



# 1.45 AC PRIME RETAIL PAD ADJACENT TO PARKER'S

2905 LITTLE NECK RD, BLOOMINGDALE, GA



## PARCEL LEGEND

Lot	Size	Lease Rate	Sale Price	Ideal Use
1	1.45 Acres	Subject to Offer	Subject to Offer	QSR / Car Wash / Coffee / Oil

## OFFERING MEMORANDUM

PREMIUM RETAIL PAD FOR SALE OR LEASE  
CORNER PARCEL WITH FULL MOTION ACCESS  
0.2 MILES FROM I-16 (38K VPD) | ADJACENT TO PARKER'S



# OFFERING MEMORANDUM TABLE OF CONTENTS

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Please submit all offers as a non-binding letter of intent (LOI). Including:

- Price
- DD Time Frame
- Earnest Money
- Special Stipulations

## TEAM LEAD

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# EXECUTIVE SUMMARY



70,000 VPD



8,070 VPD

LITTLE NECK ROAD

D.O.T. BARN ROAD

1.45 ACRE PAD



# RETAIL OPPORTUNITY

## WHY THIS SITE?



### LOCATION

Corner Lot | Adjacent to Parker's



### TRAFFIC COUNT

18,822 Combined VPD



### ACCESS

2X Shared Full Motion



### INTERSTATE 16

0.2 Miles from I-16



### 10K RESIDENTIAL UNITS

Hampstead Master Plan



### STRONG DEMOGRAPHICS

50% Pop. Growth in 3 Mile Ring



### CONDITION

Pad Ready Development Site

## OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is pleased to exclusively present 2905 Little Neck Road in Bloomingdale, GA for sale or ground lease. This ±1.46-acre pad-ready commercial parcel is strategically located just 0.2 miles from I-16 at Exit 156 and offers exceptional access and visibility in one of Chatham County's fastest-growing residential corridors.

Positioned at the intersection of Little Neck Road and John Carter Road, the site benefits from both full-motion and right-in/right-out access. With traffic counts of 38,000 VPD on I-16, 10,300 VPD on Little Neck Road, and 2,790 VPD on John Carter Road, this parcel delivers strong multi-corridor exposure—ideal for QSR, drive-thru coffee, express service, or convenience retail concepts.

The site is zoned C-2, cleared, and utility-ready with no known flood or topographic restrictions—allowing for immediate vertical development. Surrounded by national and regional operators such as Parker's Kitchen, QuikTrip, Shell, and Dairy Queen, the parcel sits within an active commercial node that continues to expand.

Importantly, 2905 Little Neck Road lies along a stretch of Little Neck Road that is experiencing sustained residential development, supported by multiple new subdivisions and large-scale housing projects already in progress. Just minutes from the site, the New Hampstead master-planned community is entitled for approximately 10,000 residential units and includes over 900 acres of green space, a full public school cluster (including New Hampstead High School), and an internal Village Center designed for commercial and institutional uses. Builders such as Lennar and K. Hovnanian are actively delivering product across multiple phases, with home sales underway and multifamily projects such as Novo New Hampstead under construction.

With strong existing traffic, adjacency to growing rooftops, and proximity to one of the region's largest entitled communities, 2905 Little Neck Road represents a highly visible and development-ready retail opportunity in the heart of Bloomingdale's expansion zone.

# LOCATION OVERVIEW

## PREMIUM SAVANNAH AREA



### NOTABLE FEATURES

I-16 (38K VPD)	0.2 Miles
New Hampstead PUD	1.4 Miles
Costco Shopping Center	3.7 Miles
Pooler	7.1 Miles
Savannah International Airport	11.0 Miles
Bryan County Megasite	11.3 Miles
Richmond Hill	14.1 Miles
Downtown Savannah	14.6 Miles



Demographics	1 Mile	3 Mile	5 Mile
Population	338	10,472	36,452
Median HH Income	\$60,927	\$96,813	\$87,358
2020-2025 Growth	0%	50%	19%
Households	117	4,344	14,515





