

NEW HAMPSTEAD | COMMERCIAL PARCEL

LITTLE NECK ROAD & I-16
BLOOMINGDALE, GA 31302



PROPERTY INFORMATION

- Property Summary
- Property Highlights
- Site Aerial | View South
- Site Aerial | View North
- Site Aerial | View Northeast
- Site Plan
- Aerial | New Hampstead
- Aerial | Master-Planned Communities

LOCATION INFORMATION

- Aerial | I-16
- Aerial | I-16 & I-95
- Aerial | Savannah MSA
- Location Maps

DEMOGRAPHICS

- Demographics Map

ADVISOR BIO & CONTACT

- Advisor Bio & Contact



1 PROPERTY INFORMATION

Little Neck Road & I-16
Bloomingdale, GA 31302

Property Summary



OFFERING SUMMARY

Sale Price:	\$1,739,100.00
Lot Size:	1.581 Acres
Zoning:	PUD
APN:	81039 01032

PROPERTY OVERVIEW

SVN is pleased to offer for sale a commercial parcel of ±1.581 acres at I-16 and Little Neck Road. The parcel will be delivered with all off-site work to include: common detention that will allow for more usable acreage, a paved interior road and infrastructure in place, including city water and sewer. The site is accessed via curb cut on Little Neck Road as well as DOT Barn Road. Present zoning is Planned Unit Development (PUD), allowing for a variety of commercial uses, and other businesses at the site will include Shell Gas, Dairy Queen, Baldinos, Stop N Stor and a retail center anchored by Dunkin'. It also will benefit from the adjacent New Hampstead PUD, a 4,500-acre master-planned development with 10,000 homes projected at build out.

LOCATION OVERVIEW

Located in Bloomingdale, 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). 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

- New Hampstead Commercial Parcel | ±1.581 Acres | For Sale
- At SE Quadrant of I-16 & Little Neck Road with Frontage, Visibility, Exposure
- Common Detention, Paved Interior Road; Infrastructure in Place
- City Sewer & Water; PUD Zoning; Variety of Commercial Uses
- Adjacent to New Hampstead PUD with 10,000 Homes Projected at Buildout
- I-16 > 3 Miles to Pooler Pkwy > 5 Miles to I-95 > 12.5 Miles to Downtown



