



OFFERING MEMORANDUM

6 Ross Road

Signalized Hard-Corner C-Store & Gas Station Redevelopment Site
Savannah, Georgia | ± 0.78 Acres | $\pm 3,520$ SF Freestanding Building

\$1,000,000

Exclusively Marketed by The Commercial Group | Kim Lyle | 912.484.1330

THE OPPORTUNITY

Executive Summary

The Commercial Group is pleased to present 6 Ross Road — a highly visible ±0.78-acre hard-corner site strategically positioned at the signalized intersection of U.S. Highway 17 and Ross Road in Savannah, Georgia. The property is exceptionally well suited for convenience-store and gas-station development, with the traffic exposure, corner geometry, and dual-frontage access profile that C-store operators actively target. Situated directly across from Zak's Package Shop and within Savannah's established Ross Road industrial and commercial corridor, the site offers strong daily traffic counts and immediate connectivity to the Port of Savannah, Interstate 16, and Interstate 95.

An existing ±3,520 SF freestanding building sits on the site and can support interim income, adaptive reuse, or be removed as part of a new C-store or fuel-station development. Alternative uses include quick-service restaurant, automotive service, retail, office, or support-industrial. Priced at \$1,000,000, 6 Ross Road represents a rare hard-corner redevelopment opportunity in a supply-constrained submarket with proven port-driven demand.

BUILDING AREA	SITE AREA	POSITION	DELIVERY
3,520 SF	0.78 AC	Hard Corner	Vacant

WHY THIS OFFERING

Investment Highlights

Ideal C-Store & Gas Station Site

Hard-corner geometry, generous dual-frontage access, and highway visibility deliver the exact site profile convenience-store and fuel-station operators actively target — with steady port-related and commuter fuel demand along the Ross Road corridor.

Signalized Hard-Corner Location

Positioned at the signalized intersection of U.S. Highway 17 and Ross Road — a rare hard-corner site in a market where prominent corner-commercial parcels seldom trade.

Exceptional Highway Visibility

Direct frontage on U.S. Highway 17 delivers strong daily traffic counts and consistent consumer and commercial vehicle exposure, supporting fuel, retail, quick-service restaurant, or destination-driven users.

Interim-Income & Redevelopment Optionality

Existing ±3,520 SF freestanding building supports interim income, adaptive reuse, or clean-slate redevelopment for a purpose-built C-store, fuel station, QSR, or single-tenant commercial user.

Established Industrial & Commercial Corridor

Within Savannah's established Ross Road submarket, adjacent to manufacturing, distribution, and service tenants — a captive base of workforce and truck traffic driving daily fuel and convenience demand.

Port-Proximate Connectivity

Minutes from the Port of Savannah — the largest single-terminal container facility in North America — with immediate access to U.S. Highway 17, Interstate 16, and Interstate 95.

PROPERTY DETAILS

Property Overview



ADDRESS	6 Ross Road, Savannah, GA
BUILDING AREA	±3,520 SF
SITE AREA	±0.78 Acres
POSITION	Signalized hard corner
FRONTAGE	U.S. Highway 17 & Ross Road
BUILDING TYPE	Freestanding commercial
SUITABLE USES	C-store/gas station, QSR, retail, service, office, support-industrial
NEIGHBOR	Across from Zak's Package Shop
DELIVERY	Vacant
ASKING PRICE	\$1,000,000

Site & Building Description

6 Ross Road comprises a ±0.78-acre corner parcel with a ±3,520 SF freestanding commercial building at the signalized intersection of U.S. Highway 17 and Ross Road. The site's dual-frontage geometry, generous access points, and direct highway exposure make it an exceptional convenience-store and gas-station development opportunity. The existing building supports interim income, adaptive reuse, or removal as part of a new C-store, fuel station, quick-service restaurant, or single-tenant commercial development. Buyers should conduct independent due diligence regarding zoning, permitted uses, utilities, and environmental conditions.

SITE & AERIAL VIEWS

Property Imagery



Aerial view — 6 Ross Road corner parcel within the Ross Road commercial and industrial corridor.



Site plan — parcel boundary at Ogeechee Rd / Ross Rd



Street view — freestanding building along Ross Road

LOCATION & MARKET

Savannah Commercial Corridor

6 Ross Road is positioned within Savannah's established Ross Road industrial and commercial corridor — an area anchored by manufacturing, distribution, service-commercial, and port-support tenants. The property benefits from direct highway visibility and immediate connectivity to U.S. Highway 17, Interstate 16, and Interstate 95, providing seamless access to the Port of Savannah's Garden City and Ocean Terminals, the Savannah/Hilton Head International Airport, and the broader Southeast logistics network.

The Port of Savannah is the largest single-terminal container facility in North America and has consistently ranked among the fastest-growing U.S. container ports. Sustained port-driven demand has translated into strong commercial activity along Ross Road, supporting owner-users, small-business operators, and value-add investors positioned in the corridor.

PORT OF SAVANNAH Minutes to Garden City Terminal	INTERSTATE ACCESS U.S. 17, I-16, I-95	AIRPORT Savannah/Hilton Head Intl.
POSITION Signalized hard corner	NEIGHBOR Across from Zak's Package Shop	SUBMARKET Established Ross Road corridor

EXCLUSIVELY MARKETING BY

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For additional information, tours, or offer submission, please contact Kim Lyle directly.

Confidentiality & Disclaimer

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