



# OFFERING MEMORANDUM FOR SALE

7840 E US Hwy 80  
Savannah, Georgia 31410



**Milap Patel**  
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## OPPORTUNITY SUMMARY

7840 E US Hwy 80 is a highly visible  $\pm 1.55$ -acre commercial land opportunity along the primary east-west corridor serving the barrier-island trade area between Savannah, Thunderbolt, Whitmarsh Island, Wilmington Island, and Tybee Island.

The corridor benefits from daily commuter movement, tourism flow, grocery-anchored retail, and affluent nearby island households, creating a compelling setup for a restaurant, select-service hospitality concept, convenience-oriented retail, or service-commercial development.

The site appears especially attractive for users that benefit from frontage, pass-by visibility, and destination traffic rather than neighborhood-only demand.

## DEAL POINTS AT A GLANCE

Offering Price	\$595,000 to \$750,000
Building acres	<i><math>\pm 1.55</math> Acres</i>
Year Built	2005





**7840 E US Hwy 80**  
**1.55 Acres | Savannah, GA**



Tybee Island, Georgia, USA

**Southern Saltwater Charters**

**Bull River Marina**

**Bull River**

**7840 E US Hwy 80**  
**1.55 Acres | Savannah, GA**



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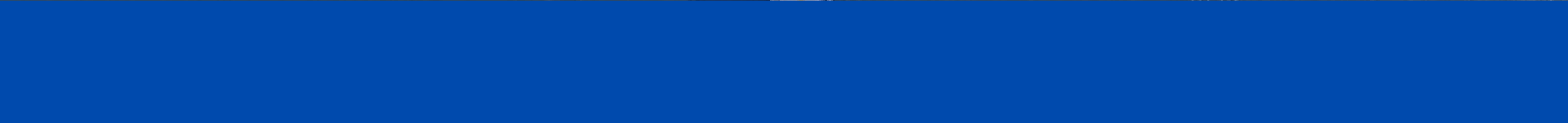
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Bull River