70,000 VPD

Parker's  
kitchen

1.45 ACRE PAD

JOHN CARTER ROAD

8,000 VPD

LITTLE NECK ROAD



D.O.T. BARN ROAD



Savannah Quarters  
4,400 Homes

Camden Crossing  
135 Homes

Meadow Lakes  
373 Homes

New Hampstead  
Highschool

The Villas  
263 Unit BTR Community

STOP N' STOR  
SELF STORAGE

DQ  
Grill + Chill  
baldinos  
Giant Jersey Subs

D.O.T. BARN ROAD

QT

8070 VPD

LITTLE NECK ROAD

1.45 ACRE PAD

Parker's  
kitchen

FULL MOTION  
ACCESS POINT

JOHN CARTER ROAD



Master Planned Community  
1,588 Homes

The Villas  
263 Unit BTR Community

JOHN CARTER ROAD

1.45 ACRES PAD

8,070 VPD

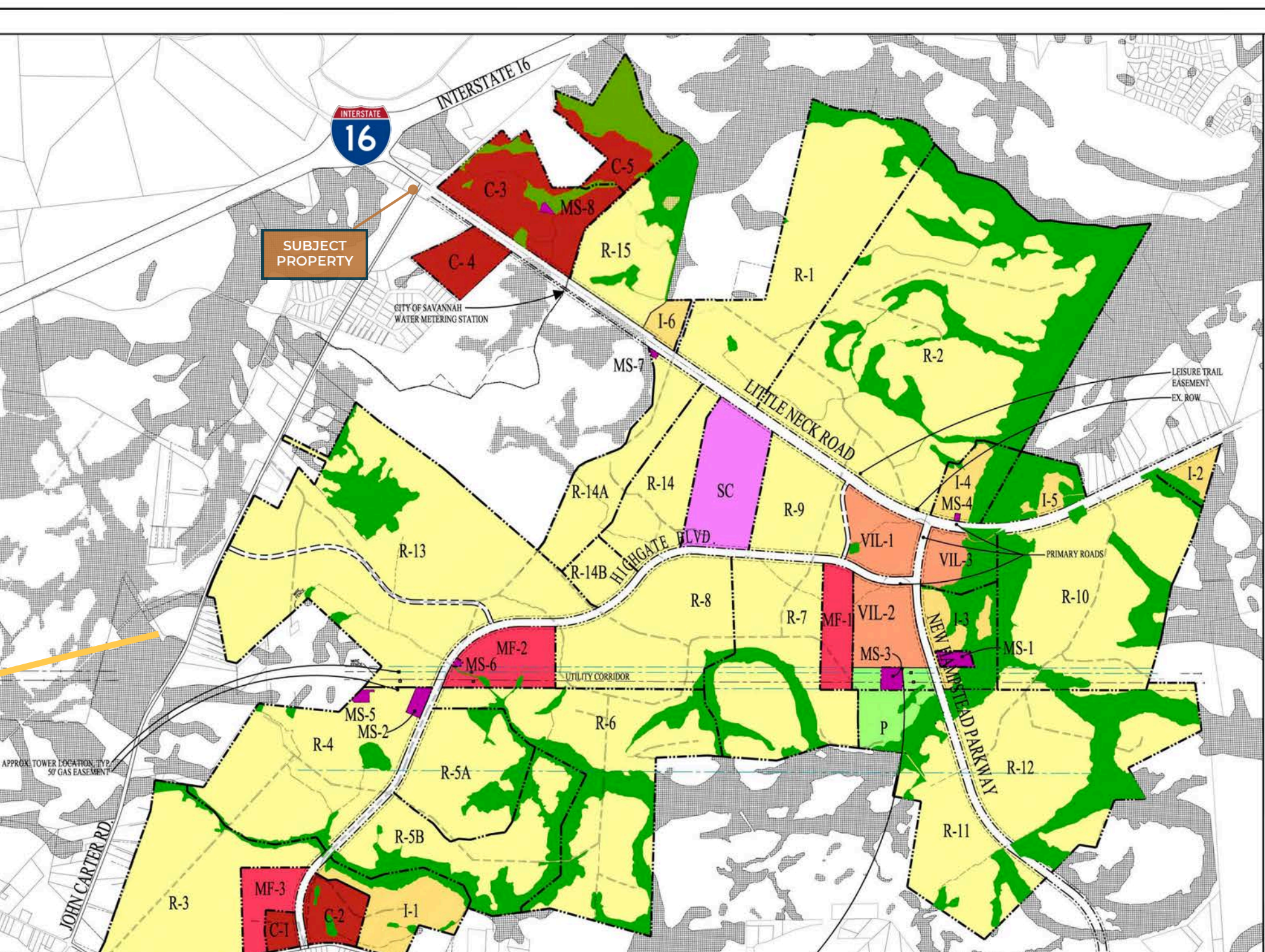
LITTLE NECK ROAD

Parker's  
kitchen

QT







**SUBJECT PROPERTY**



INTERSTATE 16

CITY OF SAVANNAH  
WATER METERING STATION

LITTLE NECK ROAD

HIGHGATE BLVD.

NEW HAMSTEAD PARKWAY

JOHN CARTER RD.

APPROX. TOWER LOCATION, TYP. 50' GAS EASEMENT

