

## OFFICE BUILDING FOR SALE



### PROPERTY DESCRIPTION

The property has been meticulously renovated and designed in a compound style complex. The office/retail building is designed with a showroom and small offices and includes a portion of the building that is designed as a two bedroom apartment with full kitchen and living area. This portion has a separate entrance and can be "locked out" from the main area or can be used as part of the overall plan.

The property is fully fenced and has an electronic remote controlled gate for absolute control of access after hours or holidays. The property is fully wired and equipped with video surveillance adding to the value. The rear yard has a second level of wood slate fencing along with high grade chain link fencing with black fabric privacy controls. The large yard area has a storage building with a roll up door and a smaller block storage building.

The front area is paved with fifteen (15) marked parking spaces including the required handicap parking. The interior of the property was renovated with high end finishes and is ADA compliant with restrooms, ramps, etc.

Overall, this one of a kind property has potential for many

### PROPERTY HIGHLIGHTS

- Meticulously renovated in 2010
- Paved and marked parking lot is in excellent condition
- Peace of mind with decorative metal fencing & remote controlled gate
- Possible 2 room apartment or use as office space
- Large, fenced utility yard has many uses
- Outdoor metal storage building with drive in overhead door

### OFFERING SUMMARY

Sale Price:	\$550,000
Lot Size:	0.67 Acres
Building Size:	3,700 SF

**RYAN T. SCHNEIDER, CCIM**

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THE REMODELING DEPOT COMPLEX  
11911 MIDDLEGROUND ROAD, SAVANNAH, GA 31419

## OFFICE BUILDING FOR SALE



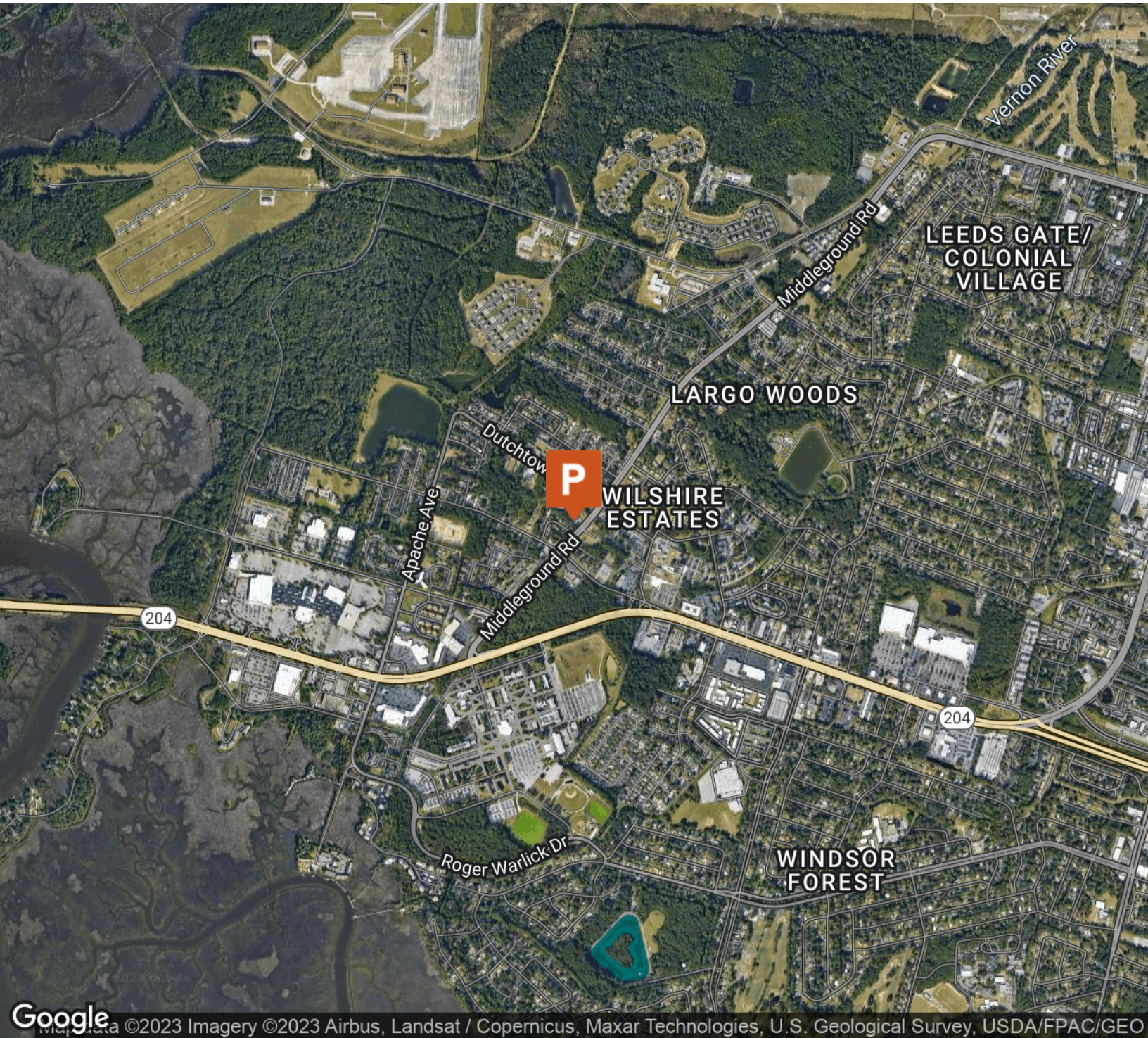
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**PIER**  
COMMERCIAL REAL ESTATE



