

I-95 @ EXIT 94: ±5,101 SF BUILDING ON ±2.588 ACRES LEASE OR GROUND LEASE

580 AL HENDERSON BLVD
SAVANNAH, GA 31419

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1 PROPERTY INFORMATION

580 Al Henderson Blvd
Savannah, GA 31419



Property Summary



OFFERING SUMMARY

Lease Rate [Bldg]:	\$24.50 SF/yr [NNN]
Lease Rate [Parcel]:	\$125,000/yr [NNN]
Estimated RETax & Ins:	\$3.93 SF/yr
Building Size:	5,101 SF
Lot Size:	2.588 Acres
Year Built:	2002
Zoning:	P-B-C
Market:	Savannah
Submarket:	Southside
APN:	11028 01068

PROPERTY OVERVIEW

SVN is pleased to offer a ±2.588-acre property at Exit 94 of I-95 in Southside Savannah. The property is improved with a ±5,101 square foot free-standing commercial building presently operating as a casual restaurant. Available for lease or ground lease, it offers opportunities for continued restaurant use or redevelopment. Property is zoned P-B-C [Planned Community Business] in unincorporated Chatham County, allowing flexibility for a variety of commercial uses, subject to applicable zoning regulations and governmental approvals.

LOCATION OVERVIEW

The property is strategically located at the Northeast quadrant of Exit 94 at I-95 and GA Highway 204 in Southside Savannah. This interchange, known as Gateway, is the southernmost Savannah exit when traveling on I-95. Traffic counts are ±96,550 vehicles per day on I-95 and ±33,500 on GA Highway 204. Gateway features a dense development of hotels, restaurants, retail and services businesses, along with nearby residential communities including the Henderson Golf Course and The Links at Georgetown townhomes. As it flows directly downtown, GA Highway 204 becomes Abercorn Street, an extremely heavy retail corridor that experiences traffic counts of up to 57,000 vehicles per day. Abercorn Street connects residents and tourists with 2 regional malls, Hunter Army Air Field, 3 hospitals, established business and residential communities, the Downtown Historic District and easy access to Savannah's islands and beaches. Continued residential expansion to the west further enhances the area's long-term growth, highlighted by the nearby New Hampstead master-planned community, which is expected to include more than 10,000 residential units at completion.



PROPERTY HIGHLIGHTS

- I-95 @ Exit 94: $\pm 5,101$ SF Building on ± 2.588 Acres | Lease or Ground Lease
- Opportunity for Continued Restaurant Use or Redevelopment
- Zoned P-B-C in Unincorporated Chatham County; Flexibility for a Variety of Commercial Uses
- At NE Quadrant of I-95 & GA Hwy 204 at Gateway with Combined TC of 130,050 VPD
- Hotels, Restaurants, Henderson Golf, Dense Residential Developments and Westward Growth
- GA Hwy 204/Abercorn St Connects Residents and Tourists to Downtown, Islands & Beaches

