dunkin', the building will total  $\pm 7,800$  square feet, offering suites ranging from  $\pm 1,200$  SF (20'W x 60'D) to  $\pm 1,500$  SF (25'W x 60'D), with the ability to combine for a maximum contiguous  $\pm 5,700$  SF (95'W x 60'D). The estimated project completion is anticipated in the 1st Quarter of 2027. Space will be delivered in cold dark shell condition, which will provide tenants with maximum flexibility to customize their interior buildouts. Situated within the C-2/PDOD zoning district of the City of Bloomington, the property accommodates a wide range of retail, restaurant, and service uses. This location benefits from strong visibility, growing residential density in the New Hampstead corridor, and convenient access to major regional thoroughfares serving the Savannah metropolitan area.

## LOCATION OVERVIEW

Located in Bloomington, GA, within the rapidly growing Savannah MSA, the property is strategically positioned at the SE quadrant of Little Neck Road and I-16 at Exit 152. It is just 3 miles west of the I-16/Pooler Parkway interchange, 5 miles from I-95, and 12.5 miles from Historic Downtown Savannah. Its prime location places it adjacent to the New Hampstead Planned Unit Development (PUD), which is a 4,500-acre master-planned community projected to include over 10,000 homes at build-out. This emerging corridor is poised to become the epicenter of Savannah's next decade of residential and commercial growth, offering unmatched visibility, accessibility, and long-term market stability for retailers and service operators alike.



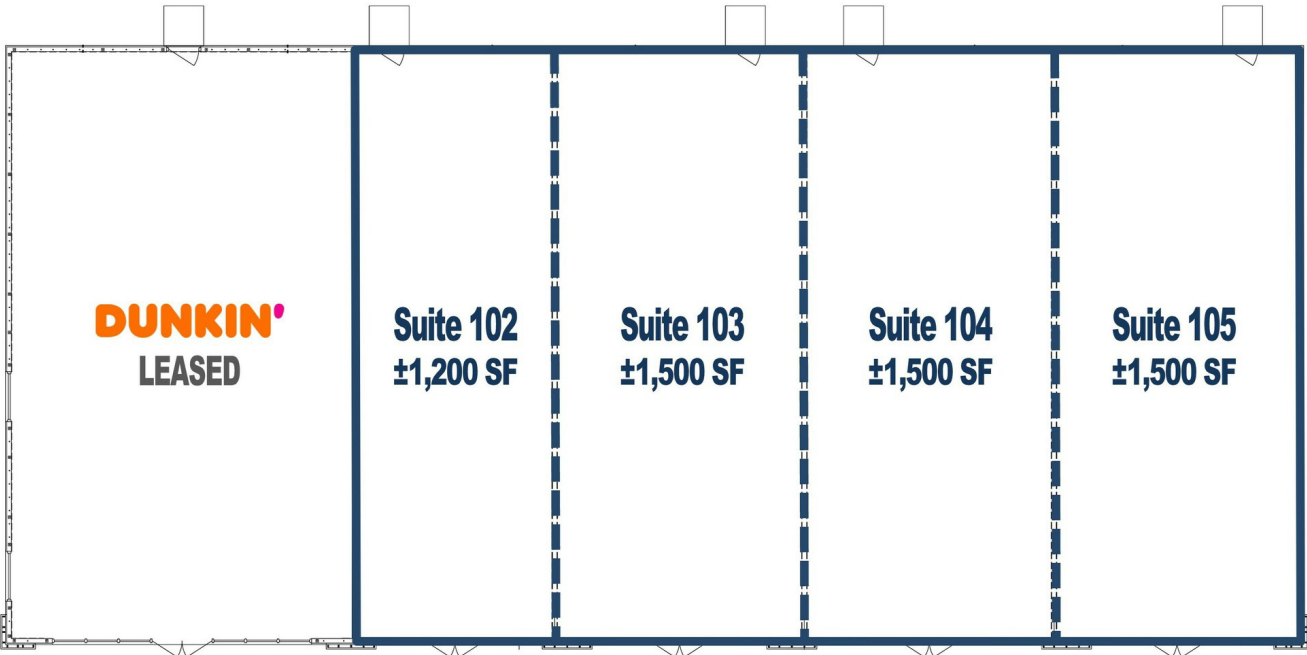
# Property Highlights



## PROPERTY HIGHLIGHTS

- Little Neck Plaza | Retail Space for Lease | Free-Standing Building at New Hampstead
- Suites Available:  $\pm 1,200$  SF to  $\pm 5,700$  Contiguous SF | Anchored by Dunkin'
- Project Completion 1Q 2027 | Delivered as Cold Dark Shell
- C-2/PDOD Zoning District in City of Bloomingdale | Wide Range of Retail Uses
- Located at I-16 at Exit 152 | Adjacent to New Hampstead PUD
- 3 Miles to Pooler Parkway | 5 Miles to I-95 | 12.5 Miles to Downtown

# Available Spaces



## LEASE INFORMATION

|              |                  |             |            |
|--------------|------------------|-------------|------------|
| Lease Type:  | NNN              | Lease Term: | Negotiable |
| Total Space: | 1,200 - 5,700 SF | Lease Rate: | \$40 SF/yr |

