

RETAIL LAND PARCELS ±1.196 TO ±1.308 ACRES CHATHAM CENTER @ I-16

1000 CHATHAM CENTER DRIVE
SAVANNAH, GA 31405

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SITES
±1.196 to ±1.308 Acres

SOLD

SOLD

SOLD

Chatham Pkwy





PROPERTY INFORMATION

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SITES
±1.196 to ±1.308 Acres

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SOLD

SOLD

SOLD

Chatham Pkwy

1 PROPERTY INFORMATION

1000 Chatham Center Drive
Savannah, GA 31405

Property Summary



OFFERING SUMMARY

Sale Price:	See Lot Pricing Sheet
Available Lot Sizes:	±1.196 to ±1.305 Acres
Zoning:	PUD B-R
Market:	Savannah
APN:	2-0739 -01-001

PROPERTY OVERVIEW

SVN is pleased to present retail land parcels available at Chatham Center, which is a master planned, mixed-use development. Parcels vary between ±1.196 acres and ±1.308 acres in size and have been cleared and rough graded. Access will be provided by the signalized intersection at Chatham Center Drive and Chatham Parkway as well as a three quarter intersection directly from Chatham Parkway across from Park of Commerce Way. Substantial completion of the master infrastructure work has been delivered with all necessary traffic improvements from Chatham Parkway, interior road work, master drainage detention and utilities within the property boundaries. For pricing, please see Lot Pricing sheet within the Offering Memorandum.

LOCATION OVERVIEW

Chatham Center was the first to offer a complete business environment with a full range of contemporary conveniences that make the workday more enjoyable, efficient, productive – and profitable. Currently, the center comprises 3 office buildings clustered around beautifully landscaped plazas, recalling the town squares of Savannah's picturesque historic district. The 43-acre lake is Chatham Center's masterpiece. A jogging/walking path allows tenants to enjoy this special feature. Amenities include local on-site management and maintenance, award-winning landscaping, a conference center, after-hours security and abundant free parking for staff and visitors. It is conveniently located on Chatham Parkway and I-16, with I-16 frontage and visibility. It is only 5 minutes to I-95, the Savannah/Hilton Head International Airport, the GA Ports Authority and downtown Savannah.

