

# COMMERCIAL / OFFICE | TYBEE ISLAND

Available at \$1,540,000

**1102 US HIGHWAY 80**

**TYBEE ISLAND GA 31328**

**SEABOLT**  
REAL ESTATE



**VANTOSH**  
COMMERCIAL GROUP



## PROPERTY HIGHLIGHTS

± 2,504 SF

.31 ACRES

8 PARKING SPACES

ZONING: C-2

STVR ELIGIBLE

26 MILES TO AIRPORT

10,200 VEHICLES PER DAY

1.54 MILLION

## PROPERTY OVERVIEW

Exceptional owner-user opportunity at the "Gateway to Tybee Island." This high-visibility site features prime frontage on US Highway 80, capturing millions of annual visitors. The 2,504 SF building on 0.31 acres offers direct highway access and maximum exposure. The commercial zoning provides a rare, viable path for STVR operations, by passing restrictive residential caps. Perfectly positioned near Chimney Creek, this is a premier location for retail, office, or investment.

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