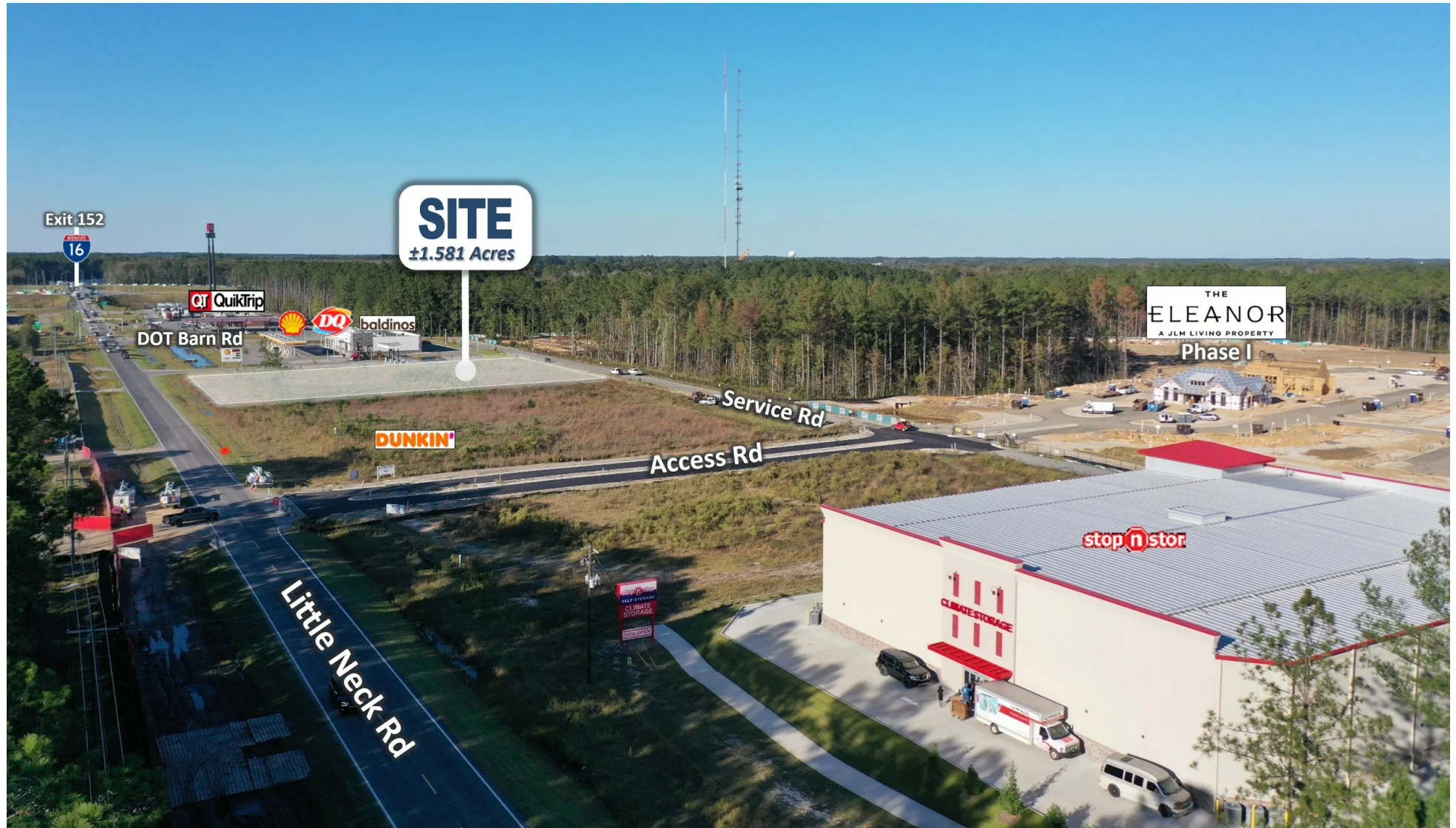
Site Aerial | View South



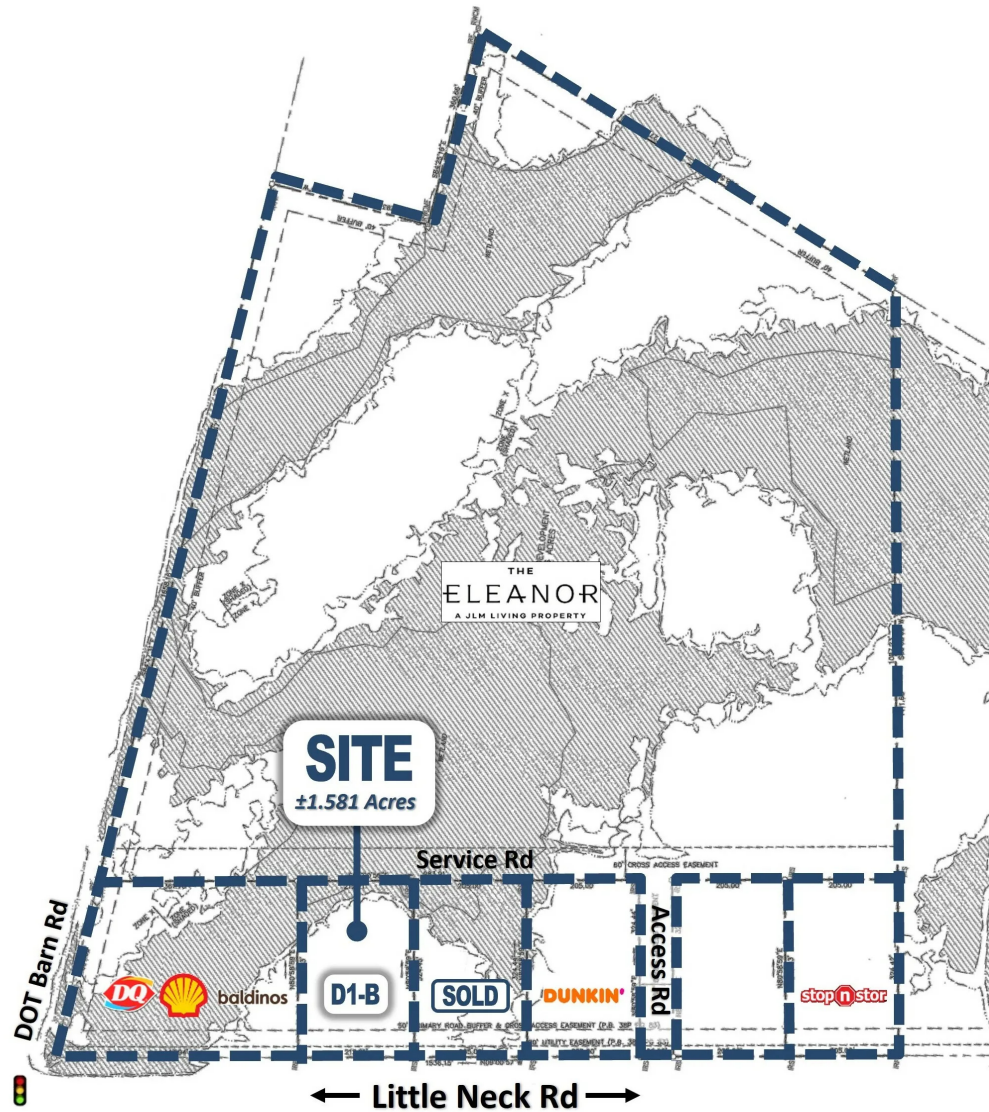