Site Plan







Aerial | View North

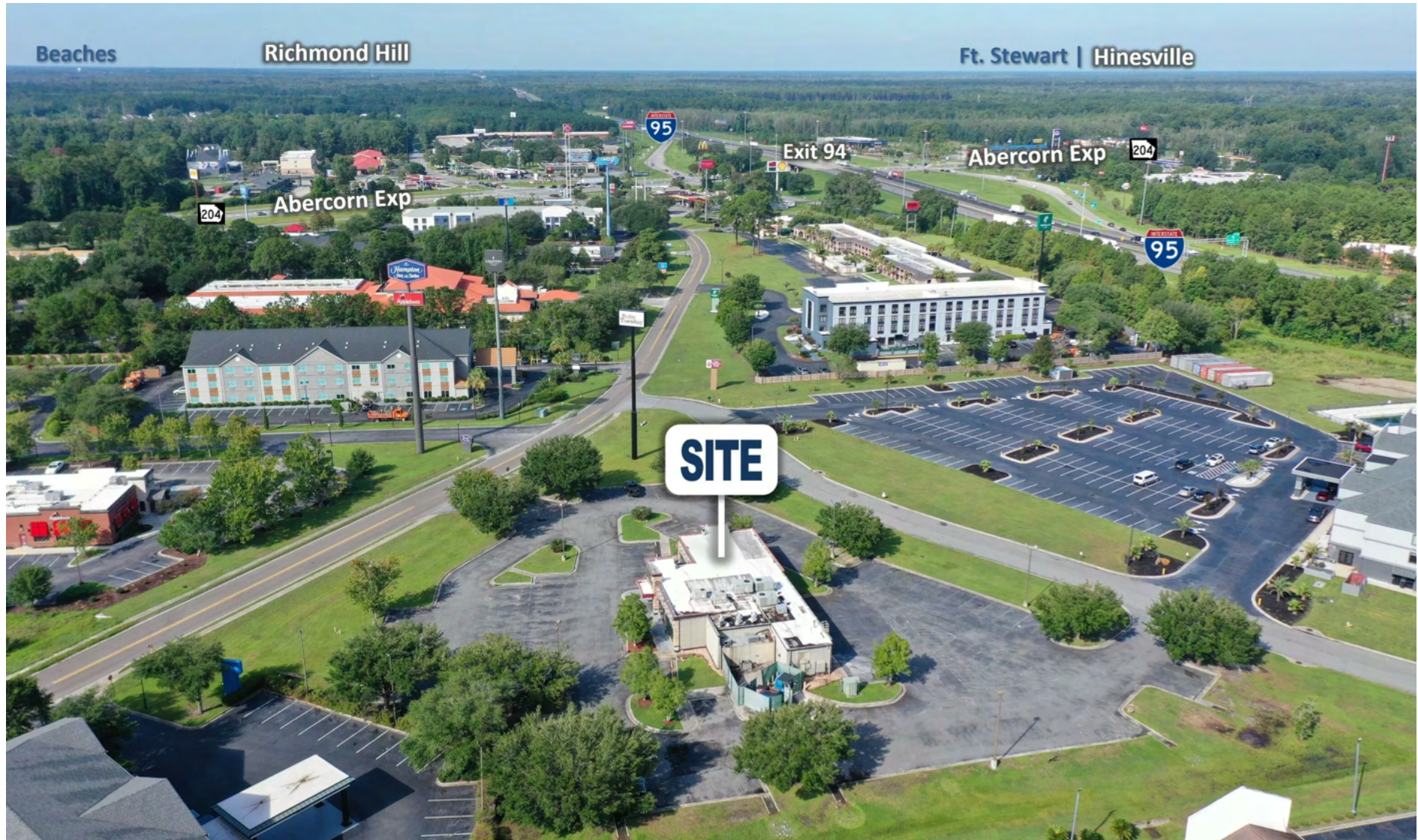


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Aerial | View South



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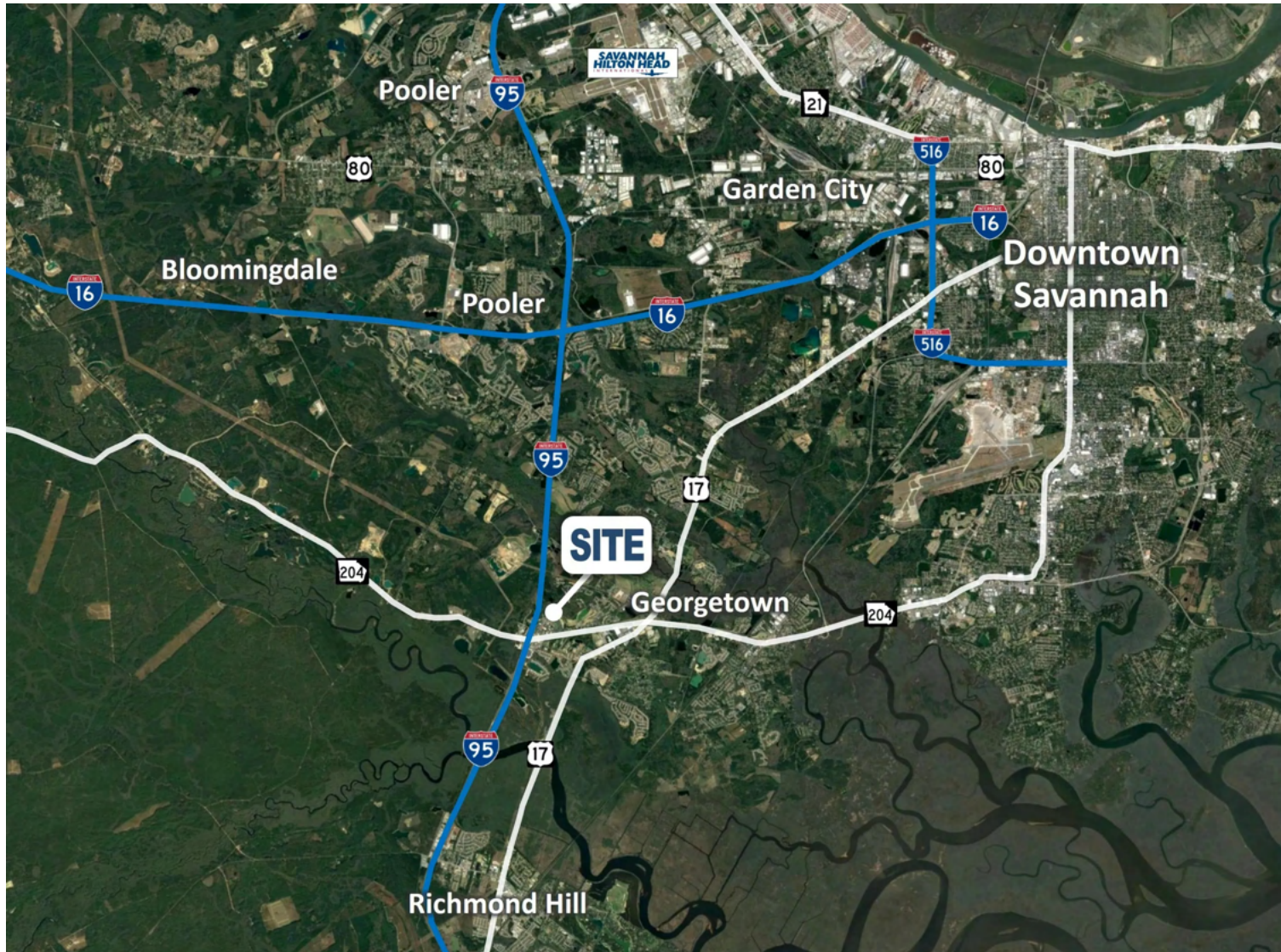
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2 LOCATION INFORMATION