UTILITY CORRIDOR

LEISURE TRAIL EASEMENT EX. ROW

PRIMARY ROADS

NE  
PLANN

INT  
RE

Approved by the  
Revised January  
Revised July 20,  
Revised May 14,  
Revised Oct 12,  
at Vil-2,  
to include  
Revised Apr 15,  
converted  
to 11,098  
Easement  
and R-5B  
Dwelling  
Revised Nov 19,  
church p  
acreage d

- R SINGLE-FAMILY RESIDENTIAL
- MF MULTIFAMILY RESIDENTIAL
- C COMMERCIAL
- MS MEDIUM-DENSITY RESIDENTIAL
- VIL VILLAGE
- I INSTITUTIONAL

DEVELO  
DENSITY

LAND USE TRAC  
RESIDENTIAL TR  
204 COMMERC  
NEIGHBORHOOD  
MULTIFAMILY TR  
INSTITUTIONAL T  
SCHOOL TRACT  
PUBLIC PARK T  
PUBLIC SAFETY  
RIGHT OF WAYS  
TOTAL  
MAXIMUM  
SINGLE FAMILY  
ATTACHED SIN  
MULTI-FAMILY  
MAXIMUM  
DU COUNT SHA  
ACREAG  
LAND USE TRAC  
RESIDENTIAL TR  
204 COMMERC  
NEIGHBORHOOD  
MULTIFAMILY TR  
INSTITUTIONAL T  
SCHOOL TRACT  
PUBLIC PARK T  
PUBLIC SAFETY  
RIGHT OF WAYS  
TOTAL