Site Aerial | View North



Site Aerial | View Northeast



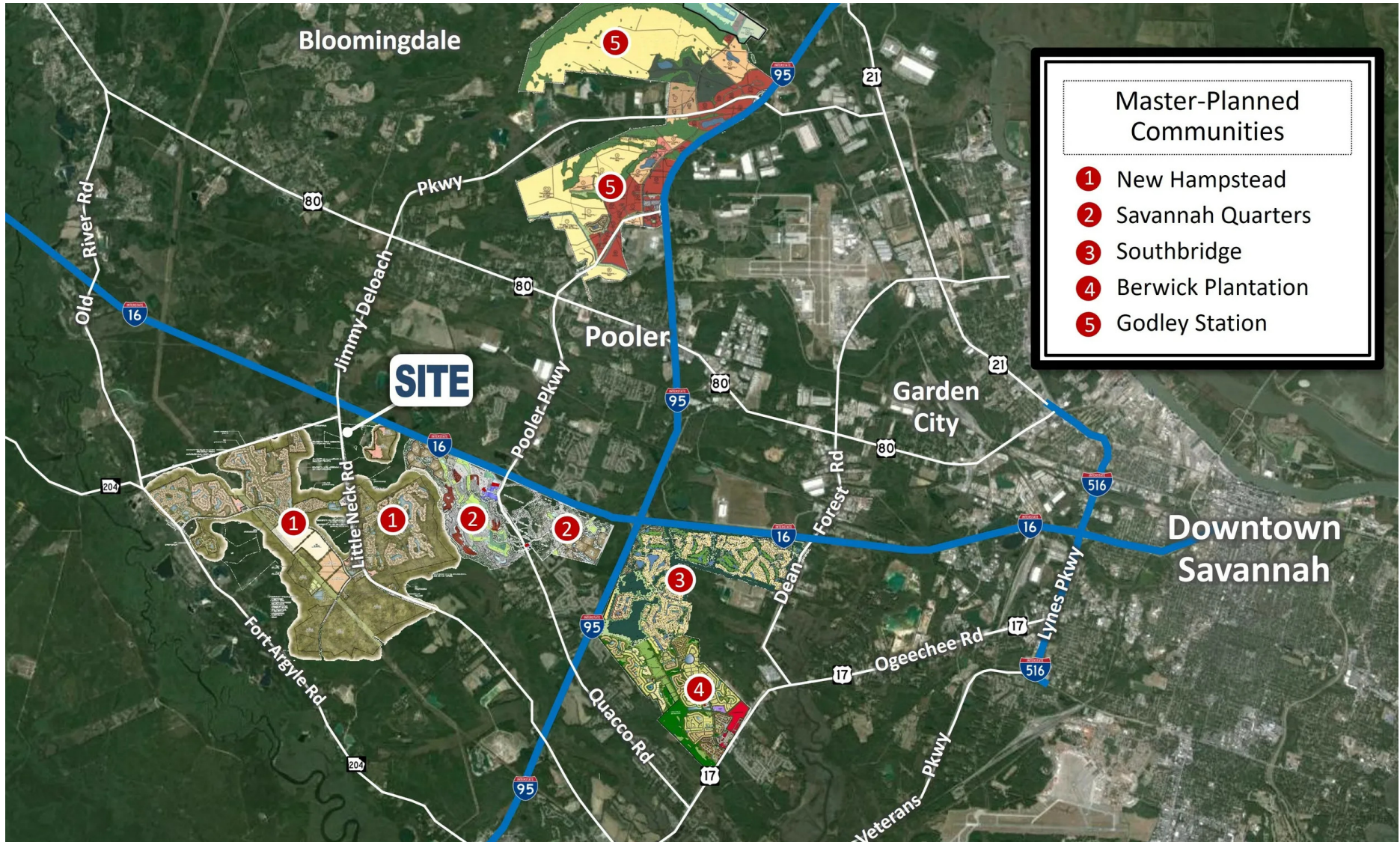