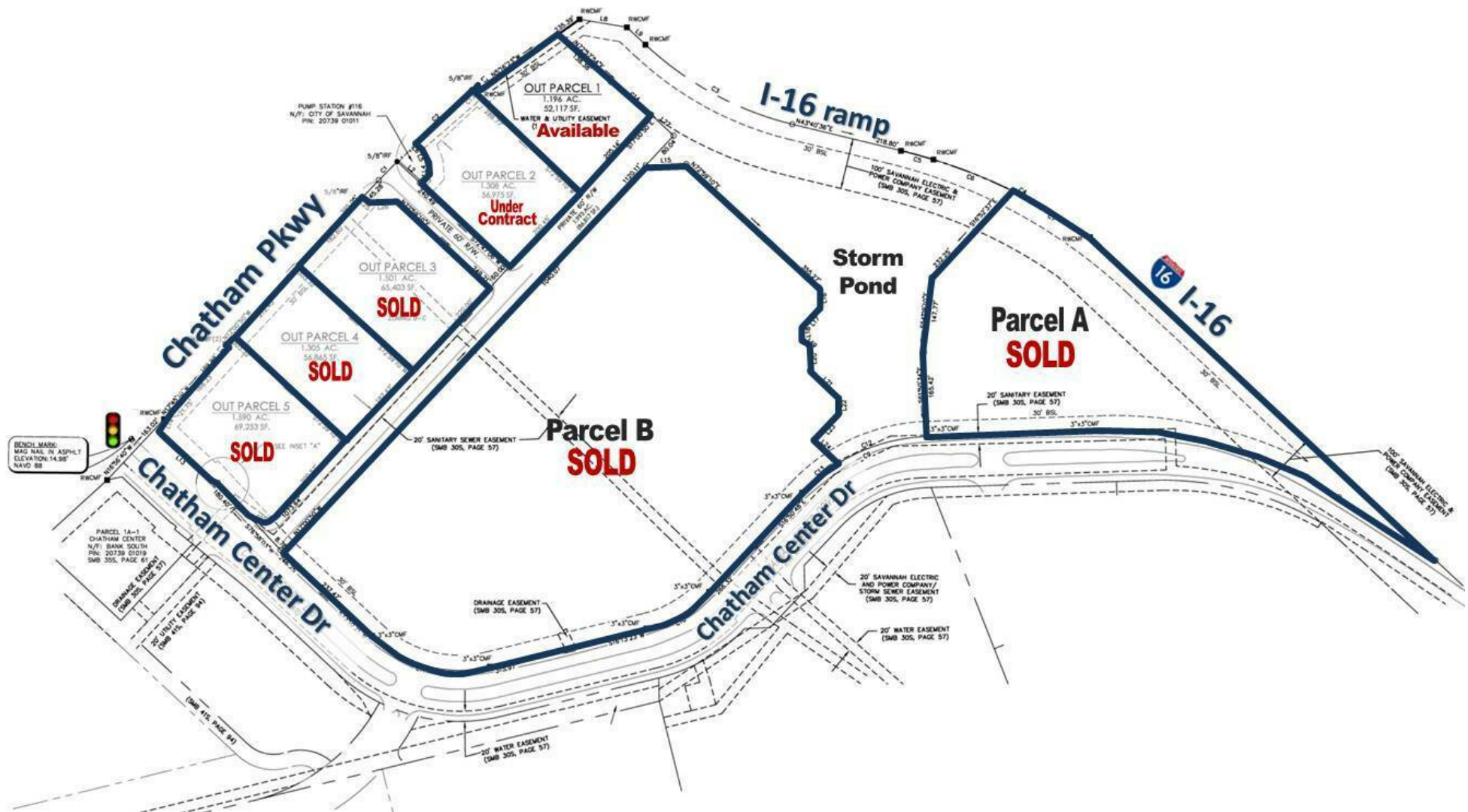
Complete Highlights

PROPERTY HIGHLIGHTS

- Retail Land Parcels for Sale | ± 1.196 Acres to ± 1.308 Acres
- Within Master Planned, Mixed-Use Chatham Center
- Dual Access Provided by 2 Intersections [One Signalized]
- Substantial Completion of Master Infrastructure Work Has Been Delivered
- Conveniently Located on Chatham Pkwy; Immediate Access to I-16
- Minutes to Downtown, I-95, GA Ports Authority, Airport



Site Plan



Lot Pricing

STATUS	LOT #	SUB-TYPE	SIZE	ZONING	PRICE
Sold	Parcel A	Retail	5.25 Acres	PUD B-R	Undisclosed
Sold	Parcel B	Retail	14.355 Acres	PUD B-R	Undisclosed
Available	Outparcel 1	Retail	1.196 Acres	PUD B-R	\$1,000,000 per Acre \$1,196,000
Sold	Outparcel 2	Retail	1.308 Acres	PUD B-R	Undisclosed
Sold	Outparcel 3	Retail	1.501 Acres	PUD B-R	Undisclosed
Sold	Outparcels 4 & 5	Retail	2.895 Acres	PUD B-R	Undisclosed

Aerial | Site



Construction Photo



RETAIL LAND | ± 1.196 TO ± 1.308 ACRES | CHATHAM CENTER @ I-16 | 1000 CHATHAM CENTER DRIVE SAVANNAH, GA 31405

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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Construction Photo