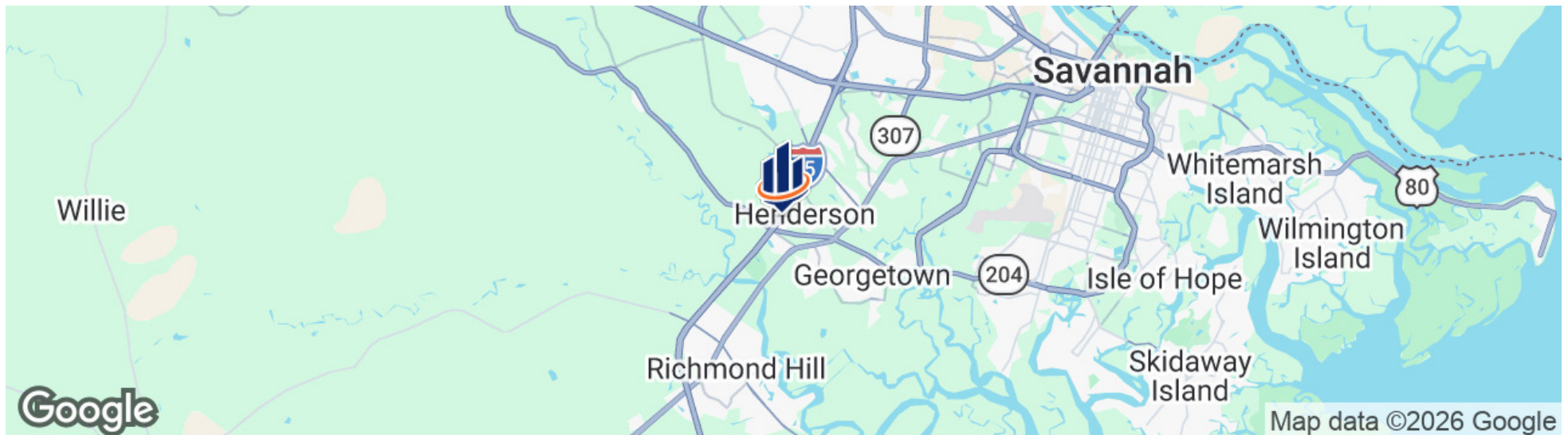
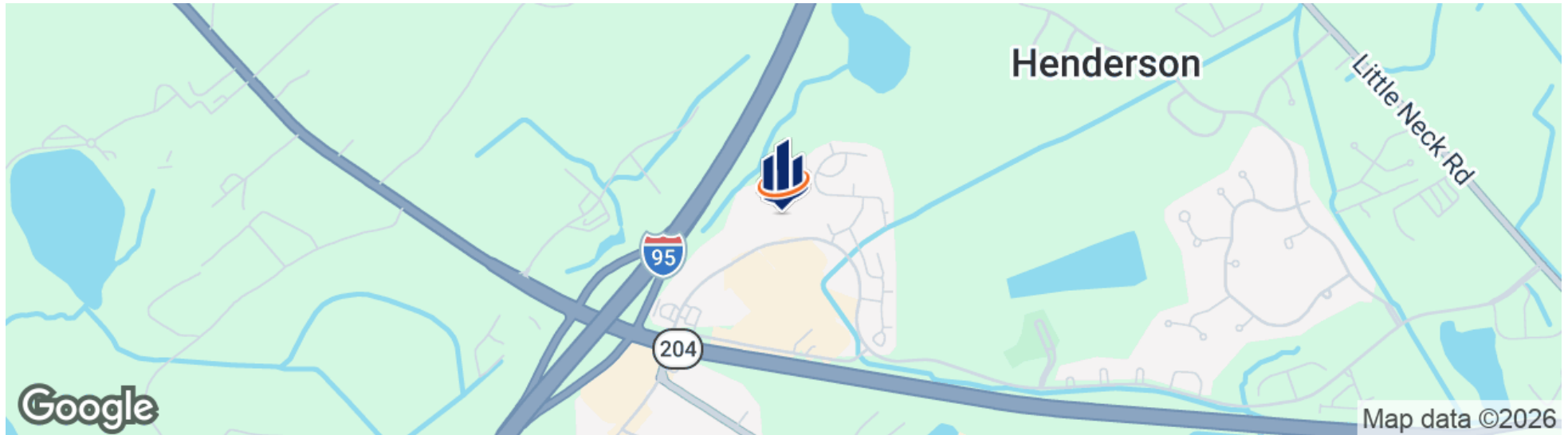
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Location Maps