Site Plan



Aerial | New Hampstead



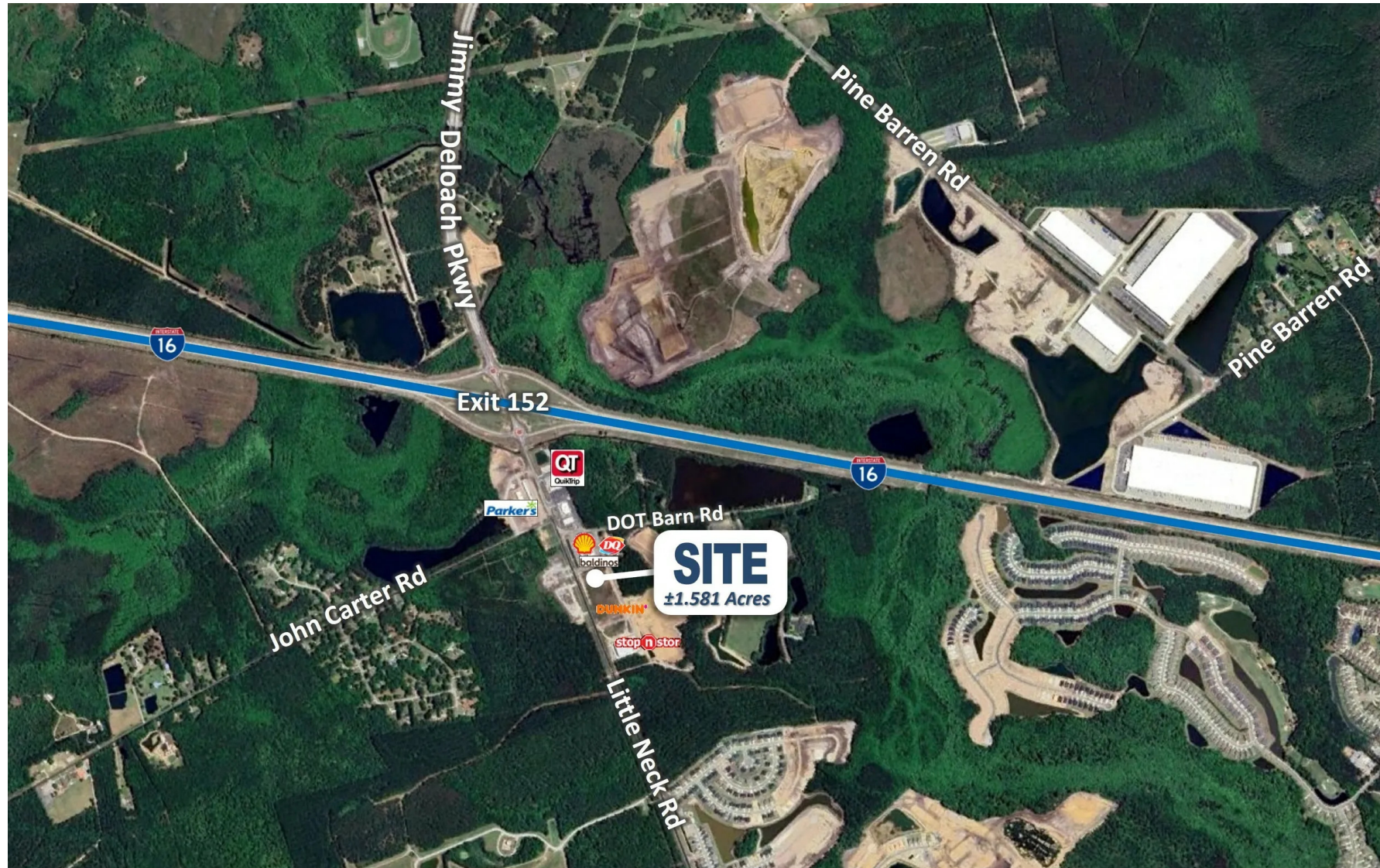
