

+/- 16,872 SF RETAIL SPACE/ROOM: LEASE/SALE

2974 NORTHSIDE DRIVE
STATESBORO, GA 30458

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1 PROPERTY INFORMATION

2974 Northside Drive
Statesboro, GA 30458

Property Summary



OFFERING SUMMARY

Sale Price:	\$1,350,000
Lot Size:	1.585 Acres
Year Built:	2011
Building Size:	16,872 SF
Zoning:	PUD-CR
Market:	Statesboro
Price / SF:	\$80.01

PROPERTY OVERVIEW

SVN is pleased to offer a +/- 16,872 square foot free-standing building for sale or lease. The building, which is situated on +/-1.585 acres fronting Northside Drive [US Hwy 80], was constructed in 2011 for a Fred's retail discount store. The main entrance to the building opens into a conditioned 114' x 132' showroom with a wide open floor plan, 18' ceiling height and exposed ceilings throughout. In addition to the showroom area, the premises has a 16'x 57' alcove display area and a 16' x 57' receiving/storage area for inventory, offering a double-door providing access to a covered walkway directly to the loading dock and ramp. Other amenities include a front office and customer restrooms, as well as a breakroom and restroom in the receiving area. The property has been well-maintained and there are 51 paved parking spaces for customers. Zoning is PUD-CR, which allows for a variety of commercial uses.

LOCATION OVERVIEW

The property is located within the central business district of Statesboro, Georgia. Statesboro has developed a unique culture, common in many college cities, that coexists with over 29,000 Georgia Southern University and Ogeechee Technical College students in creating an art scene, music scene and intellectual environment. It is home to numerous restaurants, bars, live music venues, bookstores and coffee shops that cater to its creative college town climate. In addition to higher learning, Statesboro is a regional trade center for commerce, healthcare and agriculture, which continues to drive rapid economic growth in commercial/retail expansion and residential developments.

Complete Highlights

SALE HIGHLIGHTS

- +/- 16,872 SF for Sale/Lease
- +/- 1.585 acres fronting Northside Drive/US Hwy 80
- Former Fred's: Showroom, Warehouse with Break, Office, Restrooms
- 18' ceiling height; Covered Walkway to Loading Dock
- 51 Paved Parking Spaces; Well-Maintained
- Heart of Statesboro; Continued Economic Growth