Savannah, Georgia, USA  
8.8 mi

Bull River Marina

Southern Saltwater Charters

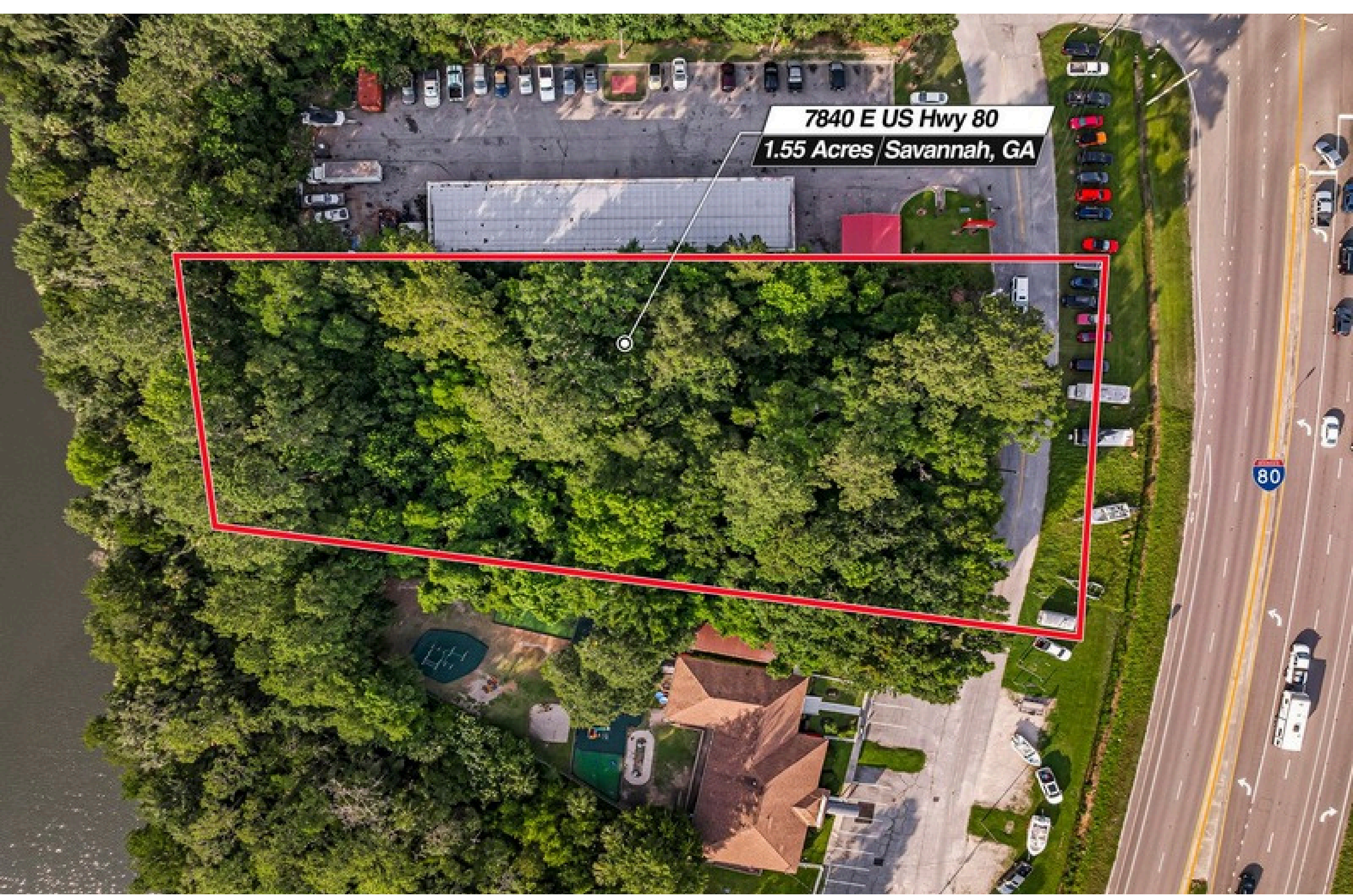
Bull River



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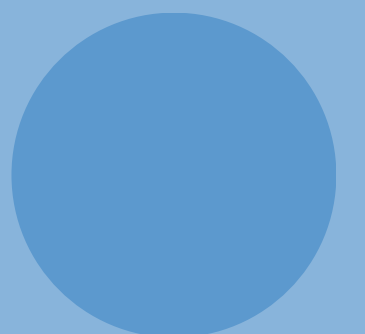


7840 E US Hwy 80  
1.55 Acres Savannah, GA



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# AREA OVERVIEW



Bull River Marina

Southern Saltwater Charters

Bull River

SAVANNAH STATE UNIVERSITY & MULTIPLE COMMUNITIES WITHIN 1 MILE RADIUS



Bull River

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1.55 Acres Savannah, GA



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# PROPERTY HIGHLIGHTS

## INVESTMENT HIGHLIGHTS

1. **Select-Service / Boutique Hospitality:** The corridor serves island and Tybee movement, and T-B district intent specifically contemplates hotels where applicable.
2. **Full-Service / Fast-Casual Restaurant:** Strong fit for lunch, dinner, and leisure/tourism traffic; especially compelling if the parcel allows strong monument signage and easy ingress/egress.
3. **Destination Retail / Service Commercial:** Coffee, boutique retail, marine-adjacent uses, wellness, specialty food, or convenience-oriented services could perform well with proper site planning.
4. **Office / Medical / Professional Use:** A strong fallback or alternate strategy if the zoning confirmation leans toward institutional-professional rather than tourism-business.

## Location Highlights

- Whitemarsh Island reports a population of 6,886 and Wilmington Island reports 13,905. The broader Tybee
- Island–Wilmington Island CCD reports median household income of approximately \$101,032.
- Whitemarsh Island median household income is approximately \$101,729, while Wilmington Island median
- household income is approximately \$93,924, reinforcing the relative spending power of the nearby island trade
- area.
- At the metro scale, the Savannah MSA population is 431,589. Chatham County's civilian labor force is
- approximately 153,472, and countywide employment was reported at roughly 170,424 jobs across approximately
- 11,012 establishments as of first quarter 2025.
- SEDA reports an available workforce of 526,940 within a 60-mile radius, with an average commute time of 20.7 minutes.

Demographics: U.S. Census Bureau ACS (ZIP 31313). Traffic: GDOT planning sources; updated AADT available via GDOT TADA.



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## CORRIDOR, ACCESS, AND TRAFFIC READ

US 80 is a major arterial corridor and the principal east-west route moving traffic through Thunderbolt and onward to the island communities.

A nearby Whitemarsh Island retail center anchored by Publix and Walmart reports a combined traffic count of 35,000 vehicles per day, which supports the strength of the broader trade corridor even though it is not a parcel-specific count for the subject site.

Recent and planned corridor transportation work along US 80 and Johnny Mercer Boulevard also supports the long-term relevance of the corridor as a major mobility spine.



# WHY SAVANNAH?

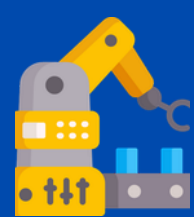
## OVERVIEW

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.



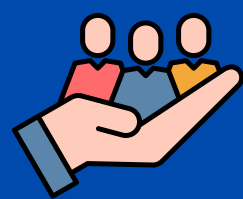
**Infrastructure of the Future:** Logistics powerhouse via Port of Savannah (5.7M TEUs in FY2025, up 8.6%; supports ~651,000 jobs statewide, up 7%); warehouse/logistics jobs grew ~90% in recent years.



**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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