Aerial | Master-Planned Communities



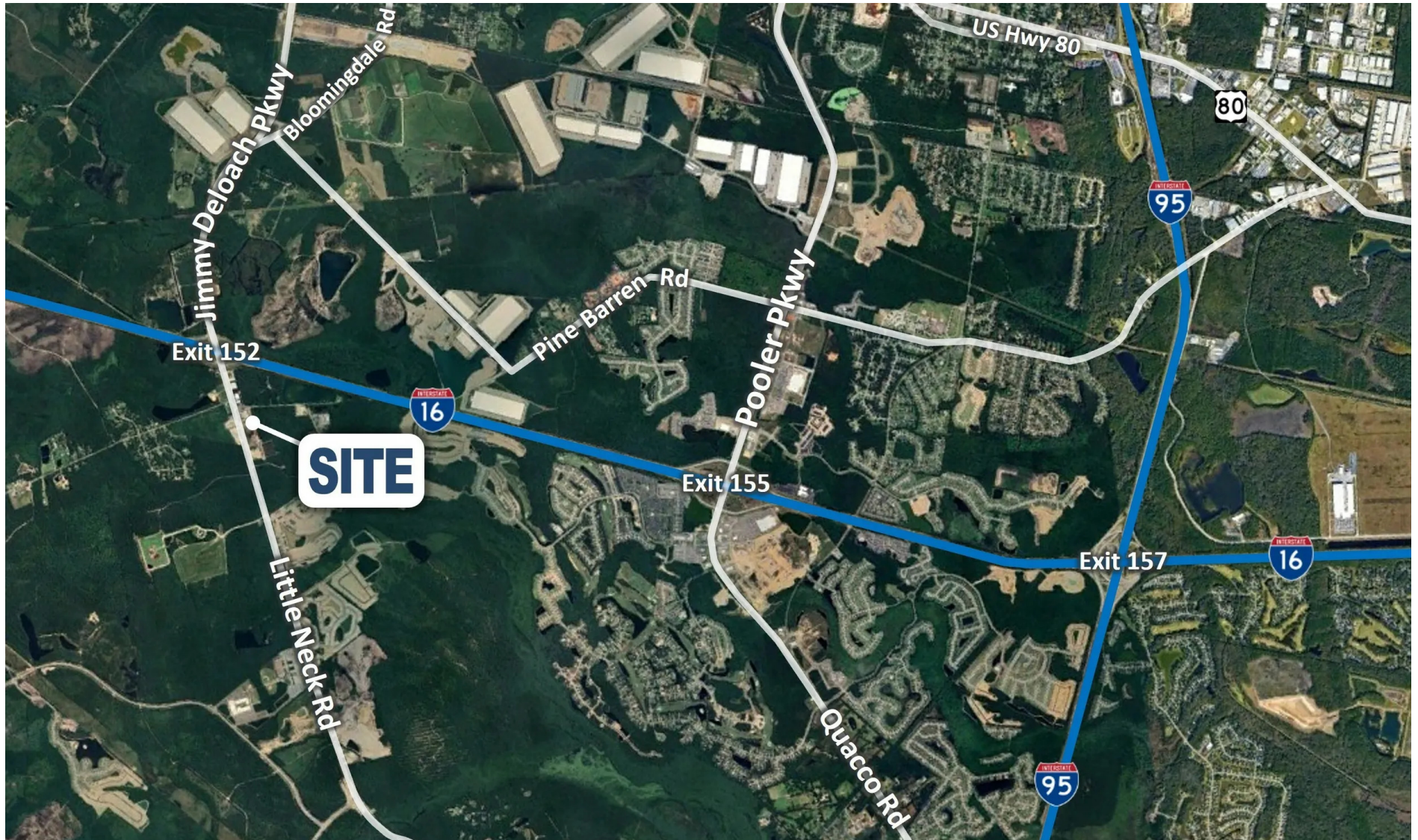
2 LOCATION INFORMATION