Additional Photos

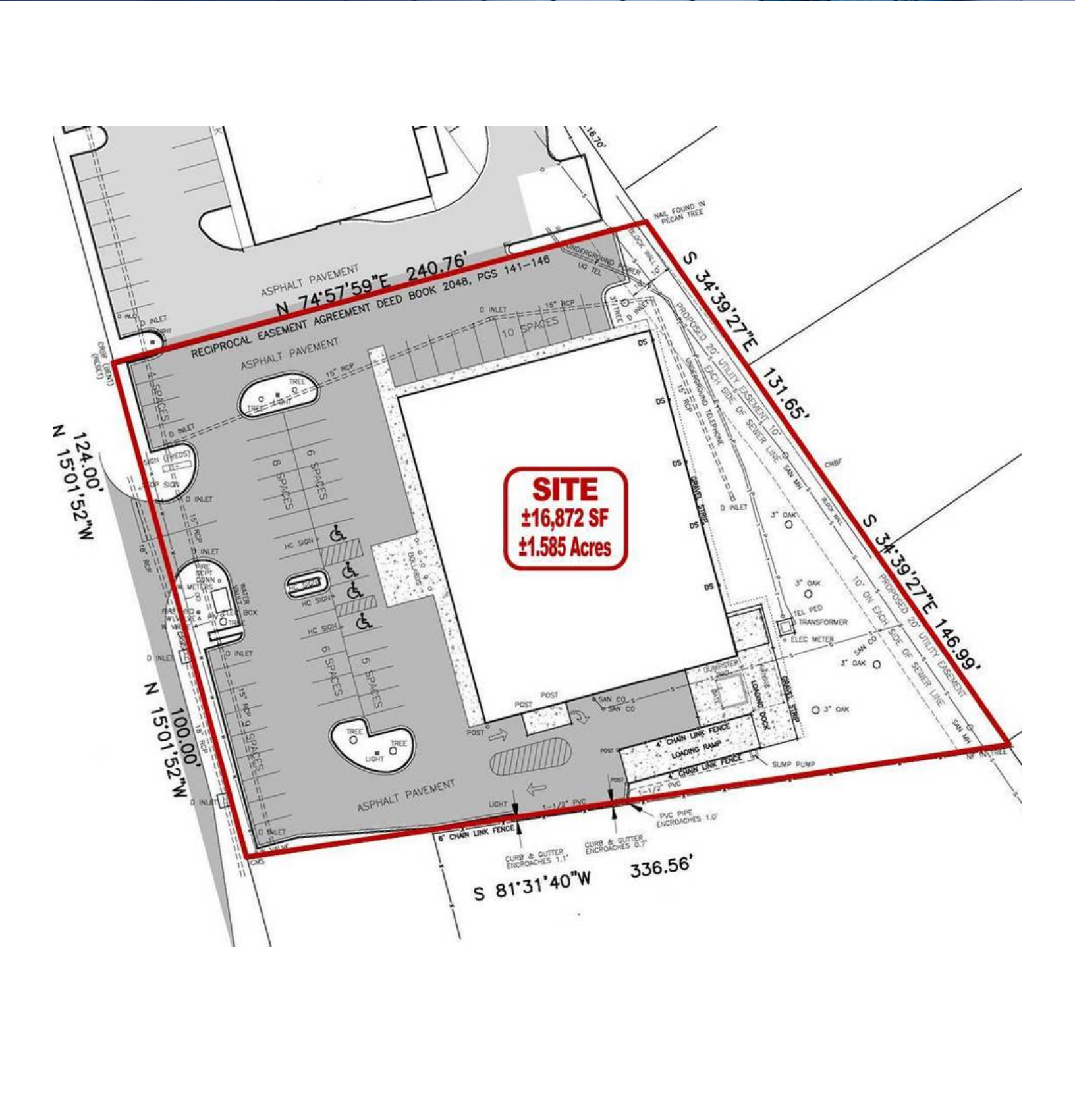


Additional Photos





Site Plan



2 LOCATION INFORMATION

2974 Northside Drive