## AVAILABLE SPACES

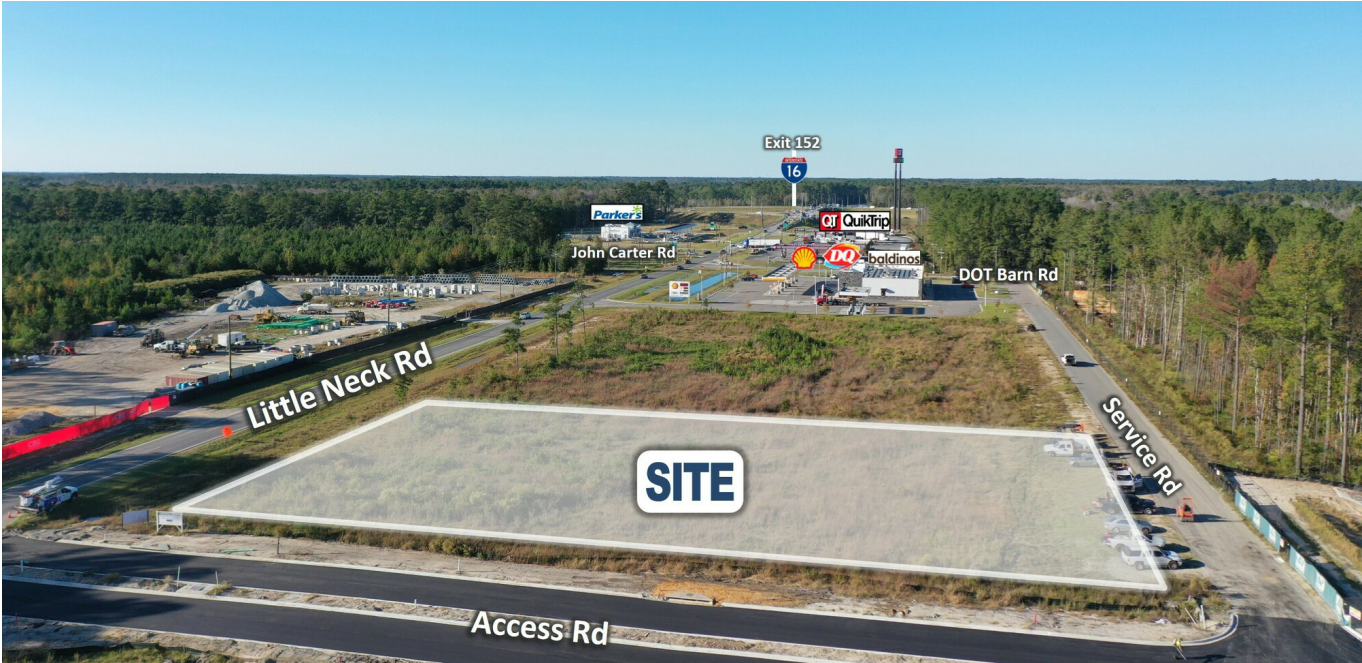
| SUITE     | TENANT    | SIZE (SF)        | LEASE TYPE | LEASE RATE    | DESCRIPTION                                                                      |
|-----------|-----------|------------------|------------|---------------|----------------------------------------------------------------------------------|
| Suite 101 | Dunkin'   | 2,100 SF         | NNN        | Undisclosed   | Leased.                                                                          |
| Suite 102 | Available | 1,200 - 5,700 SF | NNN        | \$40.00 SF/yr | Space will be delivered in cold dark shell condition. Estimated CAM: \$8.00 PSF. |
| Suite 103 | Available | 1,500 - 5,700 SF | NNN        | \$40.00 SF/yr | Space will be delivered in cold dark shell condition. Estimated CAM: \$8.00 PSF. |
| Suite 104 | Available | 1,500 - 5,700 SF | NNN        | \$40.00 SF/yr | Space will be delivered in cold dark shell condition. Estimated CAM: \$8.00 PSF. |
| Suite 105 | Available | 1,500 - 5,700 SF | NNN        | \$40.00 SF/yr | Space will be delivered in cold dark shell condition. Estimated CAM: \$8.00 PSF. |