Little Neck Road & I-16
Bloomingdale, GA 31302

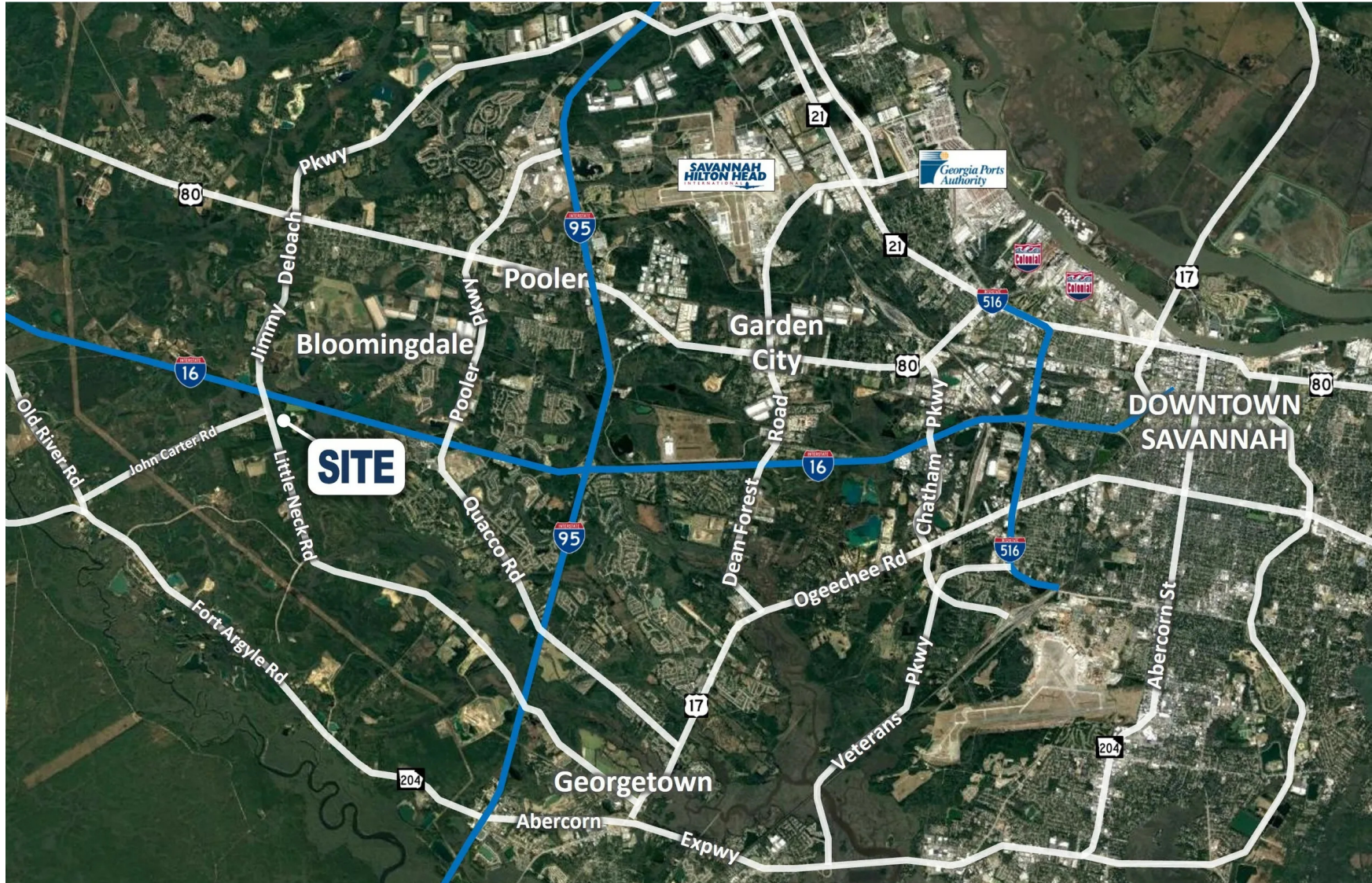
Aerial | I-16