Statesboro, GA 30458

Site Aerial



Site Aerial



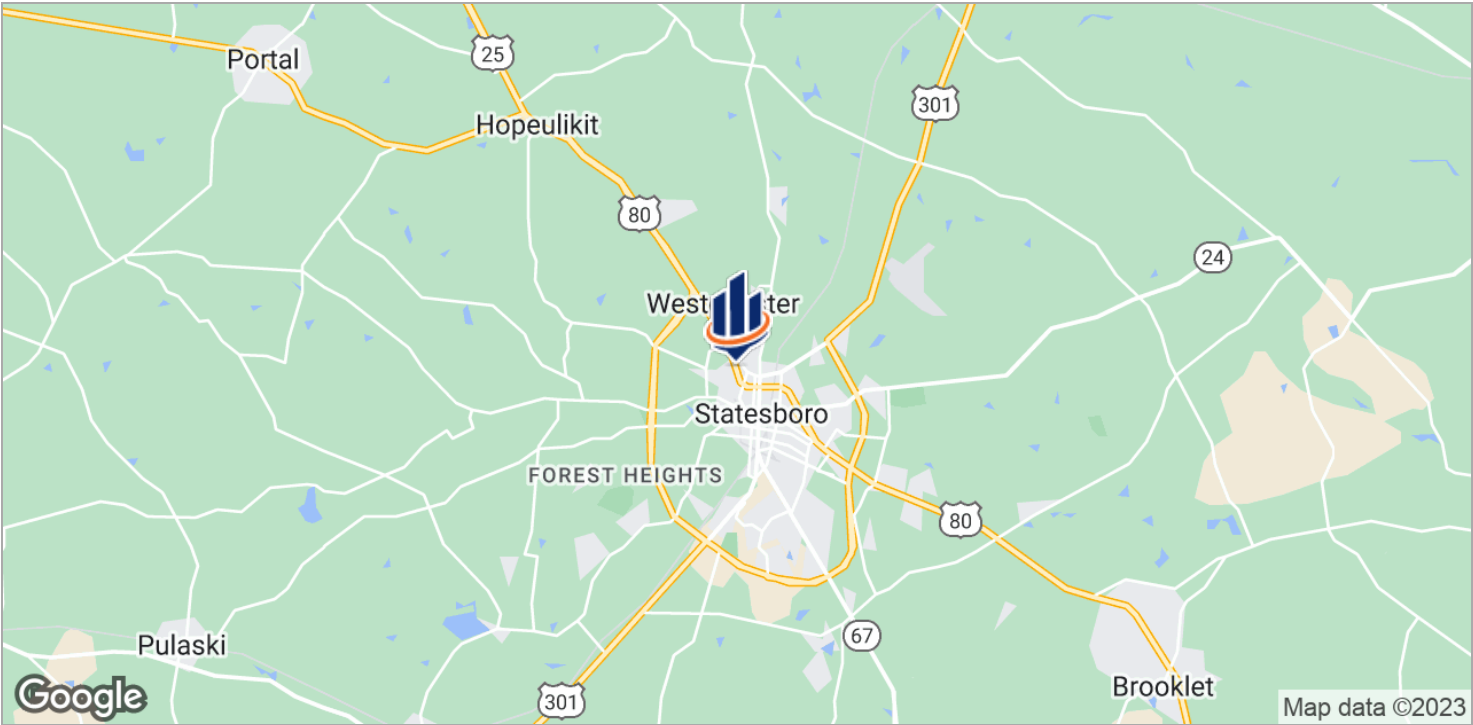
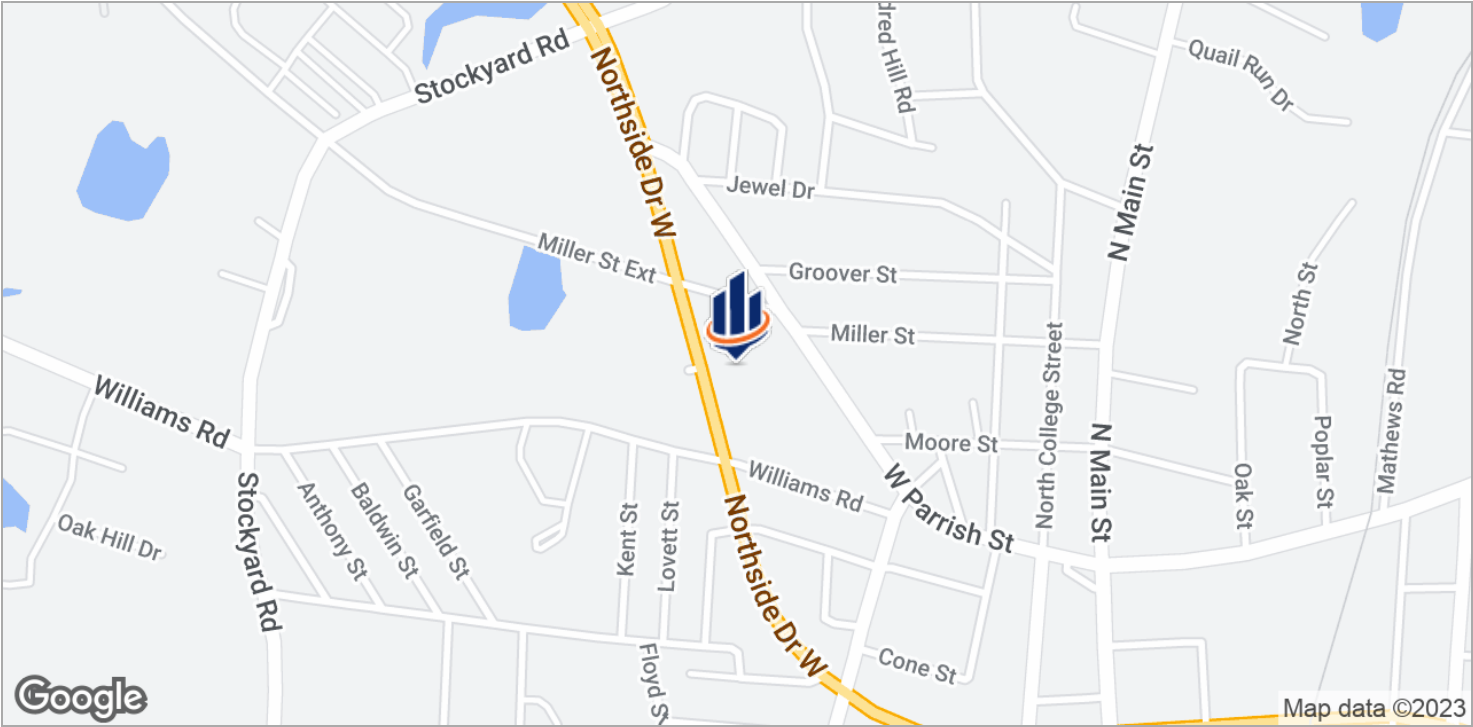
Local Aerial



