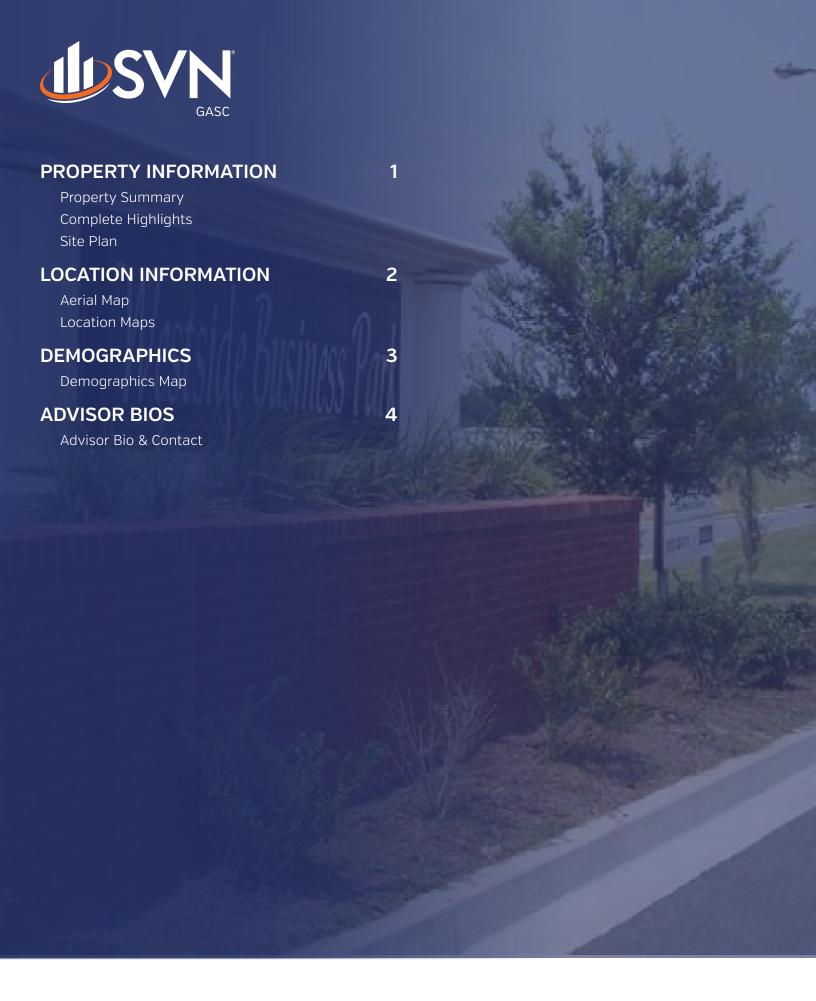
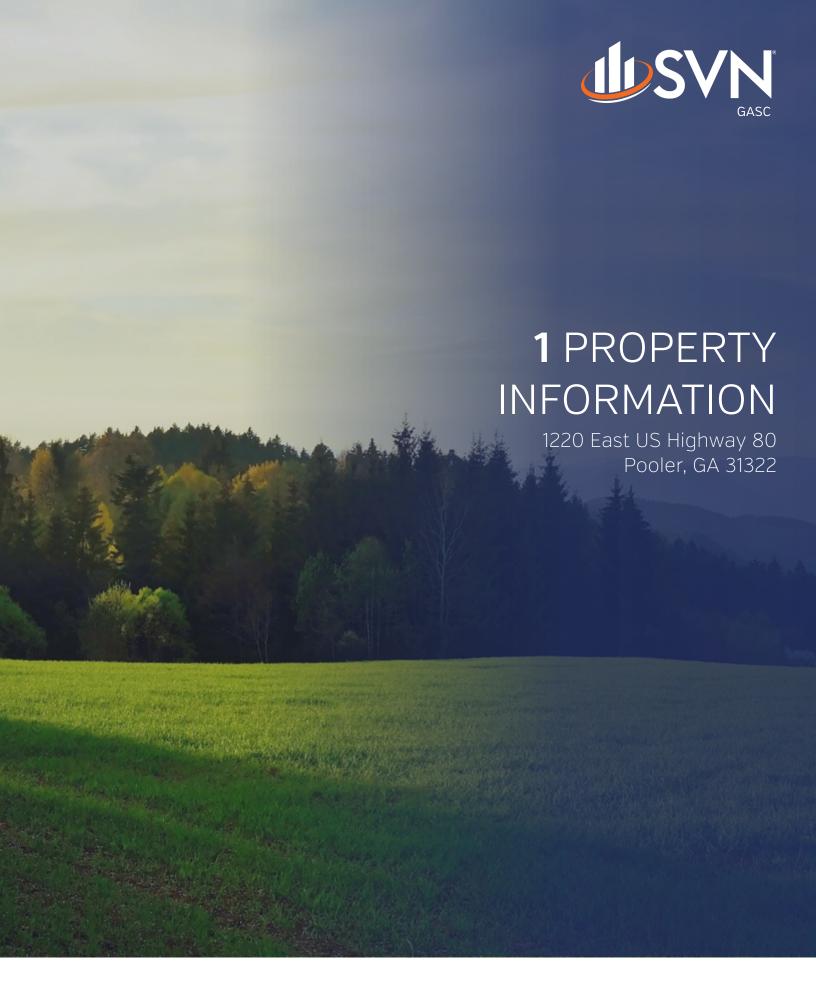