# Aerial | Site





# North & South Views

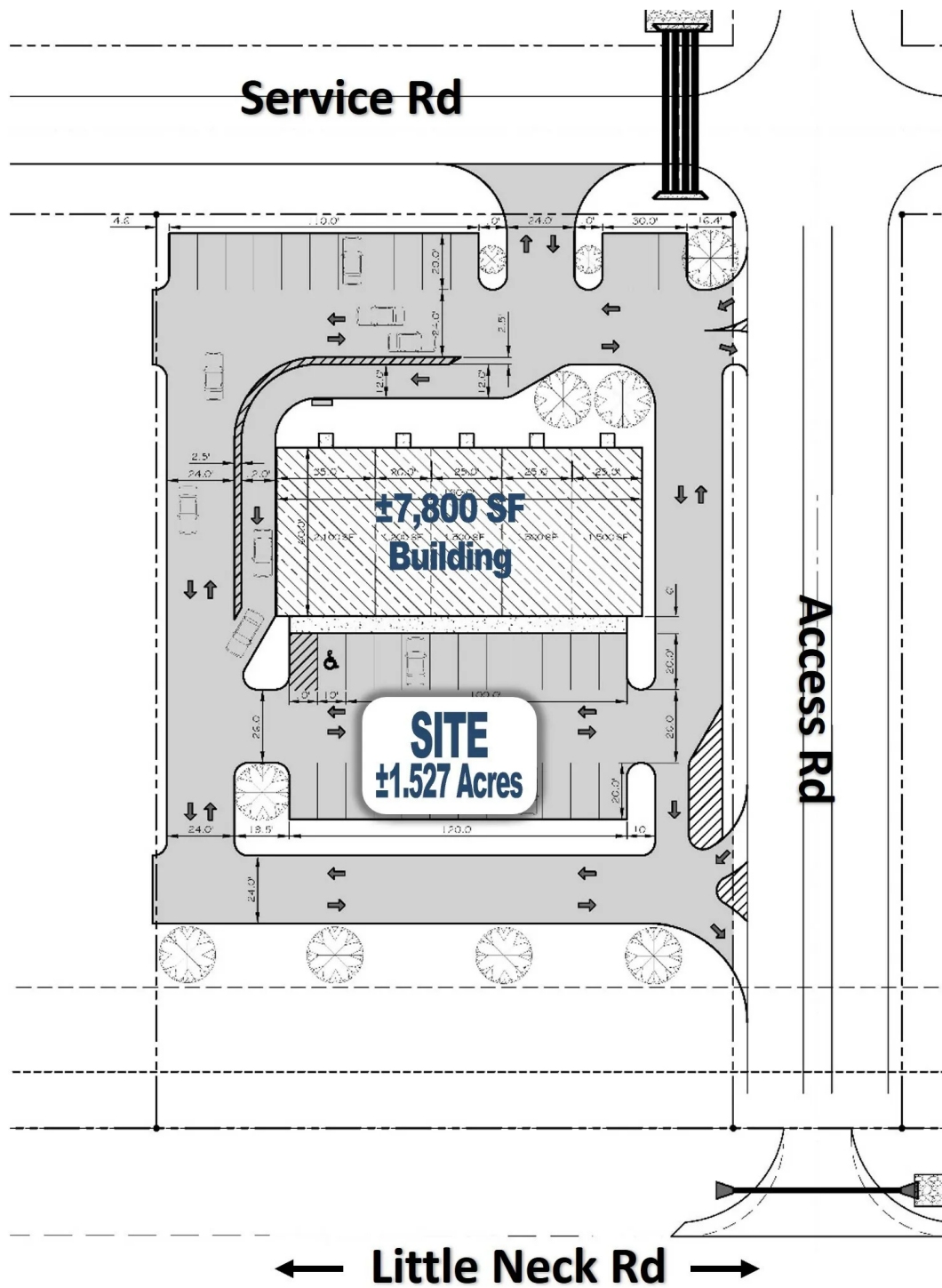


North View

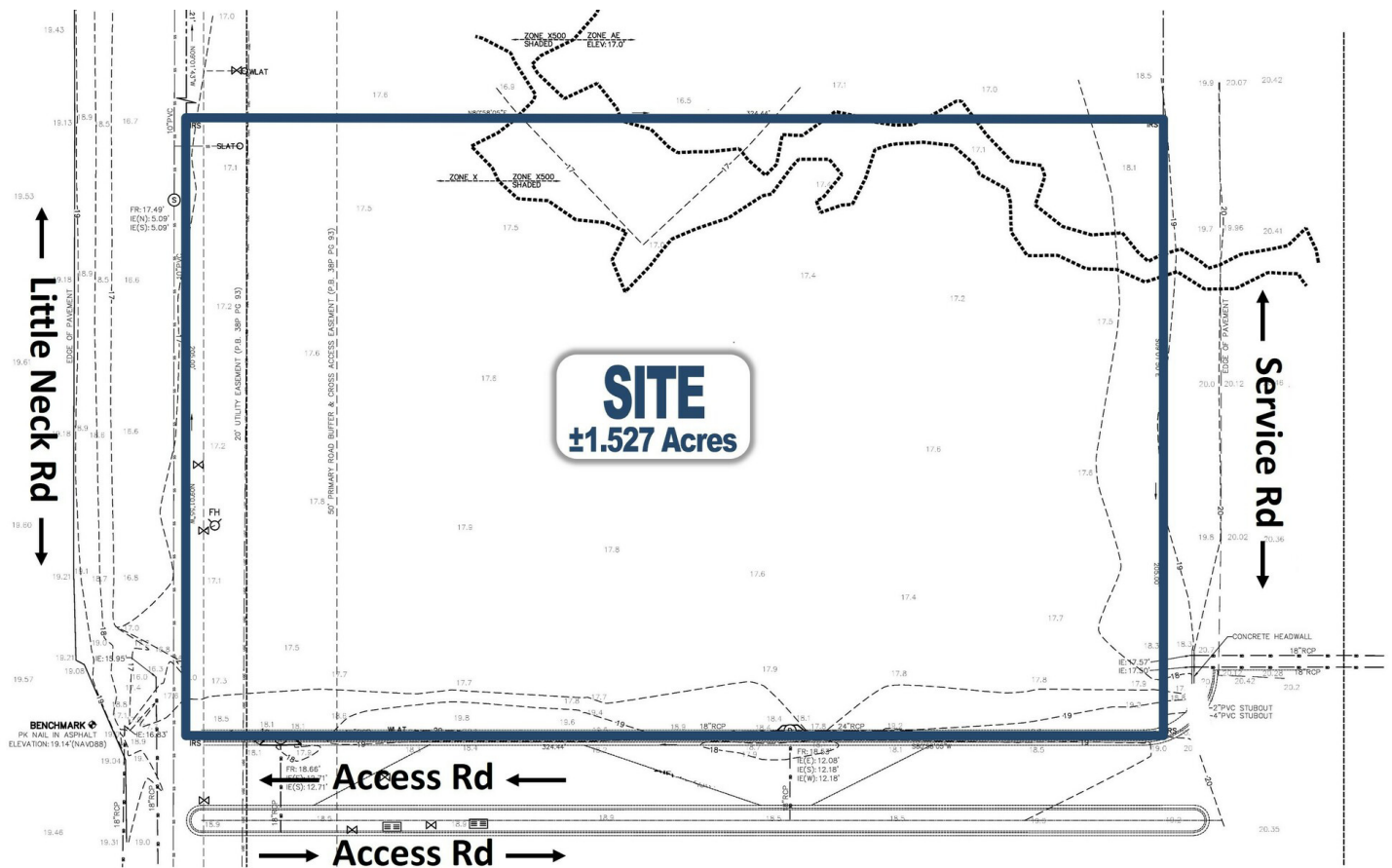


