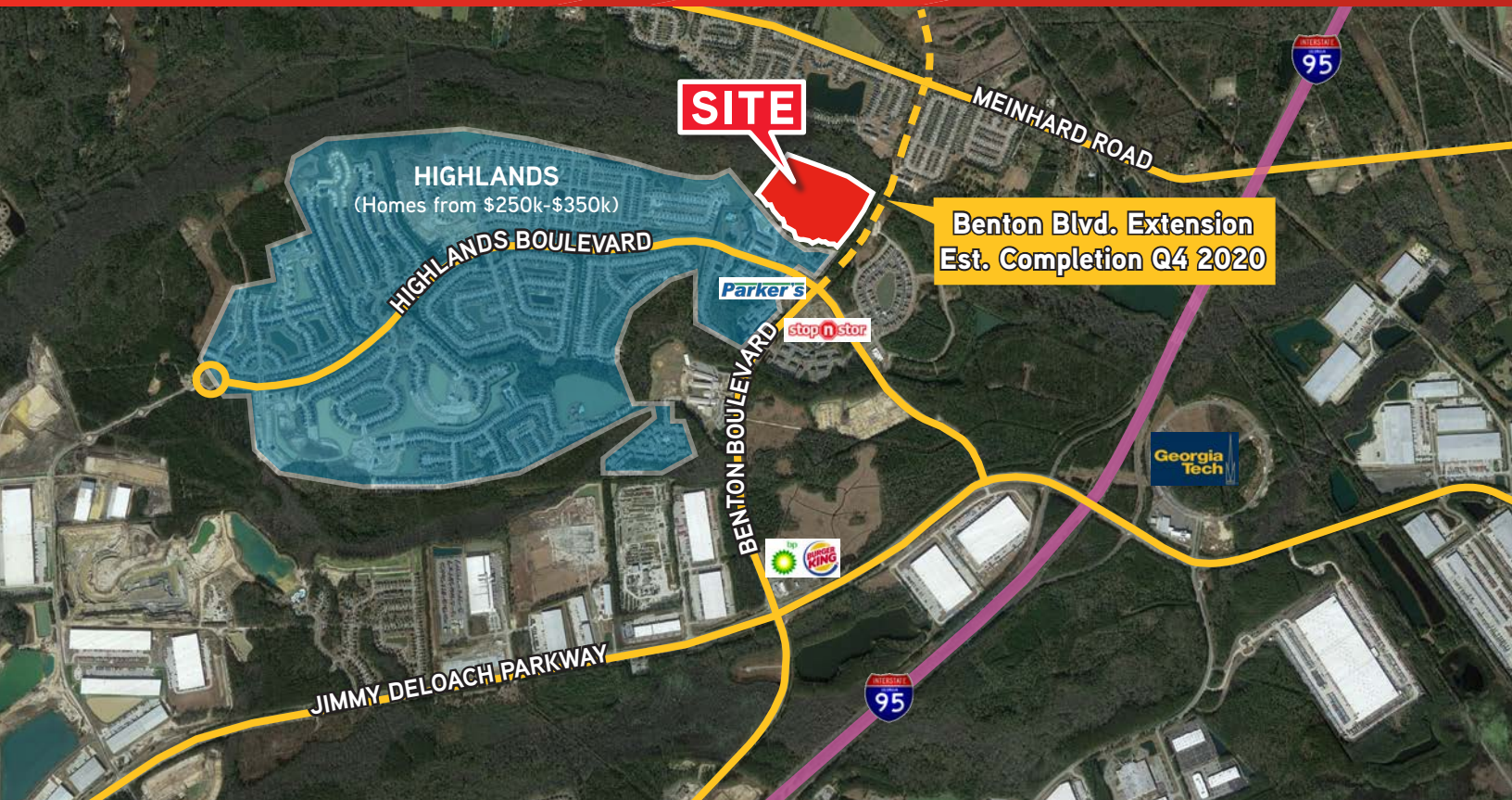


FOR SALE > PRIME COMMERCIAL LAND



Benton Boulevard - Highlands Tract A

POOLER, GA 31322



Property Highlights

- > Land size: ± 45.03 Acres (± 11.81 Upland Acres)
- > Commercial land located in fastest growing region in Georgia
- > Adjacent to the Highlands residential development, more than $\pm 1,200$ acres of single and multifamily units
- > Large commercially underserved residential population in the Highlands and South Effingham
- > Benton Boulevard will be extended to Highway 30 and will become Effingham Parkway
- > 1,214 feet of frontage on future Benton Boulevard extension
- > Zoning: PUD-C, City of Savannah