Regional Aerial



Location Maps

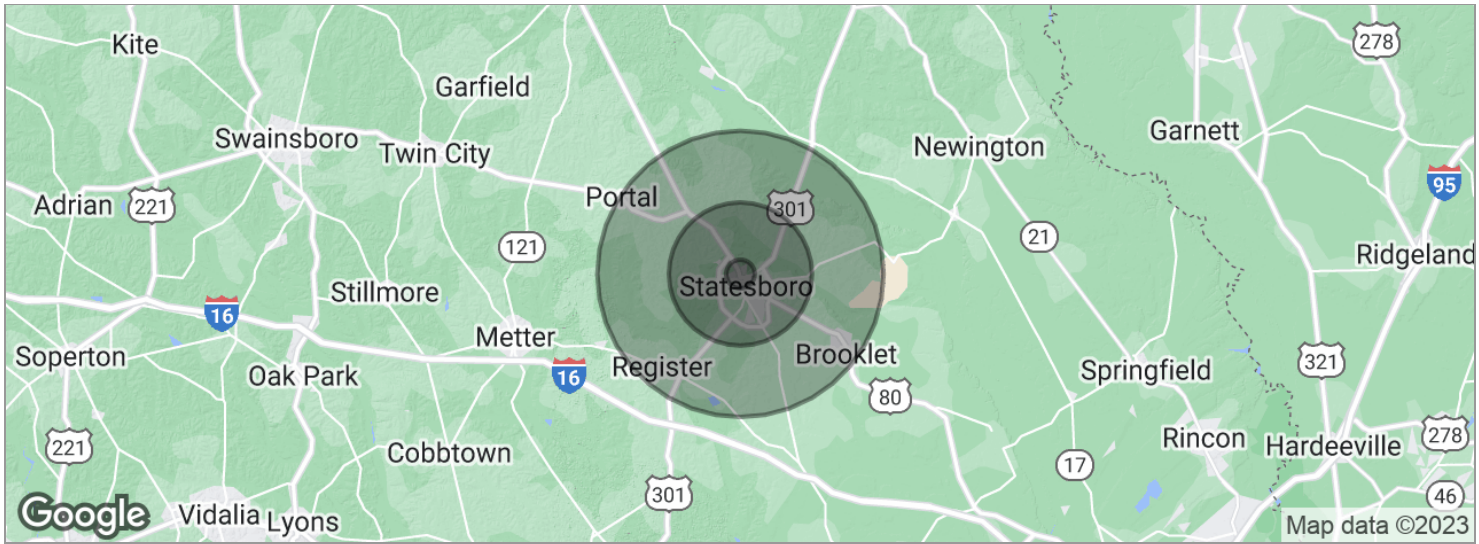


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DEMOGRAPHICS

2974 Northside Drive
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Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	831	34,412	55,547
Median age	31.9	26.0	28.9
Median age [Male]	31.4	26.5	29.1
Median age [Female]	33.7	26.3	29.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	335	11,674	19,715
# of persons per HH	2.5	2.9	2.8
Average HH income	\$47,411	\$37,714	\$44,900
Average house value	\$185,051	\$182,092	\$189,436

* Demographic data derived from 2020 ACS - US Census

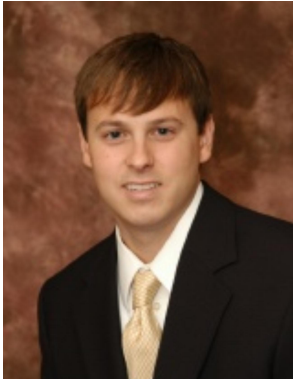
4 ADVISOR BIO

2974 Northside Drive
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Advisor Bio & Contact

ADAM BRYANT, CCIM, SIOR

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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 in Savannah, Georgia and surrounding areas including Pooler.

Bryant earned a Master of Business Administration as well as a Bachelor of Business Administration from Georgia Southern University. In addition, he has completed the Certified Commercial Investment Member [CCIM] designation by the CCIM Institute, one of the leading commercial real estate associations in the world. The CCIM designation is awarded to commercial real estate professionals upon successful completion of a graduate-level education curriculum and presentation of a portfolio of qualifying industry experience.

Since joining SVN | GASC in 2006, Bryant has completed more than \$250 million in transaction volume and is a multi-year recipient of the SVN Partner's Circle Award in recognition of outstanding sales while being ranked in the Top 5 producers in the nation of completed transactions at SVN out of more than 1,500 Advisors.

Bryant also served as President for the Savannah / Hilton Head Realtors Commercial Alliance [RCA] Board.

EDUCATION

- Master of Business Administration [MBA] - Georgia Southern University
- Bachelor of Business Administration [BBA] - Georgia Southern University

MEMBERSHIPS & AFFILIATIONS

Certified Commercial Investment Member [CCIM]
Society of Industrial and Office Realtors [SIOR]



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