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# Site Plan

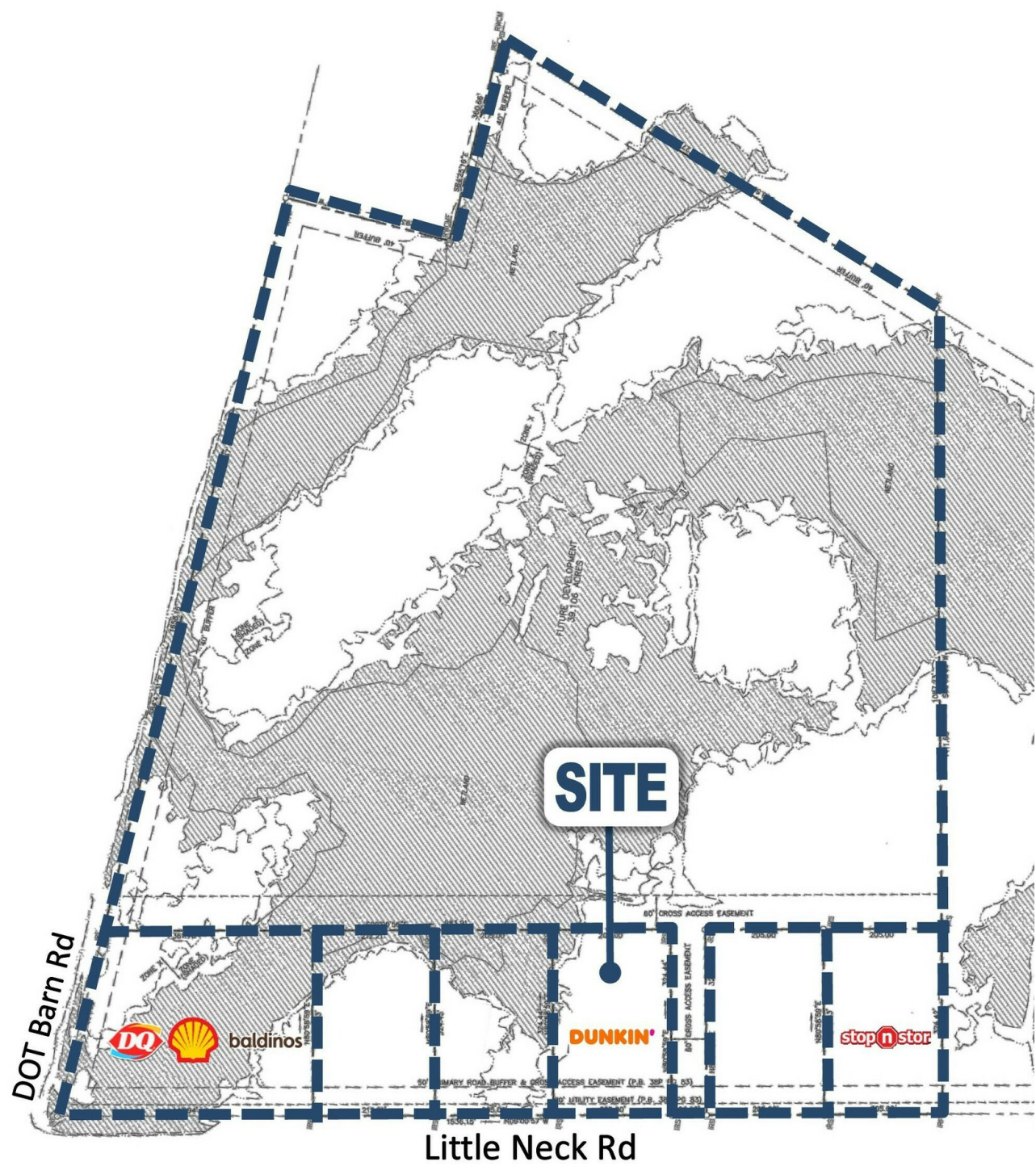








# Property Plat - D1



