

FOR SALE - MULTI-FAMILY INVESTMENT  JUDGE REALTY

4509 - 4511 Old Louisville Road Garden City, GA



OFFERING SUMMARY

4509 Old Louisville Road



Property Description

Multi-family investment opportunity for purchase the Orchard Hill Apartments on Hwy 21, Old Louisville Road, just outside of Savannah, GA in Garden City. Property includes 5 separate buildings consisting of 18 existing units, mostly consisting of 2 bed, 1 bath floor plans, all on approximately 1.59-acres. Complex has a 50-surface private parking lot, monument sign at the road, leasing/management office on-site, and the potential to reconstruct a 6th, multi-unit residential building. The property went through a major renovation to improve the kitchens, living spaces, and interior finishes of each apartment in early 2026.

General Information

Sale Price:	\$2,875,000
Rentable Square Feet:	13,328 SF
Acres:	1.59 acres M/L
Zoning:	R-2
Condition:	Renovated
Year Built:	1960-2006
Year Renovated:	2026
Parking Lot:	50 Surface
Number of Units:	18

For more information, please contact:



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DETAILED SUMMARY

4509 Old Louisville Road



Location Information

Street Address: 4509 Old Louisville Road
City, State, Zip Garden City, GA 31408
Complex Name: Orchard Hill
County: Chatham
Road Type: Paved
Market Type: Medium
Nearest Highway: I-16, Chatham Parkway

Property Information

Property Subtype: Multi-Family
Zoning: R-2
Lot Size: 1.59-acres M/L
Parcel #: 60882 04068
Lot Frontage: Approx. 240 ft
Let Depth: Approx. 273 ft
Free Standing: Yes
Year Built: 1960-2006



Building Information

Rentable SF:	13,328	Flooring:	LPV, Carpet
Number of Units:	18	Exterior:	Vinyl Siding
Lot Size:	1.59-acres M/L	Elevator:	No
Number of Floors:	2	Parking:	50 Surface
Years Renovated:	2026	Handicap Ranp:	Yes
Roof:	Asphalt Shingles	Signage:	Monument