Pricing

FOR SALE > \$875,000

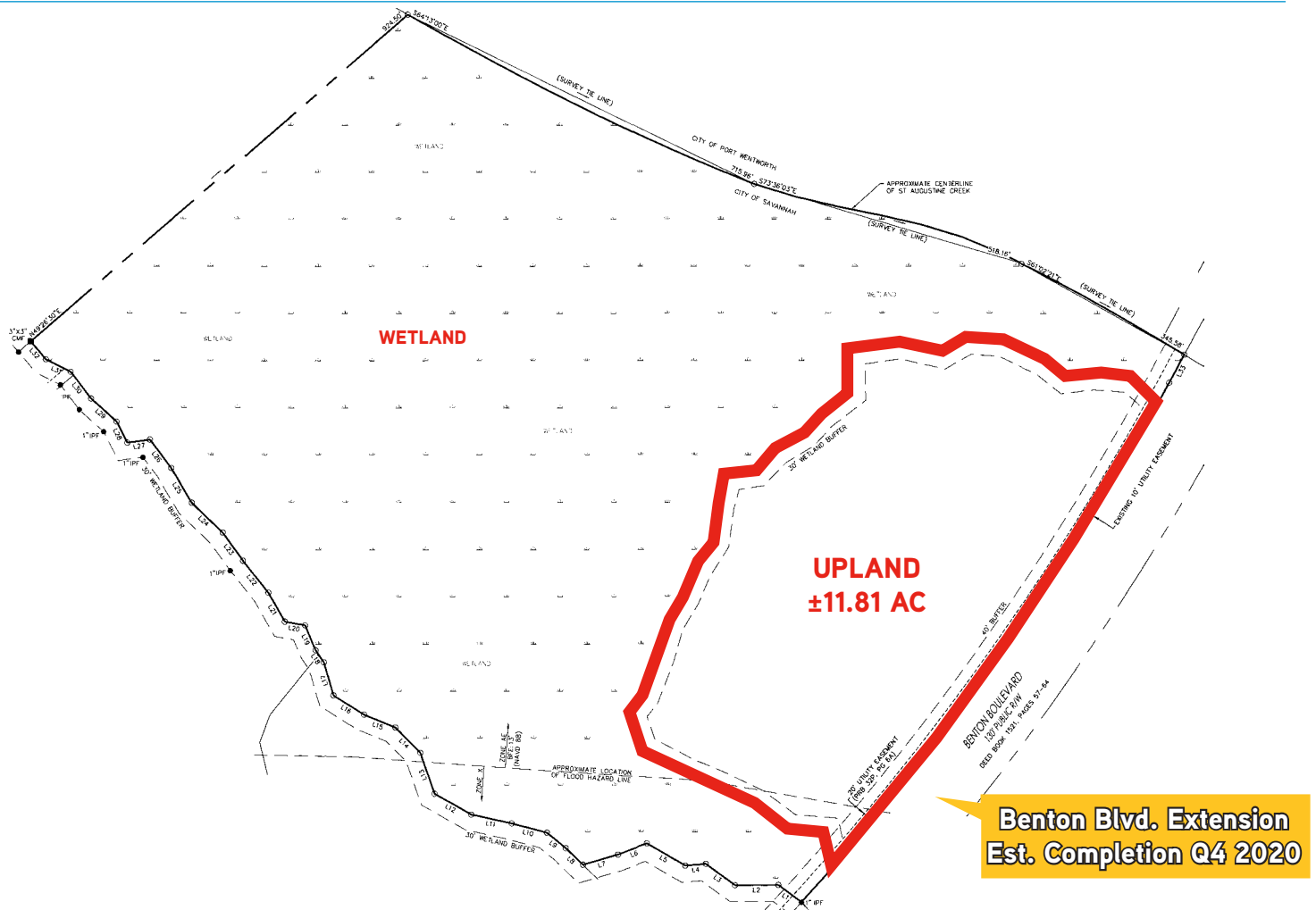
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Benton Boulevard - Highlands Tract A

POOLER, GA 31322

Site Plan



Demographics

	1 MILES	3 MILES	5 MILES
POPULATION:	4,986	17,257	37,790
NO. OF HH:	1,950	6,647	13,943
AVERAGE HH INCOME:	\$99,939	\$100,104	\$94,256
NO. OF BUSINESSES:	34	396	1,595
NO. OF EMPLOYEES:	627	7,184	5,986