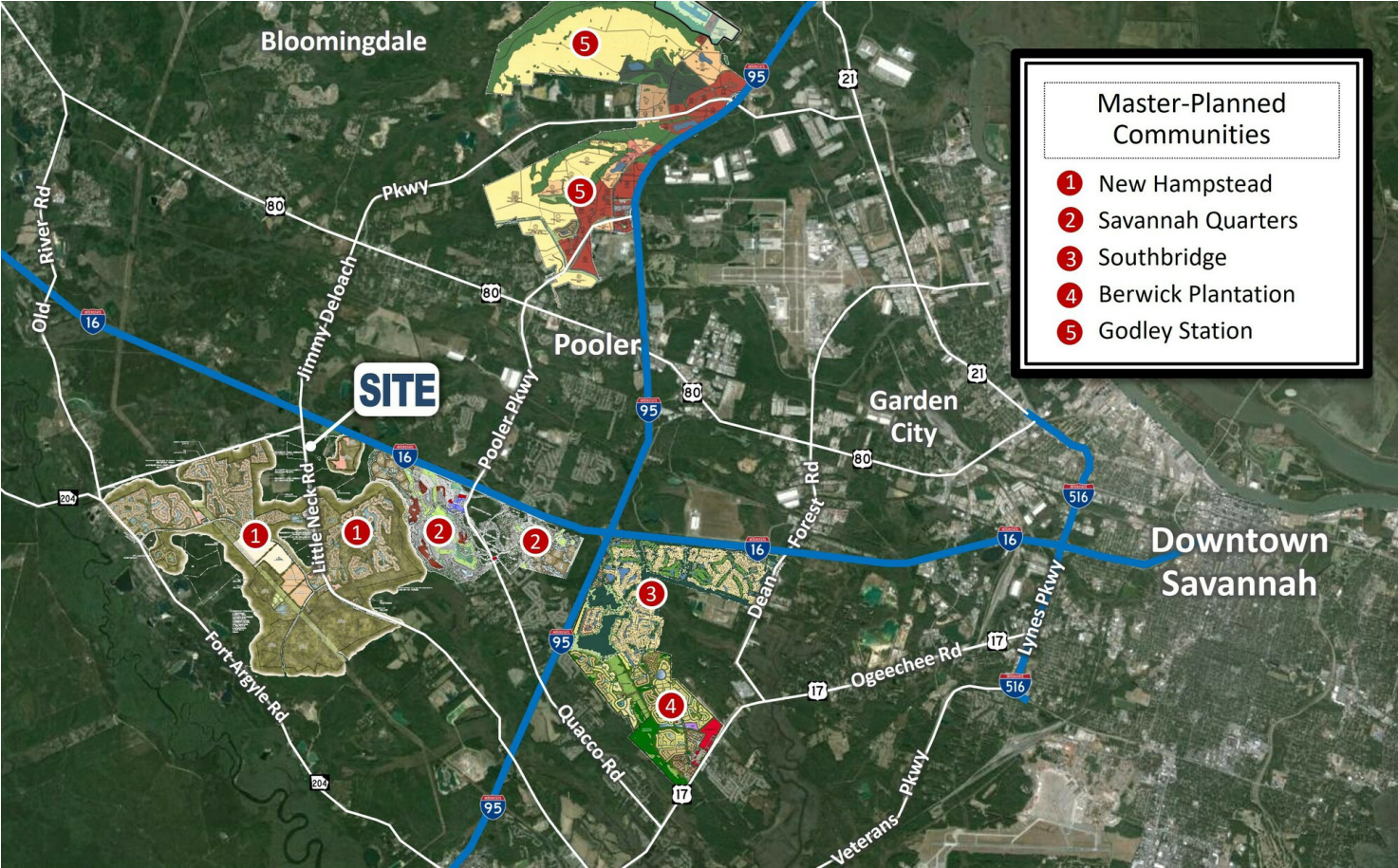


# Aerial | New Hampstead





# Aerial | Master-Planned Communities







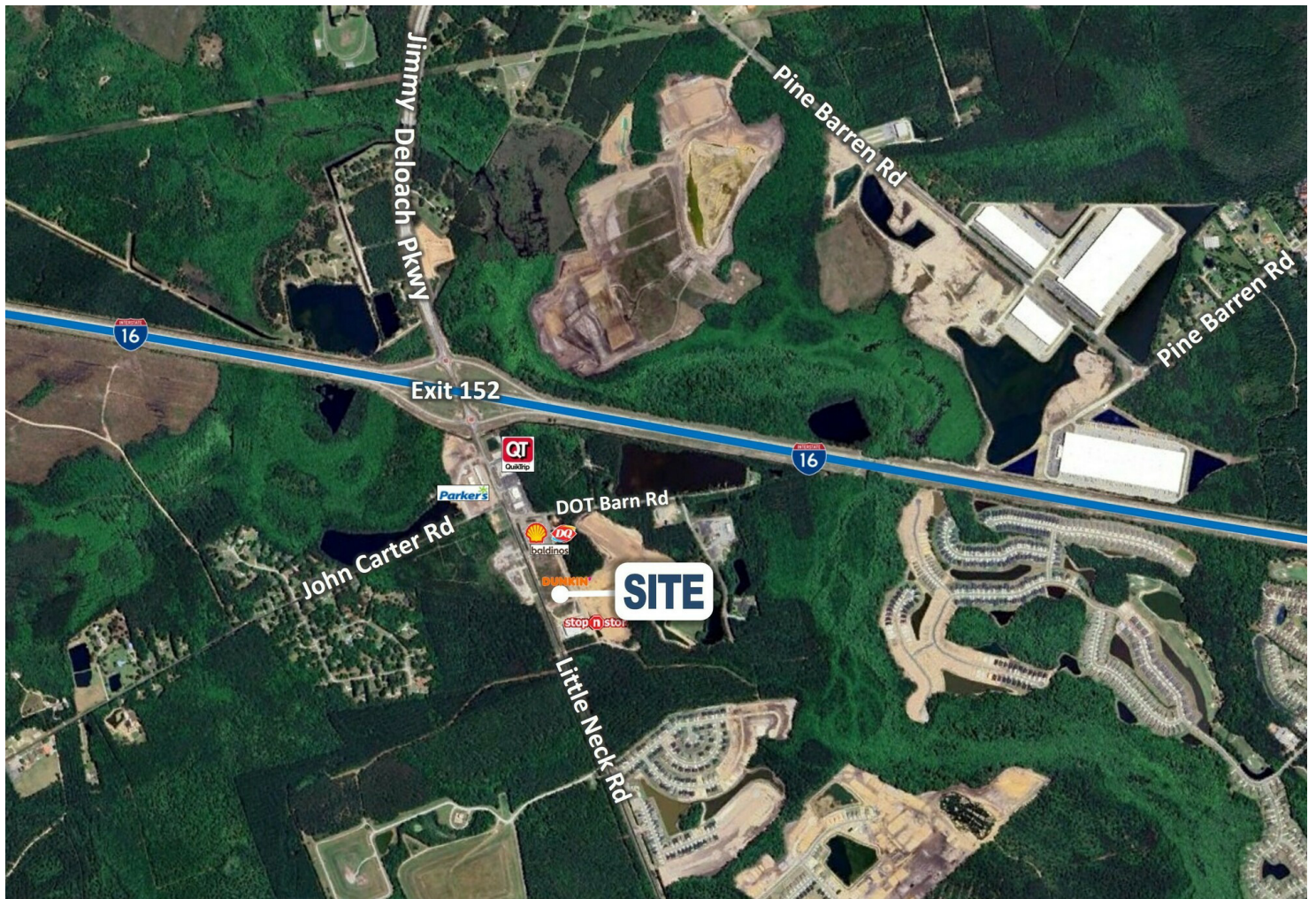