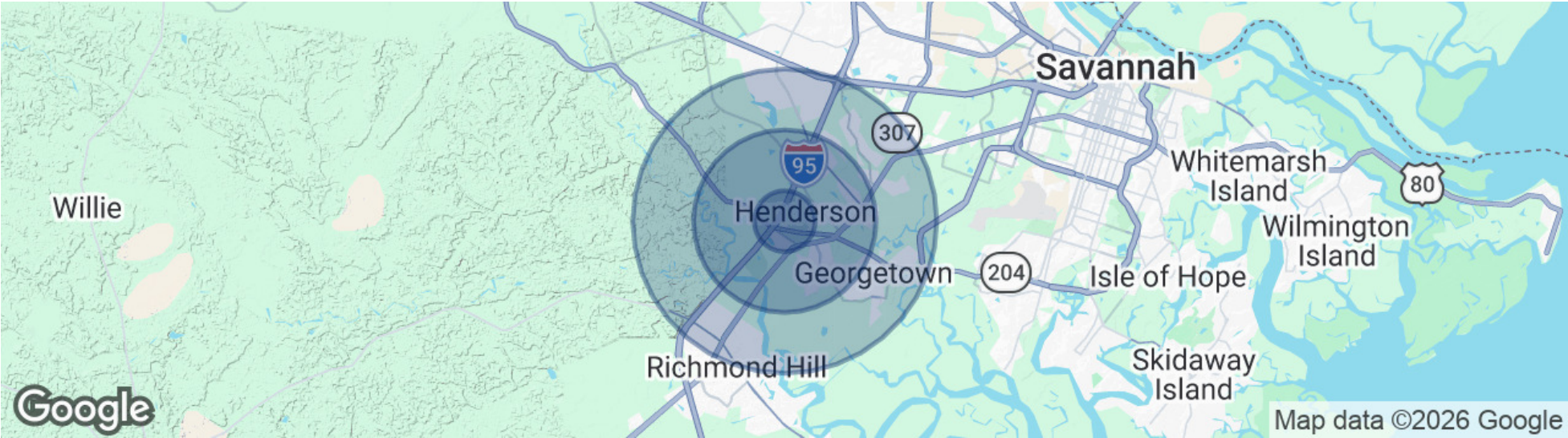


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DEMOGRAPHICS

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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,190	18,443	46,843
Average Age	34.8	35.2	36.2
Average Age [Male]	31.0	32.4	33.9
Average Age [Female]	40.4	38.5	39.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,320	6,654	17,007
# of Persons per HH	2.4	2.8	2.8
Average HH Income	\$94,471	\$88,430	\$104,482
Average House Value	\$278,228	\$239,946	\$281,702

2023 American Community Survey [ACS]

4 ADVISOR BIO & CONTACT

580 Al Henderson Blvd
Savannah, GA 31419



Advisor Bio & Contact



ADAM BRYANT, CCIM, SIOR

Partner

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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)

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