0





# SITE MAPS



1.45 ACRES PAD

**Parker's**  
kitchen

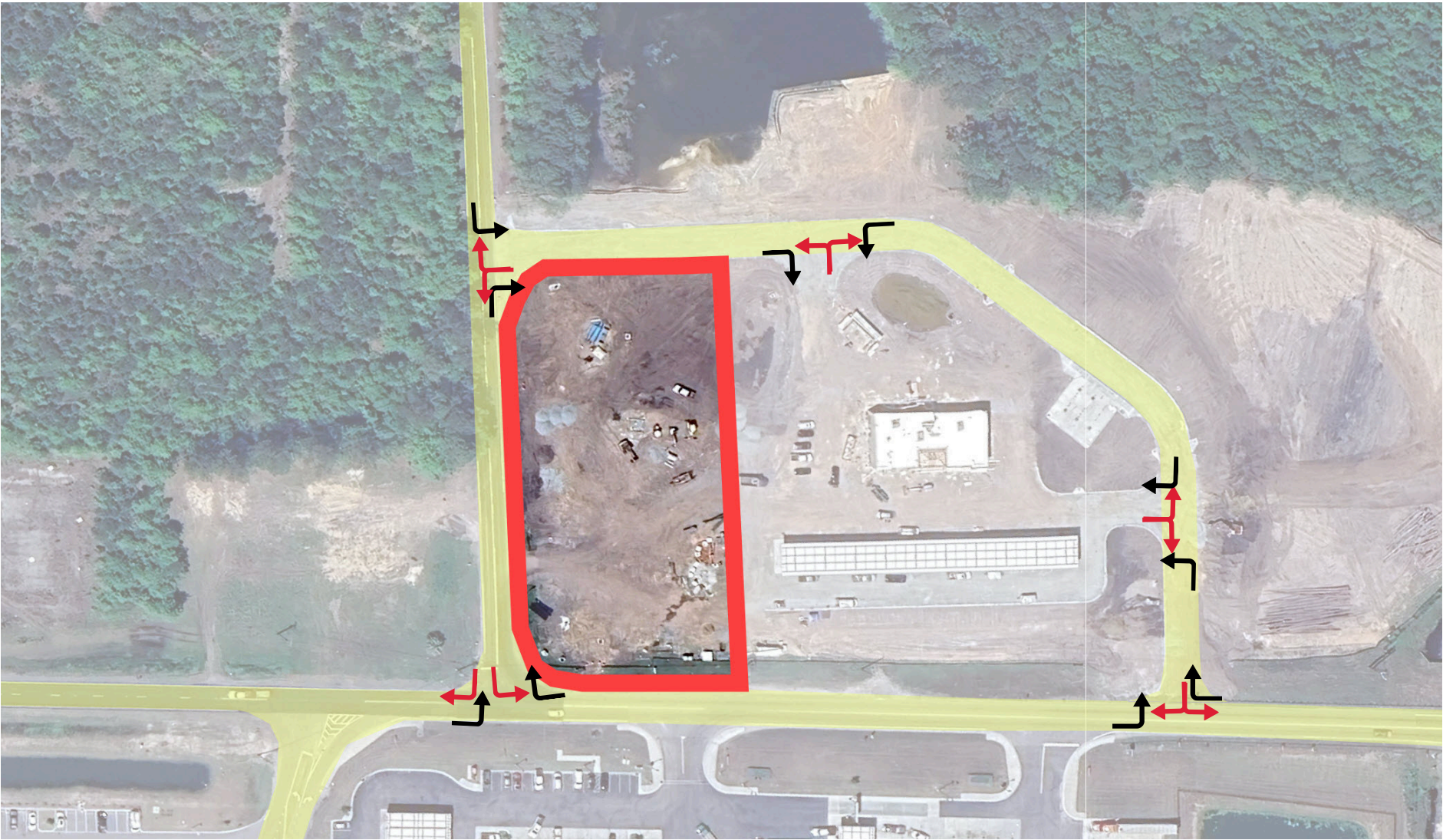
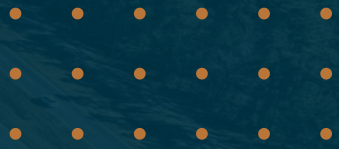






# PAD READY RETAIL SITE

## ACCESS MAP



# PAD READY RETAIL SITE

## ZONING MAP





# AREA OVERVIEW



1.45 ACRES PAD



# WHY? SAVANNAH

## OVERVIEW

Savannah, GA, is one of the fastest-growing logistics and industrial markets in the Southeast. With the nation's fourth-busiest container port, rapid residential expansion, and strong infrastructure, Savannah has become a hub for global trade and corporate investment. The city offers a blend of historic charm, business-friendly policies, and unmatched access to markets through port, rail, highway, and air.



SAVANNAH, GA

### HOME OF THE HISTORICAL CHARM

Savannah is celebrated for its vibrant culture and historic charm, drawing millions each year to its cobblestone streets, shaded squares, and lively waterfront. The city hosts one of the largest St. Patrick's Day parades in the world, alongside nationally recognized music and film festivals, making it a cultural destination as much as a business hub. Blending coastal beauty with a thriving creative community, Savannah offers an energy and appeal that few Southern cities can match.



### A WELL CONNECTED CITY

Interstate Access: Direct connections via I-16 and I-95 to Atlanta, Jacksonville, Charleston, and beyond.

The Port of Savannah is the largest single-terminal container port in North America and the fastest-growing in the U.S., handling nearly 6 million TEUs annually.

The airport supports both passenger travel and cargo operations. Daily flights connect to major business centers including Atlanta, Charlotte, Dallas, Houston, and Washington, D.C.



### LOGISTICS & INDUSTRY HUB

Home to Hyundai Motor Group's \$7.6B EV Metaplant in Bryan County, bringing 8,500+ direct jobs.

Gulfstream Aerospace HQ employs ~20,000 people and anchors advanced manufacturing.