Traffic Counts

> Jimmy DeLoach Parkway	8,300 vpd
> Interstate 95	80,000 vpd

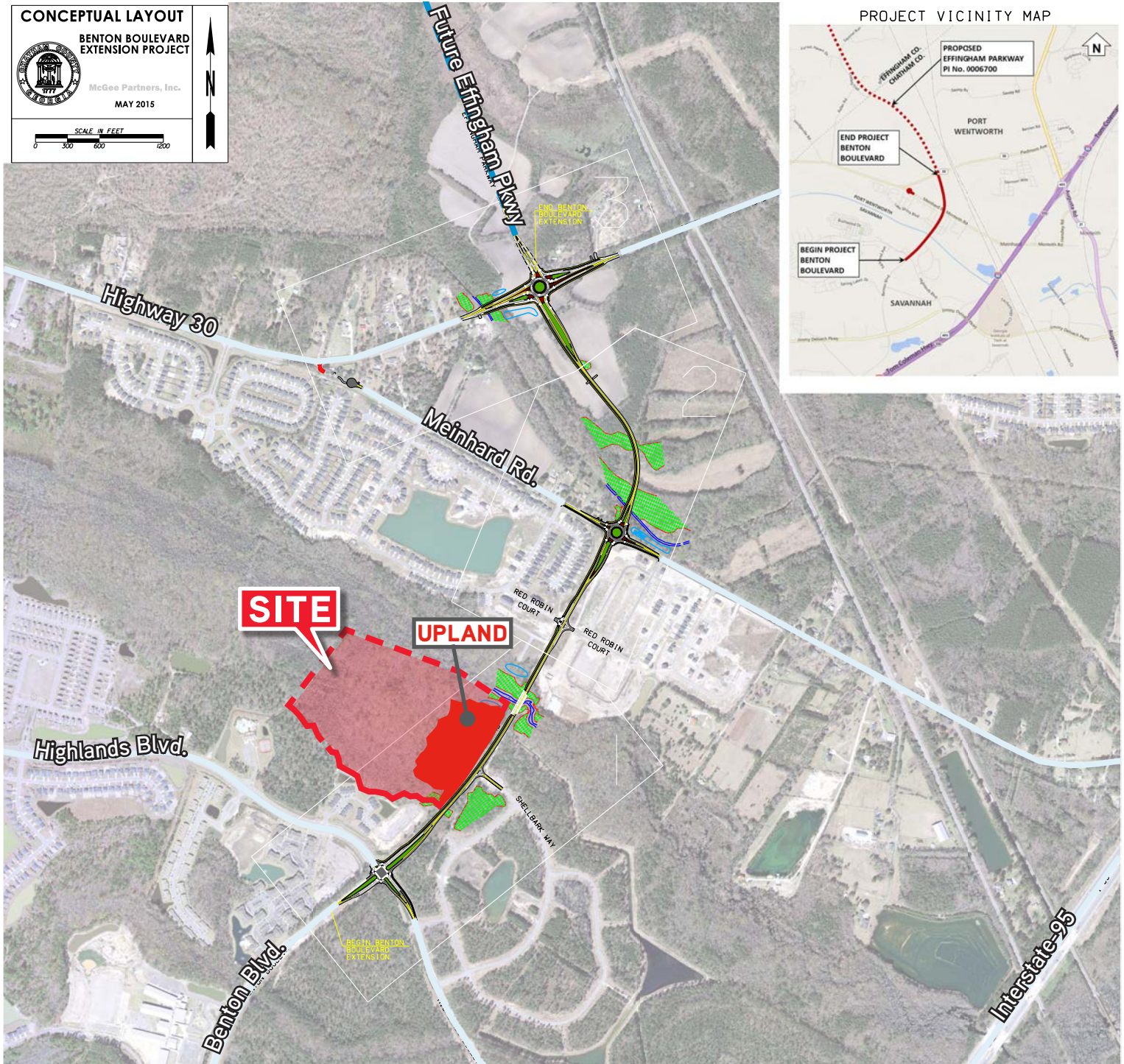
Source: Esri Business Analyst 2018

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The information contained herein has been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No responsibility is assumed for any inaccuracies. Readers are encouraged to consult their professional advisers prior to acting on any of the material contained in this report.



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