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2 LOCATION INFORMATION

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Aerial | Chatham Center



RETAIL LAND | ±1.196 TO ±1.308 ACRES | CHATHAM CENTER @ I-16 | 1000 CHATHAM CENTER DRIVE SAVANNAH, GA 31405

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Aerial | Chatham Center

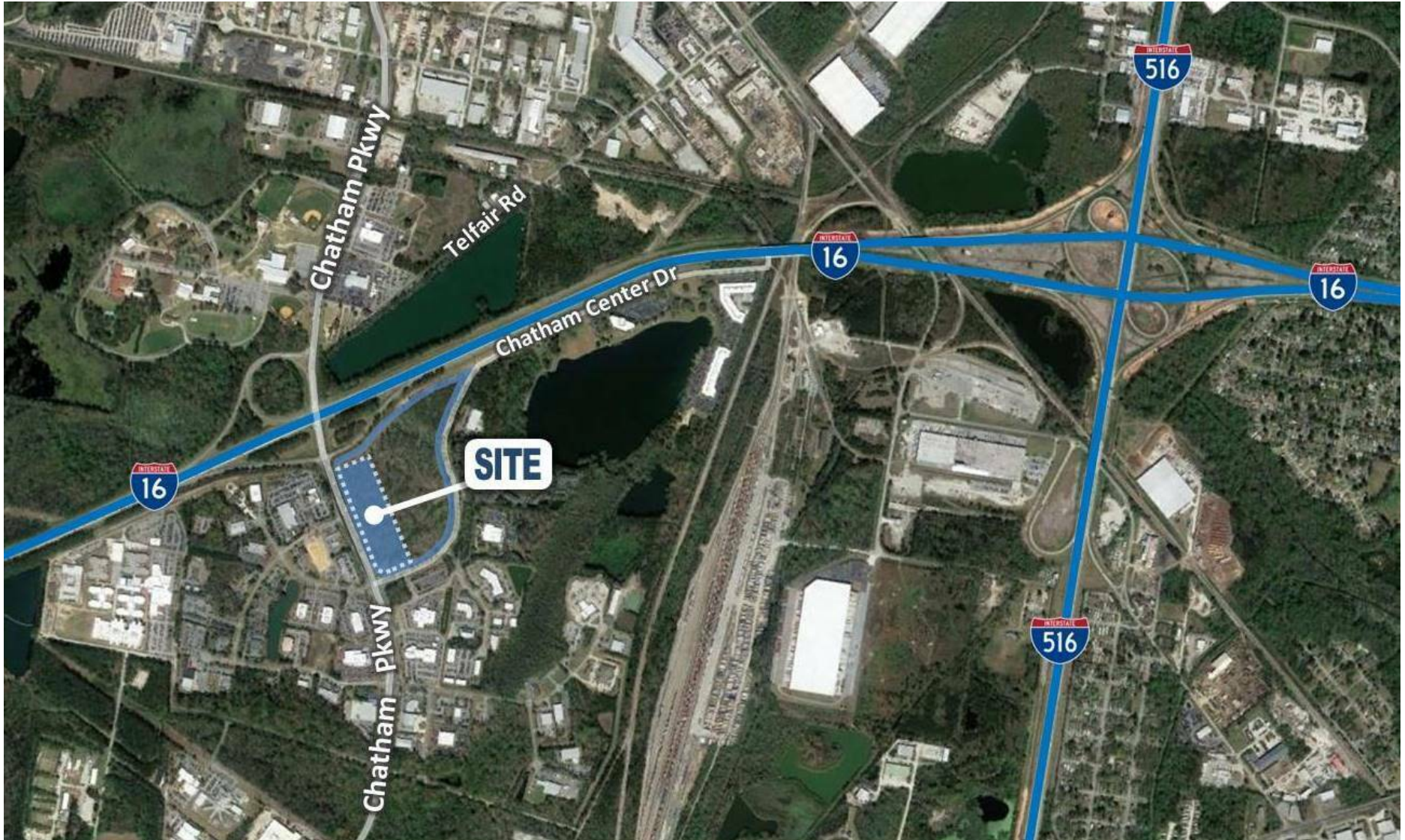


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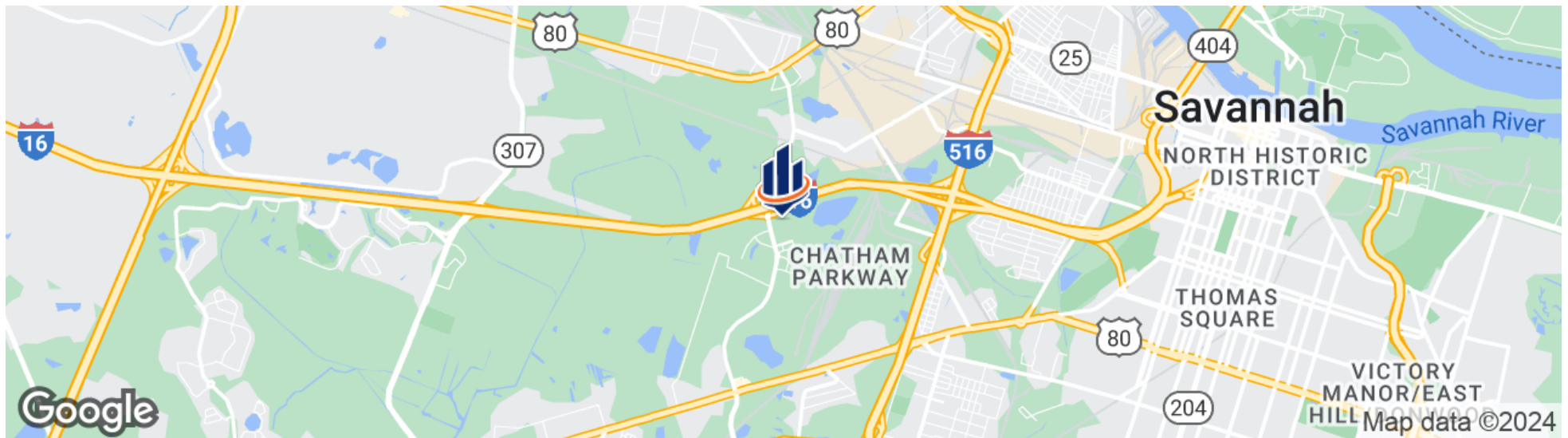
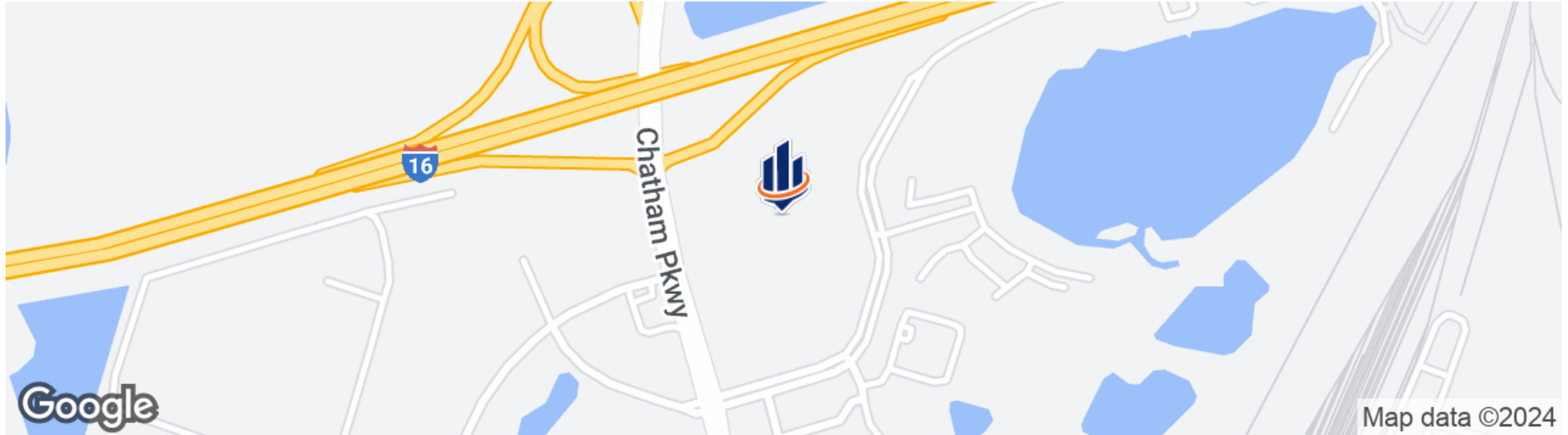
Aerial | I-16 & I-516