INTERIOR UNIT PHOTOS

4509 Old Louisville Road



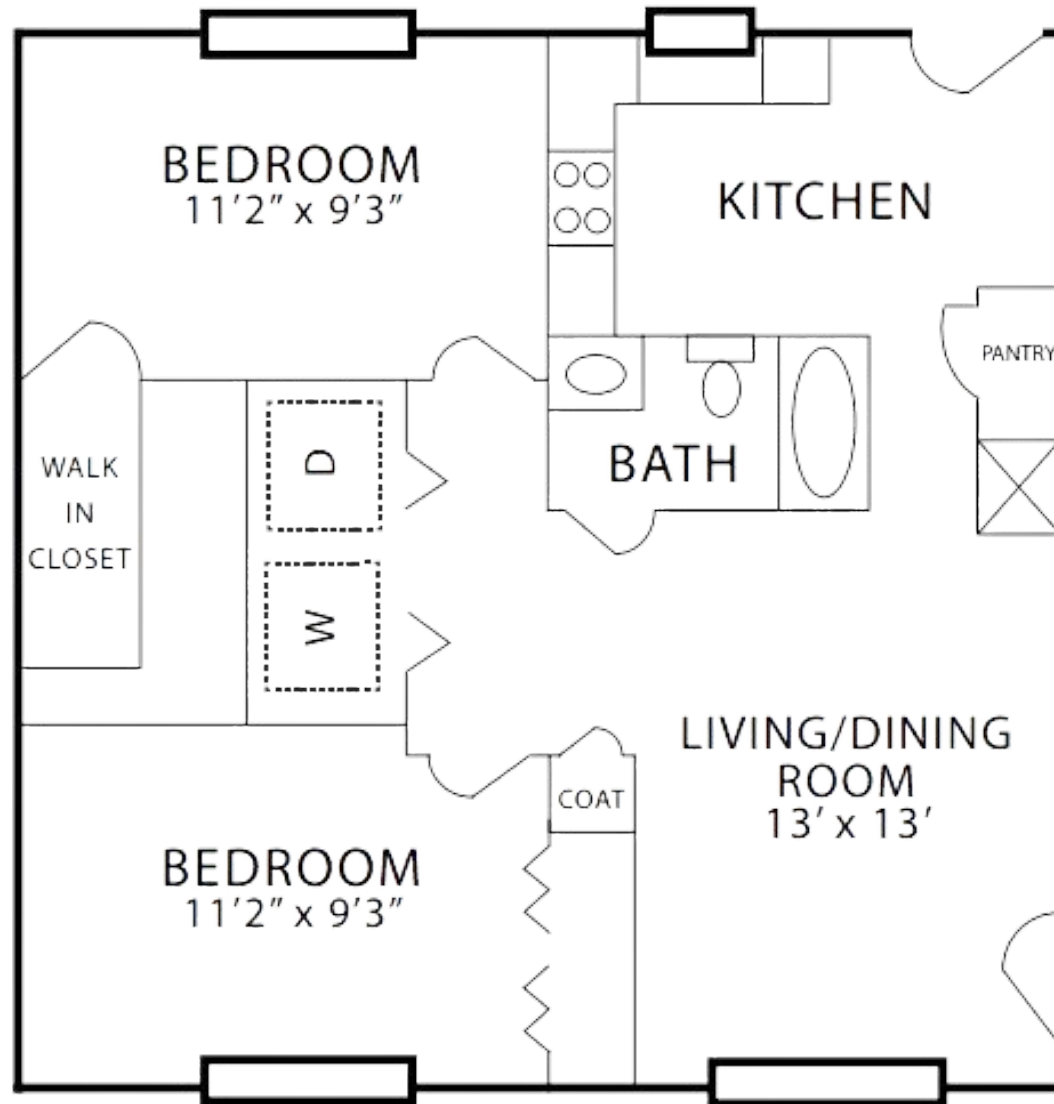
APARTMENT FLOOR PLAN

4509 Old Louisville Road

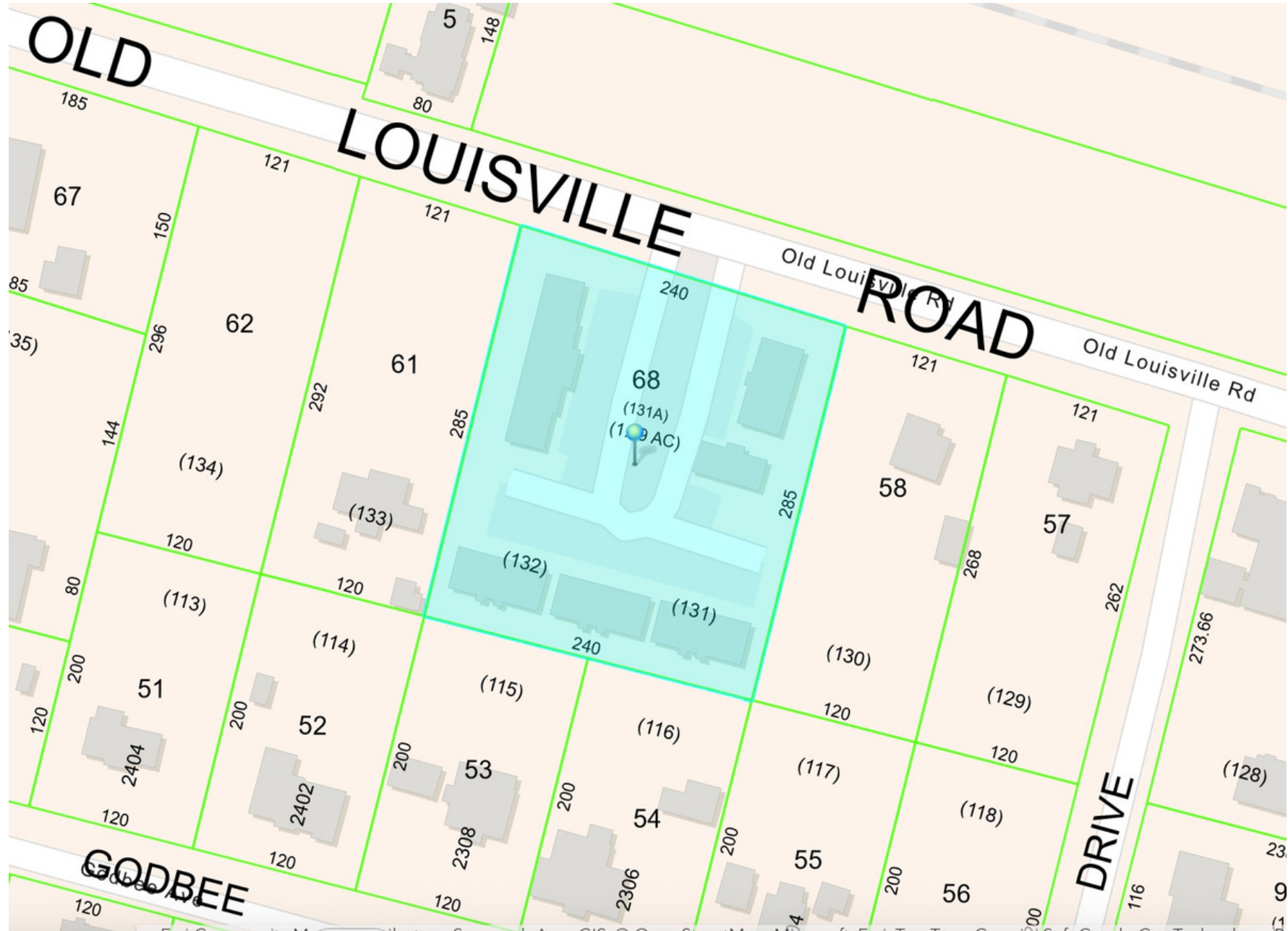


2 BEDROOM / 1 BATH

784 Square Feet

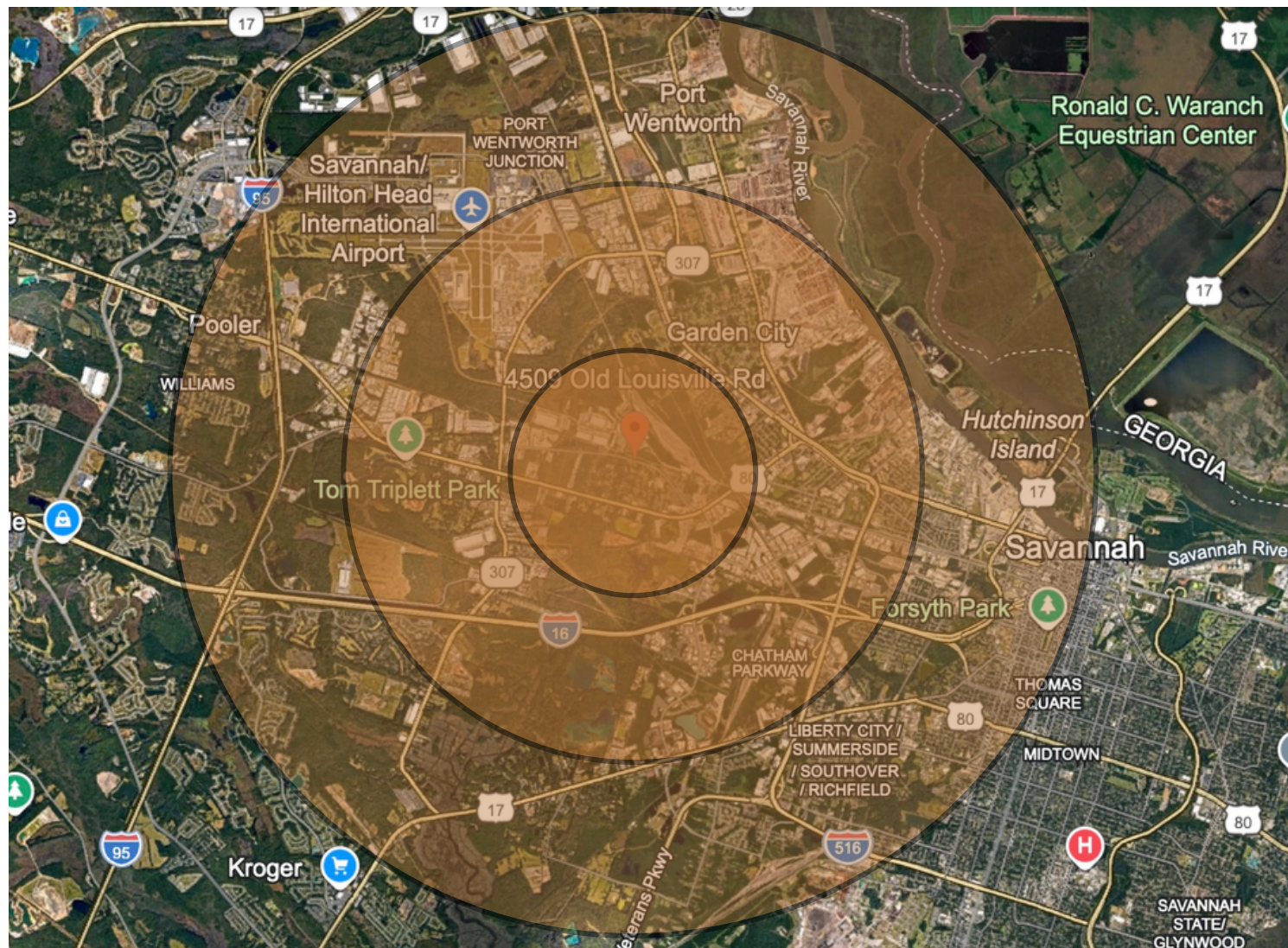


4509 Old Louisville Road



LOCATION/DEMOGRAPHICS

4509 Old Louisville Road



2025 Demo's

Population

1 Mile: 2,568
3 Miles: 16,872
5 Miles: 67,978

Households

1 Mile: 1,068
3 Miles: 6,316
5 Miles: 25,956

Average HH Income

1 Mile: \$69,248
3 Miles: \$65,007
5 Miles: \$76,254

Median Age

1 Mile: 36.3
3 Miles: 36.9
5 Miles: 25.6



About Judge Realty

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