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## Executive Summary

11911 Middleground Rd, Savannah, Georgia, 31419  
Rings: 1, 3, 5 mile radii

Prepared by Ryan T. Schneider, CCIM

Latitude: 31.98715  
Longitude: -81.15928

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	9,123	35,633	79,056
2010 Population	9,478	35,632	81,757
2018 Population	10,063	37,465	87,450
2023 Population	10,489	38,892	91,331
2000-2010 Annual Rate	0.38%	0.00%	0.34%
2010-2018 Annual Rate	0.73%	0.61%	0.82%
2018-2023 Annual Rate	0.83%	0.75%	0.87%
2018 Male Population	44.7%	47.1%	47.8%
2018 Female Population	55.3%	52.9%	52.2%
2018 Median Age	31.2	33.1	34.3

In the identified area, the current year population is 87,450. In 2010, the Census count in the area was 81,757. The rate of change since 2010 was 0.82% annually. The five-year projection for the population in the area is 91,331 representing a change of 0.87% annually from 2018 to 2023. Currently, the population is 47.8% male and 52.2% female.

### Median Age

The median age in this area is 31.2, compared to U.S. median age of 38.3.

### Race and Ethnicity

2018 White Alone	44.0%	44.6%	47.1%
2018 Black Alone	42.2%	42.8%	42.1%
2018 American Indian/Alaska Native Alone	0.2%	0.3%	0.3%
2018 Asian Alone	4.6%	4.1%	3.4%
2018 Pacific Islander Alone	0.2%	0.3%	0.2%
2018 Other Race	4.9%	4.2%	3.6%
2018 Two or More Races	3.9%	3.8%	3.3%
2018 Hispanic Origin (Any Race)	11.8%	10.2%	8.4%

Persons of Hispanic origin represent 8.4% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 66.1 in the identified area, compared to 64.3 for the U.S. as a whole.

### Households

2000 Households	3,883	14,344	30,995
2010 Households	3,642	14,237	32,245
2018 Total Households	3,864	14,888	34,260
2023 Total Households	4,042	15,445	35,723
2000-2010 Annual Rate	-0.64%	-0.07%	0.40%
2010-2018 Annual Rate	0.72%	0.54%	0.74%
2018-2023 Annual Rate	0.90%	0.74%	0.84%
2018 Average Household Size	2.27	2.41	2.45

The household count in this area has changed from 32,245 in 2010 to 34,260 in the current year, a change of 0.74% annually. The five-year projection of households is 35,723, a change of 0.84% annually from the current year total. Average household size is currently 2.45, compared to 2.43 in the year 2010. The number of families in the current year is 20,849 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

June 24, 2019

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<b>Median Household Income</b>			
2018 Median Household Income	\$41,609	\$45,749	\$47,606
2023 Median Household Income	\$46,150	\$50,408	\$51,448
2018-2023 Annual Rate	2.09%	1.96%	1.56%
<b>Average Household Income</b>			
2018 Average Household Income	\$51,506	\$59,023	\$62,493
2023 Average Household Income	\$57,625	\$66,244	\$69,782
2018-2023 Annual Rate	2.27%	2.34%	2.23%
<b>Per Capita Income</b>			
2018 Per Capita Income	\$22,657	\$24,366	\$25,360
2023 Per Capita Income	\$24,954	\$27,160	\$28,082
2018-2023 Annual Rate	1.95%	2.19%	2.06%

Current median household income is \$47,606 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$51,448 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$62,493 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$69,782 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$25,360 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$28,082 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	4,223	15,530	33,408
2000 Owner Occupied Housing Units	1,712	7,086	17,722
2000 Renter Occupied Housing Units	2,171	7,258	13,272
2000 Vacant Housing Units	340	1,186	2,414
2010 Total Housing Units	4,232	16,254	36,059
2010 Owner Occupied Housing Units	1,663	6,722	17,187
2010 Renter Occupied Housing Units	1,979	7,515	15,058
2010 Vacant Housing Units	590	2,017	3,814
2018 Total Housing Units	4,447	16,958	38,241
2018 Owner Occupied Housing Units	1,593	6,445	16,943
2018 Renter Occupied Housing Units	2,271	8,443	17,317
2018 Vacant Housing Units	583	2,070	3,981
2023 Total Housing Units	4,657	17,603	39,913
2023 Owner Occupied Housing Units	1,731	6,867	18,110
2023 Renter Occupied Housing Units	2,312	8,578	17,612
2023 Vacant Housing Units	615	2,158	4,190

Currently, 44.3% of the 38,241 housing units in the area are owner occupied; 45.3%, renter occupied; and 10.4% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 36,059 housing units in the area - 47.7% owner occupied, 41.8% renter occupied, and 10.6% vacant. The annual rate of change in housing units since 2010 is 2.65%. Median home value in the area is \$177,519, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 2.17% annually to \$197,642.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

June 24, 2019