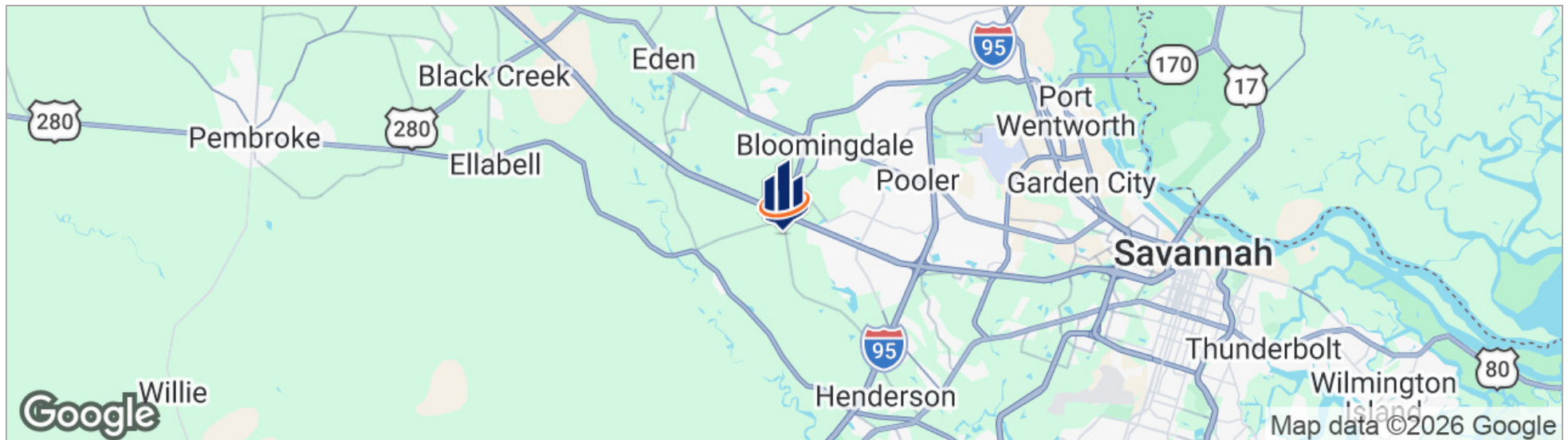
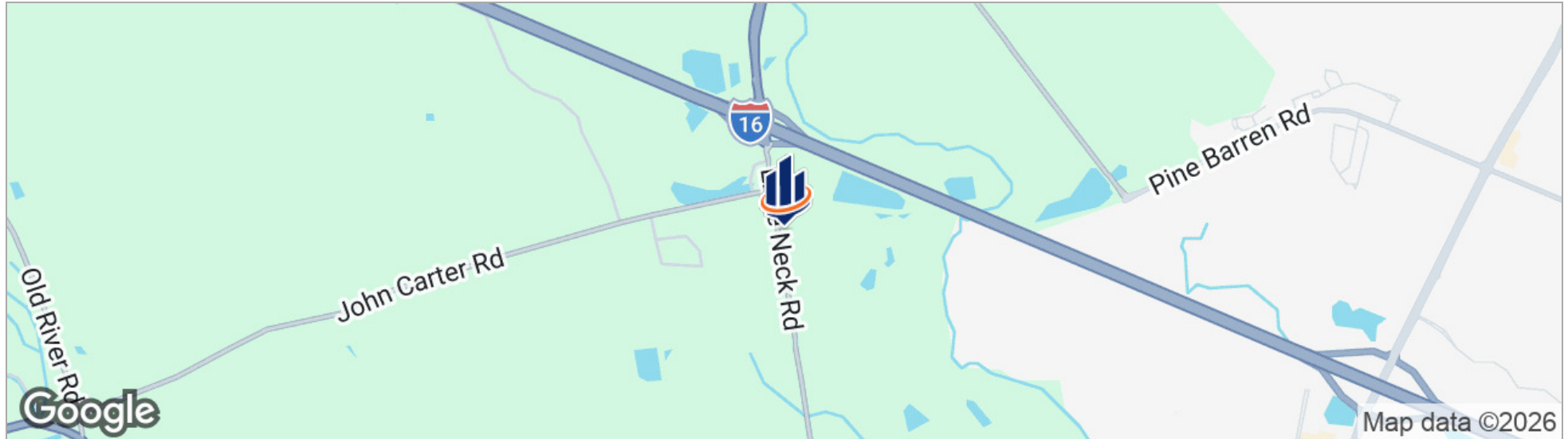
Aerial | I-16 & I-95



