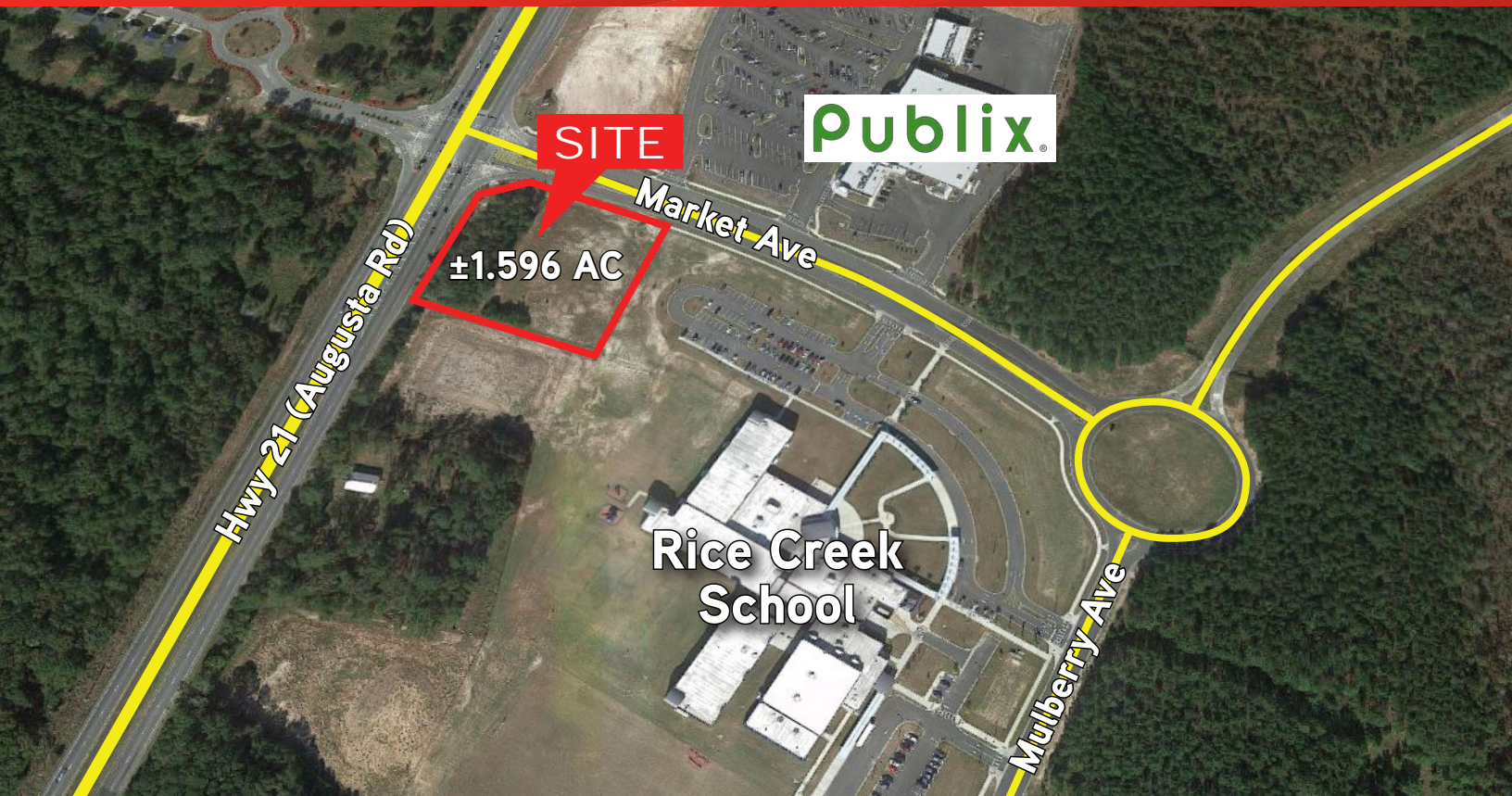


FOR SALE > ±1.596 ACRE COMMERCIAL LOT



Publix Outparcel - Corner Lot

AUGUSTA ROAD & MARKET BOULEVARD, PORT WENTWORTH, GA 31407



Property Highlights

- > ±1.596 acre commercial outparcel located across from the entrance of a Publix anchored shopping center built in 2015
- > High-growth area with new residential subdivisions, schools and retail centers in the immediate area including Rice Hope Plantation, a large master-planned community with nearly 5,000 homes to be developed
- > Daily workforce travels along Highway 21 from Savannah to Rincon
- > Excellent traffic counts: ±33,400 vehicles per day
- > Great visibility at a signalized intersection
- > Ideal for retail, commercial, office, medical or professional use
- > 210 feet of frontage on Augusta Road/Highway 21
- > Zoning: M-P-O, Master Plan Overlay

Pricing

FOR SALE > \$825,000

RHETT MOUCHET, SIOR
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Demographics

	1 Mile	3 Miles	5 Miles
Population 2017	1,945	8,222	29,290
Growth Projection 2017-2022	8.79%	9.50%	10.44%
Average HH Income 2017	\$96,717	\$91,985	\$91,242
Total Businesses 2017	23	311	699
Total Employees 2017	243	480	1,998
Traffic Count	±33,400 vpd on Highway 21 (GDOT)		

Source: CoStar 2018

Contact Us

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