**SITE**

## 2 LOCATION INFORMATION

Little Neck Road & I-16  
Bloomingdale, GA 31302

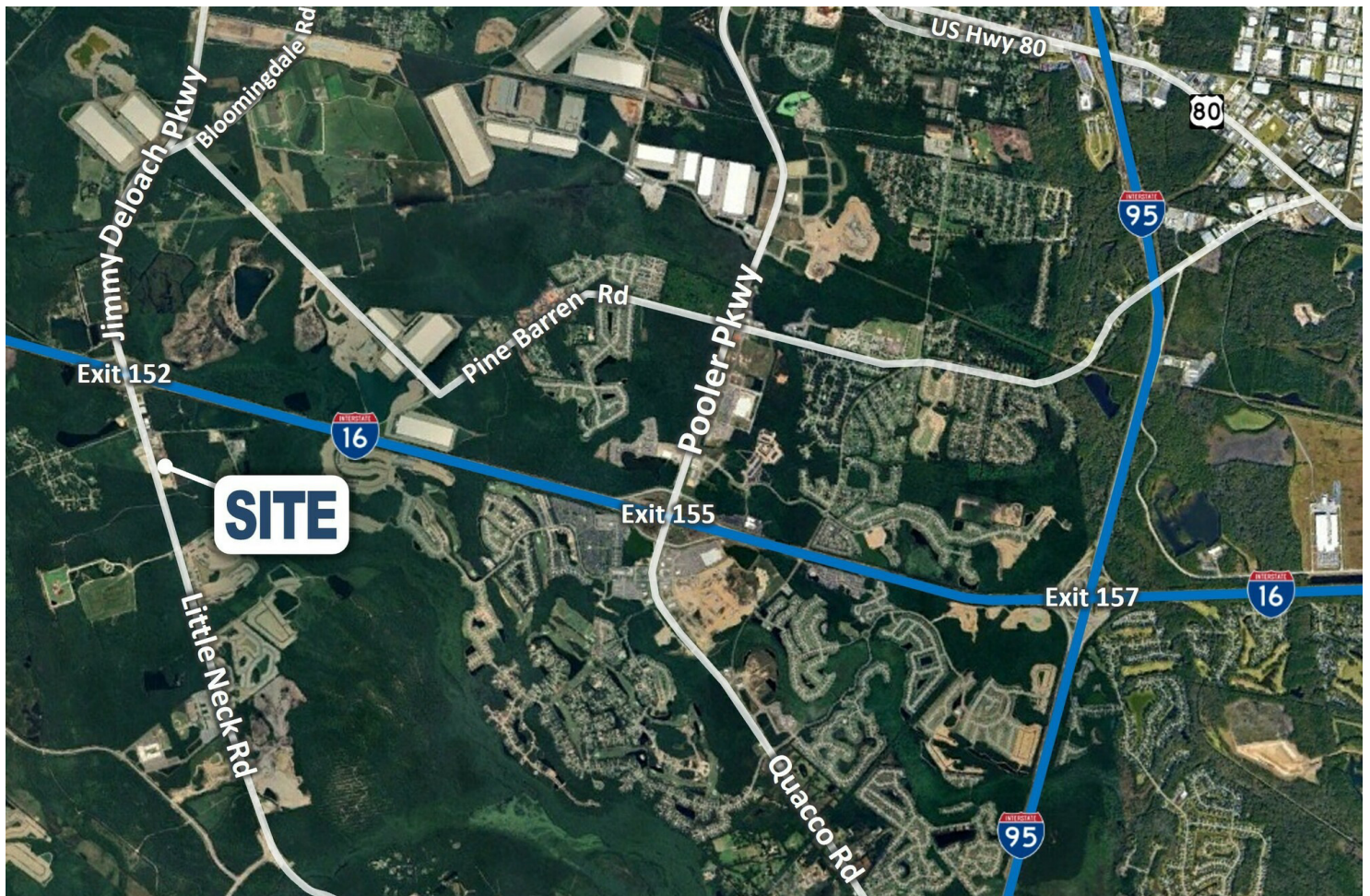


# Aerial | I-16