WESTSIDE BUSINESS P

1220 EAST US HIGHWAY 80 POOLER, GA 31322







Property Summary



OFFERING SUMMARY

Sale Price: \$499,000

Lot Size: 1.4 Acres

Zoning: C-2

Market: Savannah

Submarket: Pooler

Price / SF: \$8.18

PROPERTY OVERVIEW

SVN is pleased to offer Lot 5 within Westside Business Park, which is +/-1.4 acres in size with frontage along Highway 80. Westside Business Park offers common detention that will allow for more usable acres, a paved interior road and infrastructure in place, as well as city water and sewer at the site. The site is accessed via Highway 80 or Columbia Drive. Present zoning is C-2, which is a heavy commercial zoning that allows for many uses.

LOCATION OVERVIEW

Located in Westside Business Park on Highway 80 in Pooler, which is approximately 1 mile east of I-95 at Exit 102 and just west of Pine Barren Road. Its central location provides quick access to many areas of Savannah via major area thoroughfares including I-95, I-16, GA Highway 21, Dean Forest Road and Chatham Parkway. It is less than 2 miles from the Savannah/Hilton Head International Airport and several major employers, such as Gulfstream, JCB, Coca Cola and Mitsubishi are located nearby.

Complete Highlights

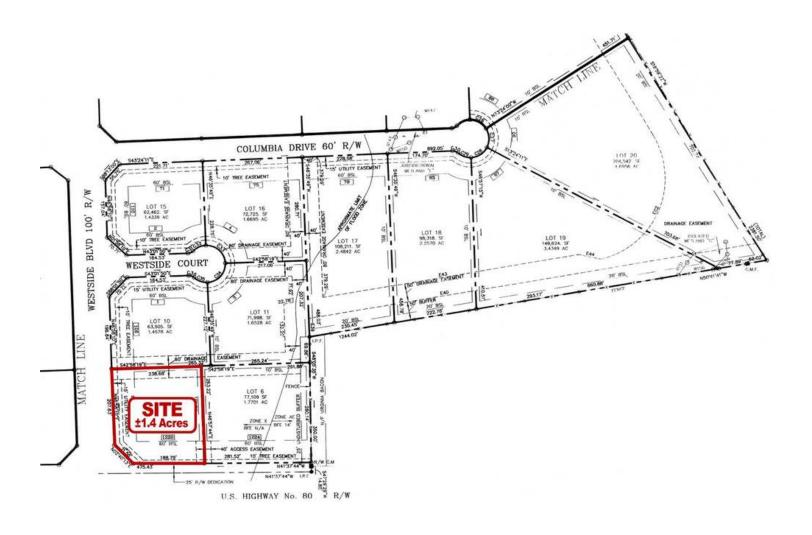
SALE HIGHLIGHTS

- +/- 1.4 acres (Lot 5)
- Highway 80 Frontage
- C-2 (Heavy Commercial) Zoning
- Common Detention; Utilities to site; Roads in place
- Accessed via Highway 80 or Columbia Drive
- Located within 1 mile of I-95





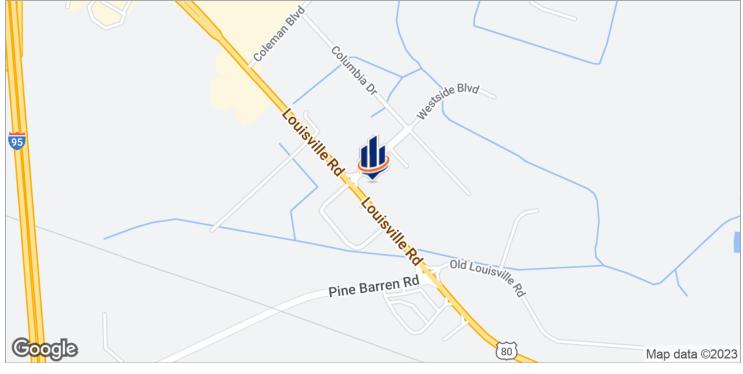


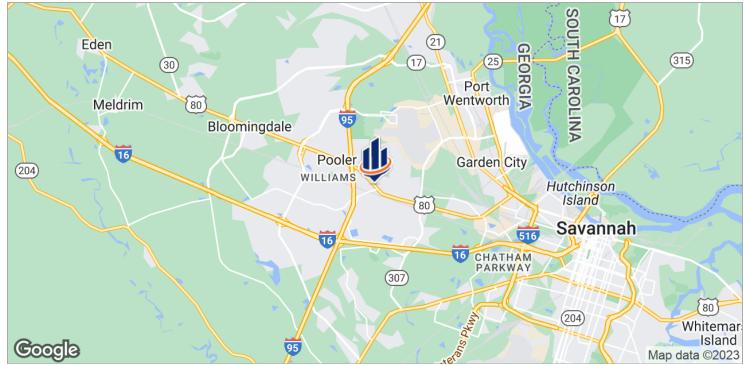






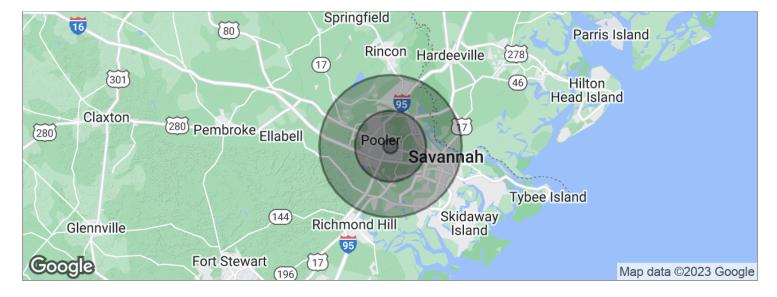








Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,706	36,117	160,656
Median age	33.0	32.9	32.9
Median age (Male)	32.4	33.3	32.2
Median age (Female)	33.6	32.7	33.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
HOUSEHOLDS & INCOME Total households	1 MILE 594	5 MILES 13,038	10 MILES 60,620
Total households	594	13,038	60,620

^{*} Demographic data derived from 2020 ACS - US Census



Advisor Bio & Contact

ADAM BRYANT, CCIM, SIOR

Partner



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PROFESSIONAL BACKGROUND

Adam Bryant, CCIM, SIOR is a Partner with SVN \mid 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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