Aerial | Savannah MSA



Location Maps

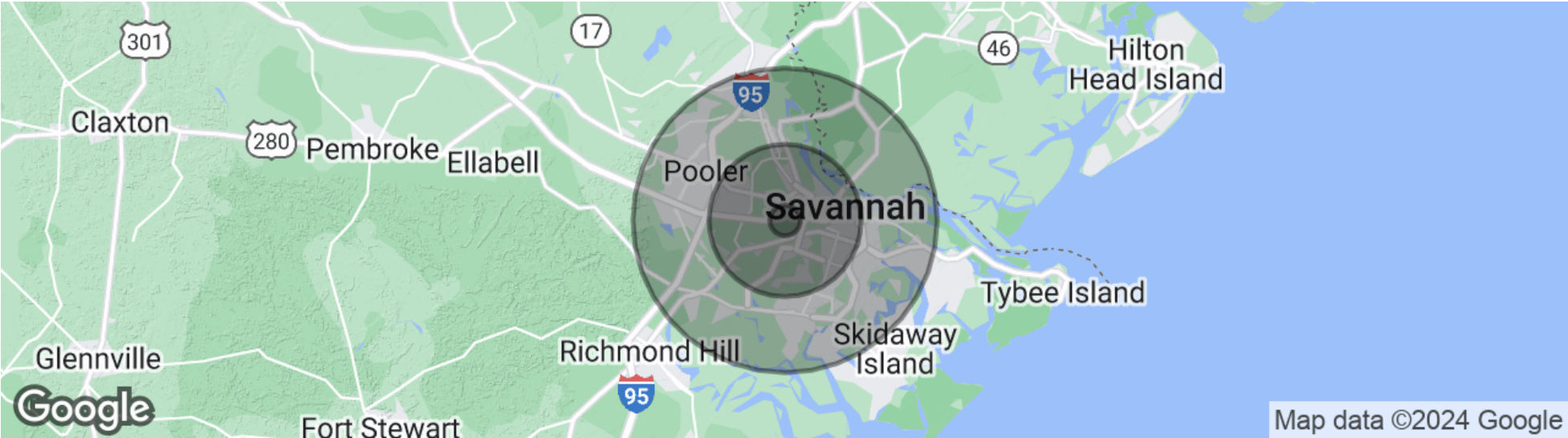


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DEMOGRAPHICS

1000 Chatham Center Drive
Savannah, GA 31405

Demographics Map & Report



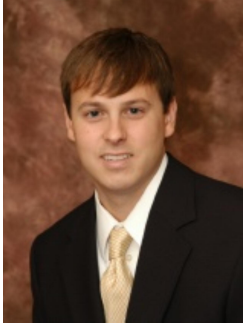
POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,221	89,490	249,855
Average age	29.9	35.3	36.1
Average age [Male]	30.7	33.7	34.7
Average age [Female]	25.8	36.8	37.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	688	39,732	106,177
# of persons per HH	3.2	2.3	2.4
Average HH income	\$46,003	\$56,065	\$67,818
Average house value	\$3,558	\$200,582	\$189,108

* Demographic data derived from 2020 ACS - US Census

4 ADVISOR BIO & CONTACT

1000 Chatham Center Drive
Savannah, GA 31405

Advisor Bio & Contact



ADAM BRYANT, CCIM, SIOR

Partner

adam.bryant@svn.com

Cell: 912.667.2740

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 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

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