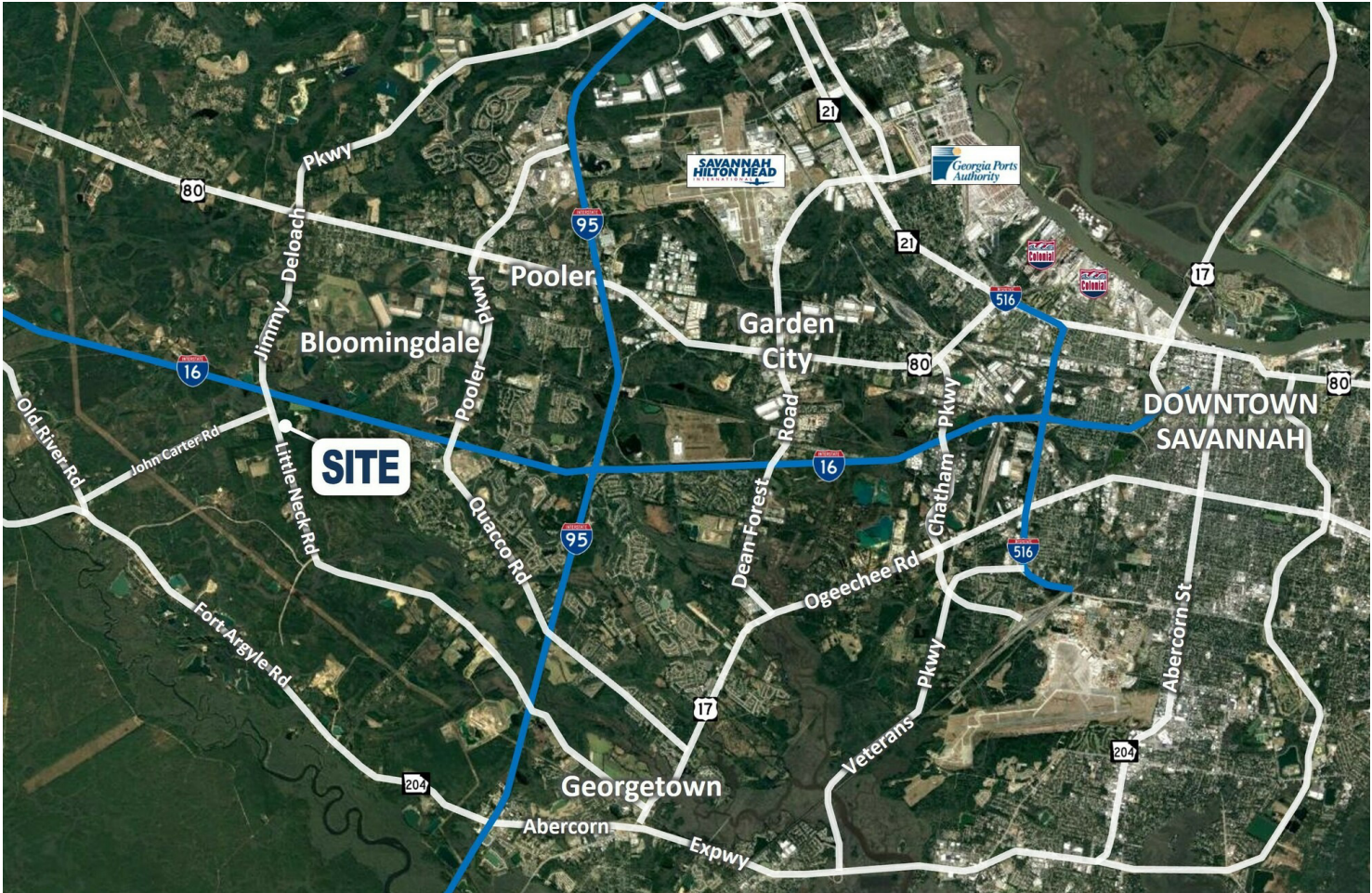


# Aerial | I-16 & I-95

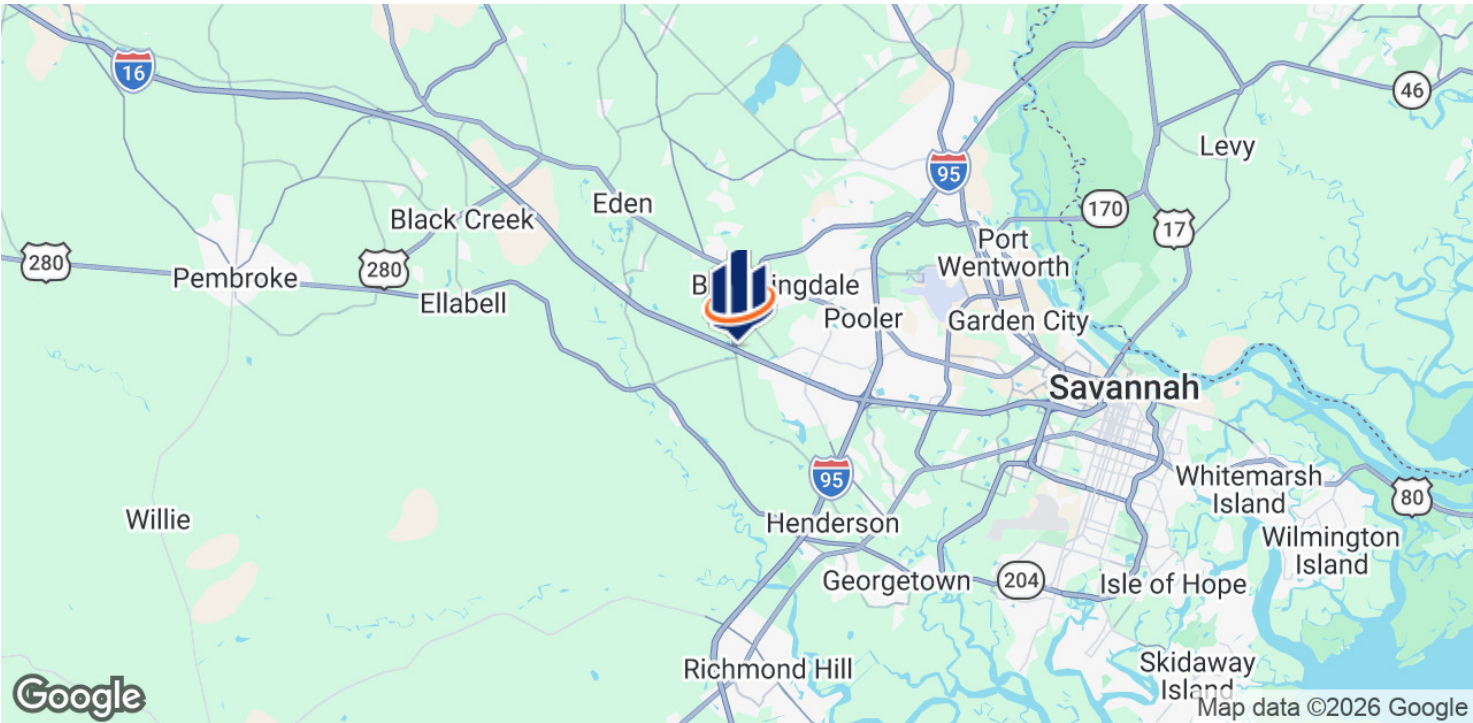
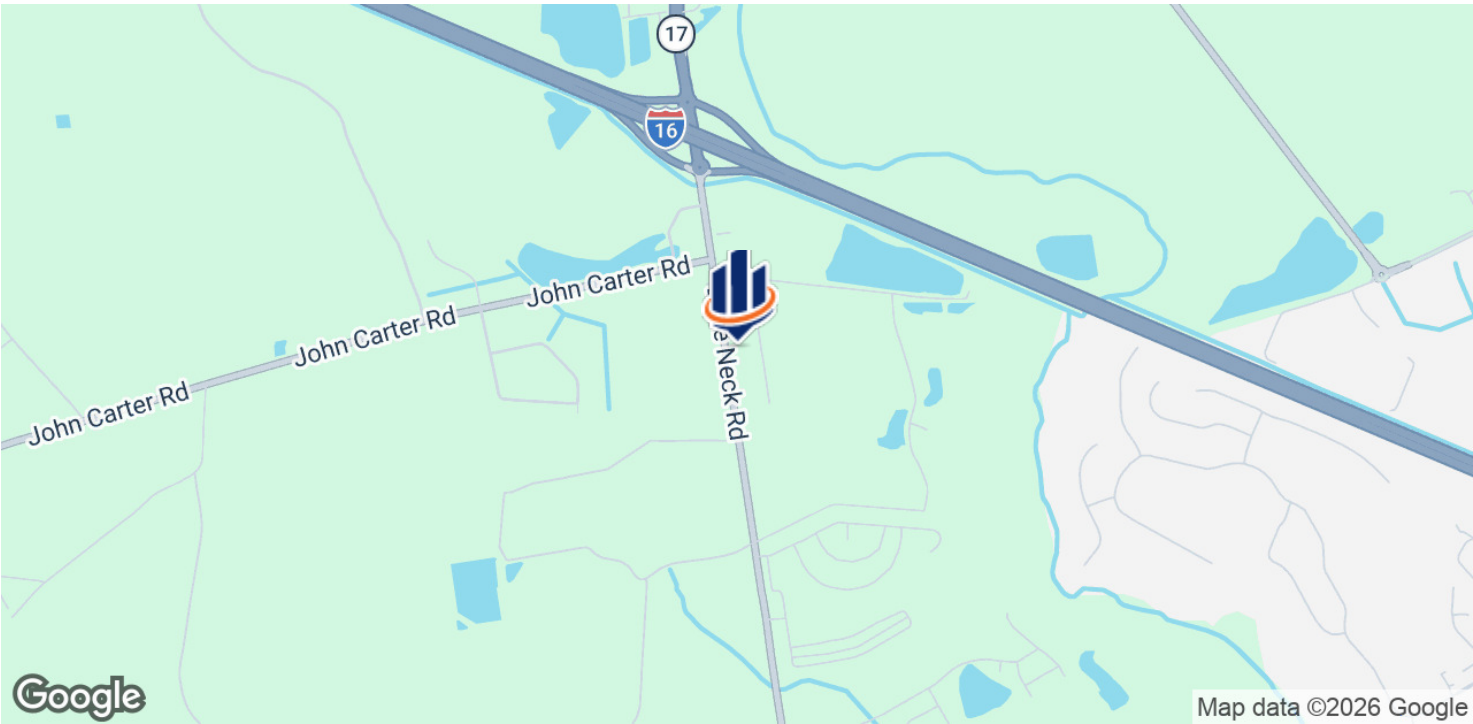