Amazon, JCB, Mitsubishi Hitachi, and others drive continued growth in e-commerce, manufacturing, and distribution.



### RESIDENTIAL & POPULATION GROWTH

Chatham County and the surrounding counties (Bryan, Effingham, Liberty) are experiencing some of the fastest population growth in the Southeast. Much of this growth is concentrated along Benton Boulevard, Pooler, and Godley Station, where large-scale master-planned communities continue to deliver new homes.

Population Surge: The Savannah MSA is projected to add 27,000+ new residents over the next five years, a pace that continues to exceed state and national averages.



### EDUCATION & TALENT

Savannah is home to Savannah College of Art & Design (SCAD), a global leader in creative industries, and Georgia Southern University's Armstrong Campus.

Access to technical colleges and workforce training tailored for logistics, manufacturing, and aviation.

3<sup>rd</sup>

Most Populated MSA in GA

432K

Savannah MAS Population

208K

Savannah MAS Labor Force

3%

Percentage Unemployed

13K

Projected Job Growth in Next 5 Years

27K

Projected Population Growth in Next the 5 Years

# WHY? GEORGIA

## KEY DRIVERS

By 2050 Georgia's Population is projected to increase by nearly 2.5 Million people and Georgia's workforce is expected to grow by 3.1 million jobs. This incredible growth puts increased demands on Georgia's freight and logistics infrastructure which transports personal goods for families, raw materials to Georgia businesses, and moves products across the state and nation



Annual Georgia Freight Tonnage will increase 91% by 2050



Congestion costs for Georgia based traffic are projected to increase more than 100% by 2050



Manufacturing is expected to grow by 77% by 2050



Agriculture is expected to grow by 43% by 2050



Distribution freight flows are expected to more than triple from 2019 to 2050

## TOP 10 STATES

1. Georgia
2. Indiana
3. Texas
4. North Carolina
5. South Carolina
6. Ohio
7. Michigan
8. Kentucky
9. Illinois
10. Louisiana

Site Selection Magazine's annual Site Selectors Survey is out as of this past January, and the prospects for GA and the greater Southeast continue to shine!

Key stats for GA as follows:

- Top State Business Climate: GA#3
- Best Manufacturing Workforce States: GA#4
- Best States for Manufacturing: GA#3

Other items of interest:

- Atlanta ranked as #2 city for HQ Projects behind Dallas
- U.S. #1 for International Investment
- Most important factors for location (in order): Tax Policy, Workforce, Incentives and Quality of Life

Per Site Selection



## ECONOMIC OVERVIEW

Georgia's Population is robust, making it the 8th most populous state with the majority of Georgians in prime working ages, 25-44 Years Old.

**By 2050, the State is projected to Grow to 13,390,283, an increase of nearly 2.5 Million.**

The state has experienced strong economic growth evidenced by being ranked 11th for GDP growth and Georgia continues to be ranked 8th nationally for its tax burden keeping the state competitive.



## ECONOMIC COMPETITIVENESS

Georgia ranks highly on various metrics related to the creation of new businesses in the state, which is a strong indicator of a dynamic economy.

**The state ranks 6th nationally for net new businesses created and 3rd in the percentage of adults becoming entrepreneurs each month.**

Georgia ranks 8th for change in capital invested over the last 5 years indicating the attraction of investment.



## FUTURE OF TALENT

The state ranks 7th in terms of job growth of non-agriculture employment, ahead of most southern states.

**Georgia continues to be a leader in job growth.**

Georgia ranks 14th in the growth of high-tech employment and ranks 11th for the number of STEM doctorates. These are important indicators of a strong talent base



## INFRASTRUCTURE OF THE FUTURE

The State's Logistics infrastructure continues to be a significant strength. Monthly TEU throughput in the port of Savannah has increased by 90% over the last decade.

**Georgia ranks 4th in terms of growth in jobs in the warehouse sector over the last 5 years.**

# 11M

Total State Population

# 61%

Labor Force Participation

# 268K

Jobs Created Last 5 Years

# 134B

Invested in GA in Last 5 Years

# 13M

2050 Projected State Pop.

# 90%

Growth in Trade at Port of Savannah Over the Last Decade

**For inquiries,  
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