Aerial | Savannah MSA



Location Maps

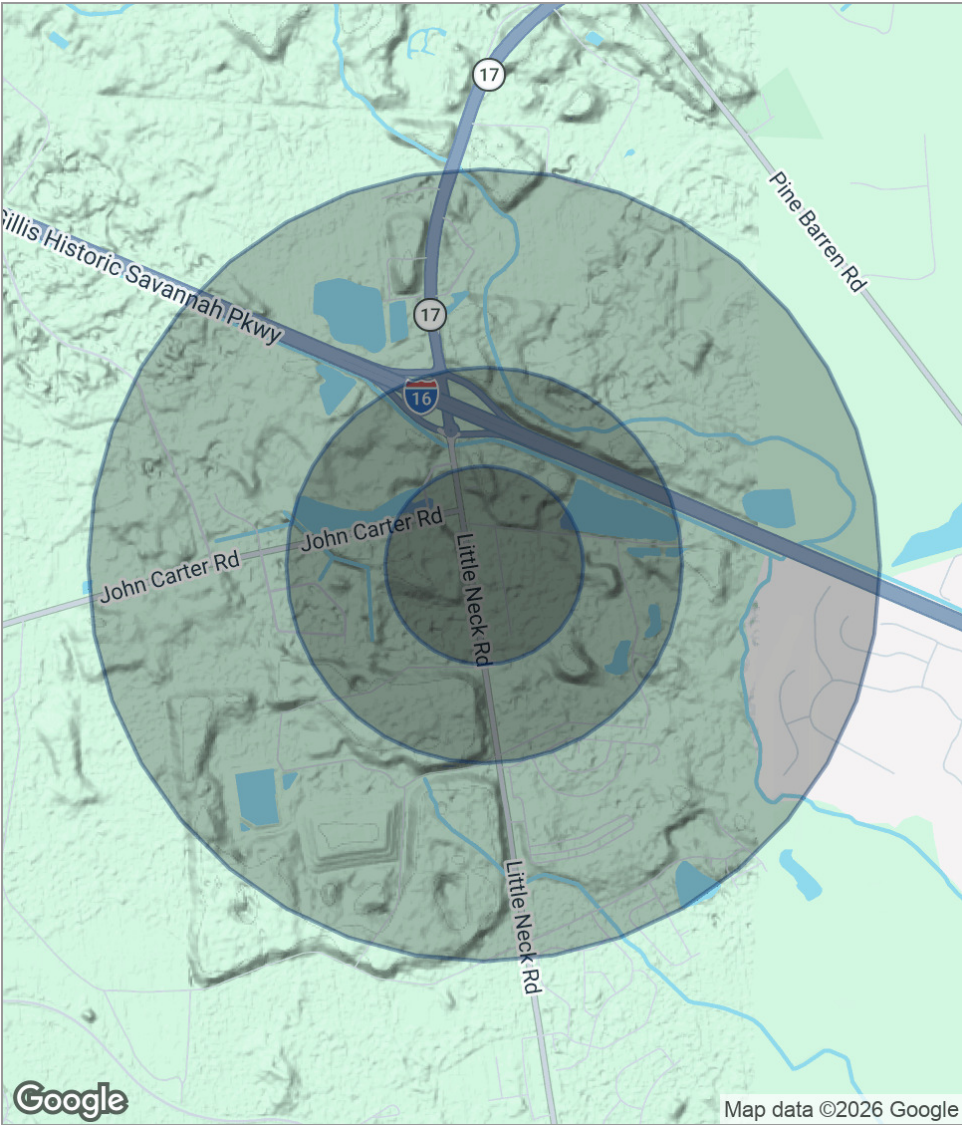


3

DEMOGRAPHICS

Little Neck Road & I-16
Bloomingdale, GA 31302

Demographics Map



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	31	120	470
Median age	50.9	49.4	45.7
Median age [Male]	52.2	50.5	46.3
Median age [Female]	49.5	48.1	44.9
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	12	46	196
# of persons per HH	2.6	2.6	2.4
Average HH income	\$159,482	\$153,480	\$121,291
Average house value	\$567,707	\$546,328	\$458,596

* Demographic data derived from 2020 ACS - US Census



4 ADVISOR BIO & CONTACT

Little Neck Road & I-16
Bloomingdale, 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, 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)

SVN | GASC
svnsavhh.com