# Aerial | Savannah MSA



# Locational Maps







Exit  
152



**SITE**

John Carter Rd

Little Neck Rd

Highgate Blvd

3

# DEMOGRAPHICS

Little Neck Road & I-16  
Bloomington, GA 31302

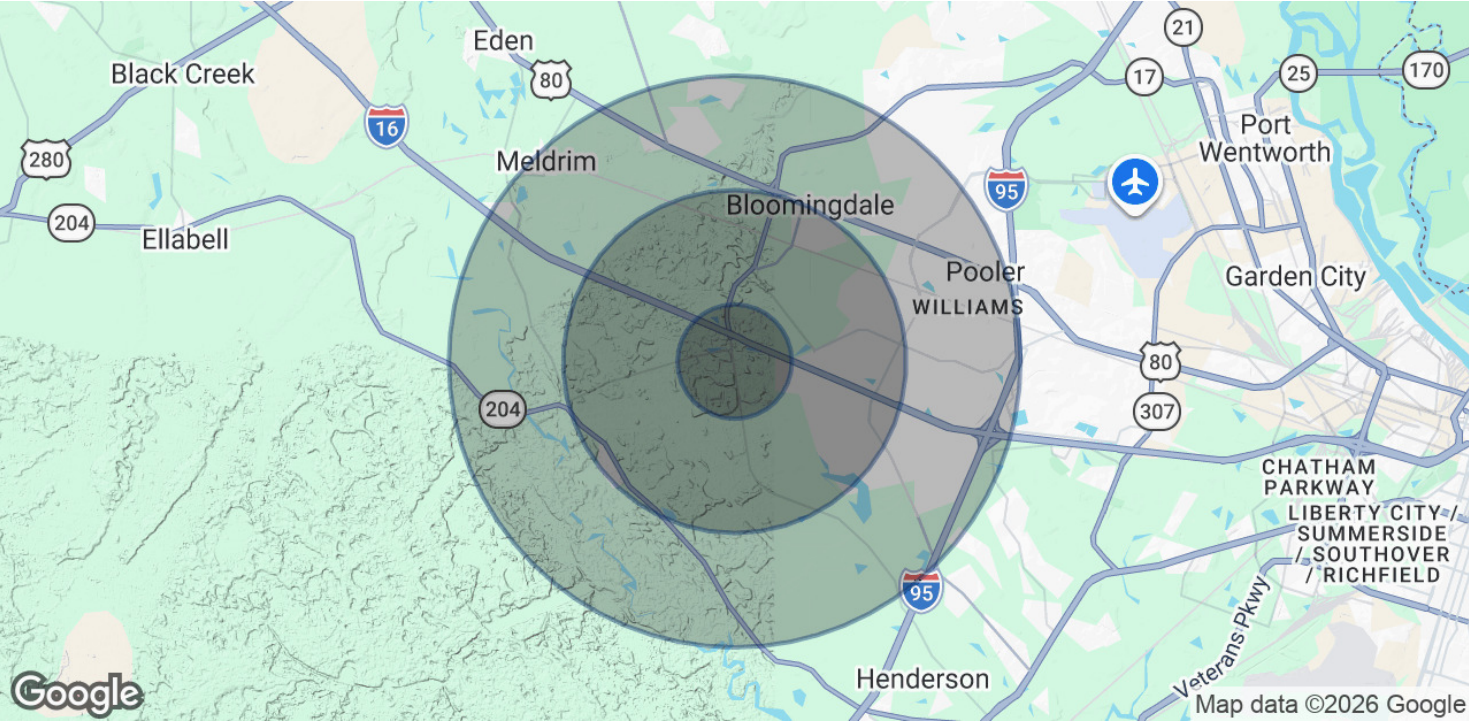
New Hampstead Pkwy

Little Neck Rd

204



# Demographics Map & Report



| POPULATION           | 1 MILE    | 3 MILES   | 5 MILES   |
|----------------------|-----------|-----------|-----------|
| Total Population     | 468       | 7,200     | 28,542    |
| Average Age          | 45.5      | 39.1      | 38.6      |
| Average Age (Male)   | 46.0      | 38.3      | 37.3      |
| Average Age (Female) | 44.8      | 41.4      | 41.2      |
| HOUSEHOLDS & INCOME  | 1 MILE    | 3 MILES   | 5 MILES   |
| Total Households     | 196       | 3,134     | 10,991    |
| # of Persons per HH  | 2.4       | 2.3       | 2.6       |
| Average HH Income    | \$119,471 | \$103,542 | \$100,054 |
| Average House Value  | \$452,113 | \$358,328 | \$283,335 |

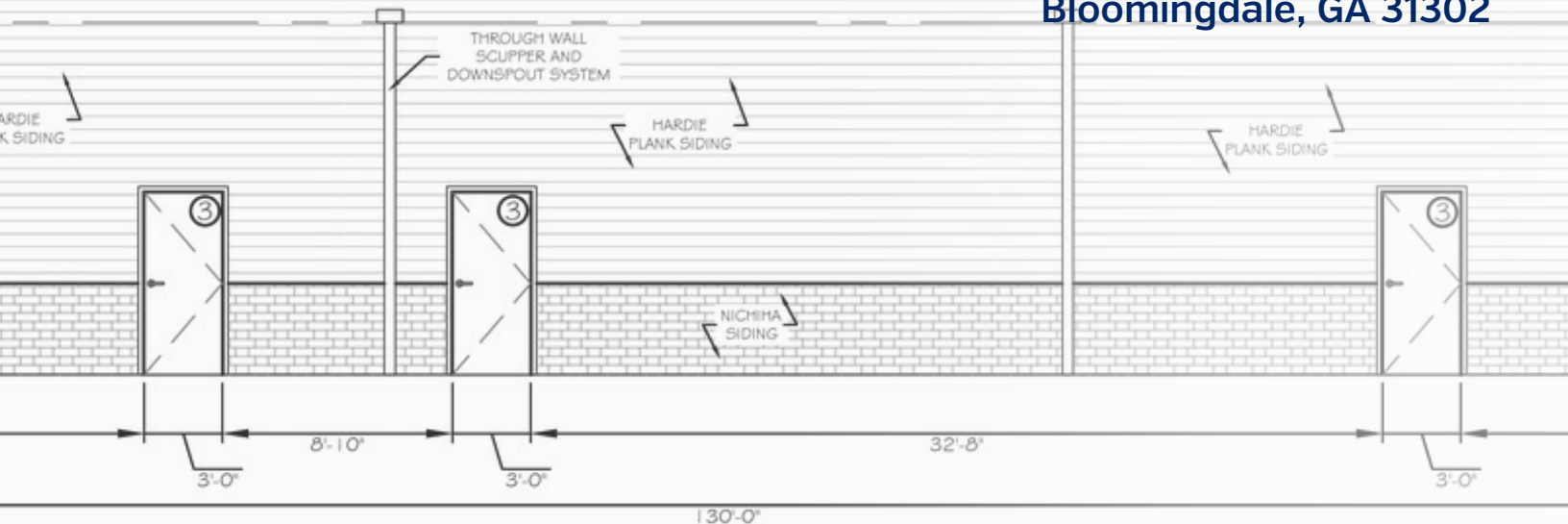
2023 American Community Survey (ACS)





## 4 ADVISOR BIO & CONTACT

Little Neck Road & I-16  
Bloomington, GA 31302



# 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, industrial, 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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