

FOR SALE > ±1.54 - ±1.88 ACRES OF COMMERCIAL LAND



Commercial Land - Highway 30

HIGHWAY 30 @ NEWPORT BOULEVARD, PORT WENTWORTH, GA



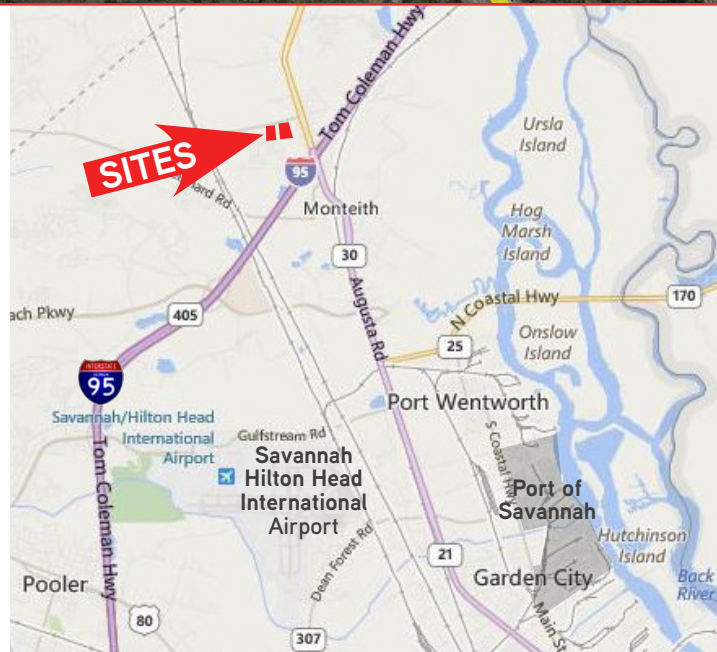
Property Highlights

- > ±1.54 - ±1.88 acres of commercial land
- > Zoned: P-RIP, Planned Residential Institutional
- > All utilities available to the site
- > Traffic counts along Highway 30: ±11,000 vpd
- > Surrounded by rapidly growing residential areas
- > Close proximity to major employers of the surrounding areas
- > 15 hotels within a one mile radius

Pricing

±1.54 Acres > \$540,144

±1.88 Acres > \$655,142



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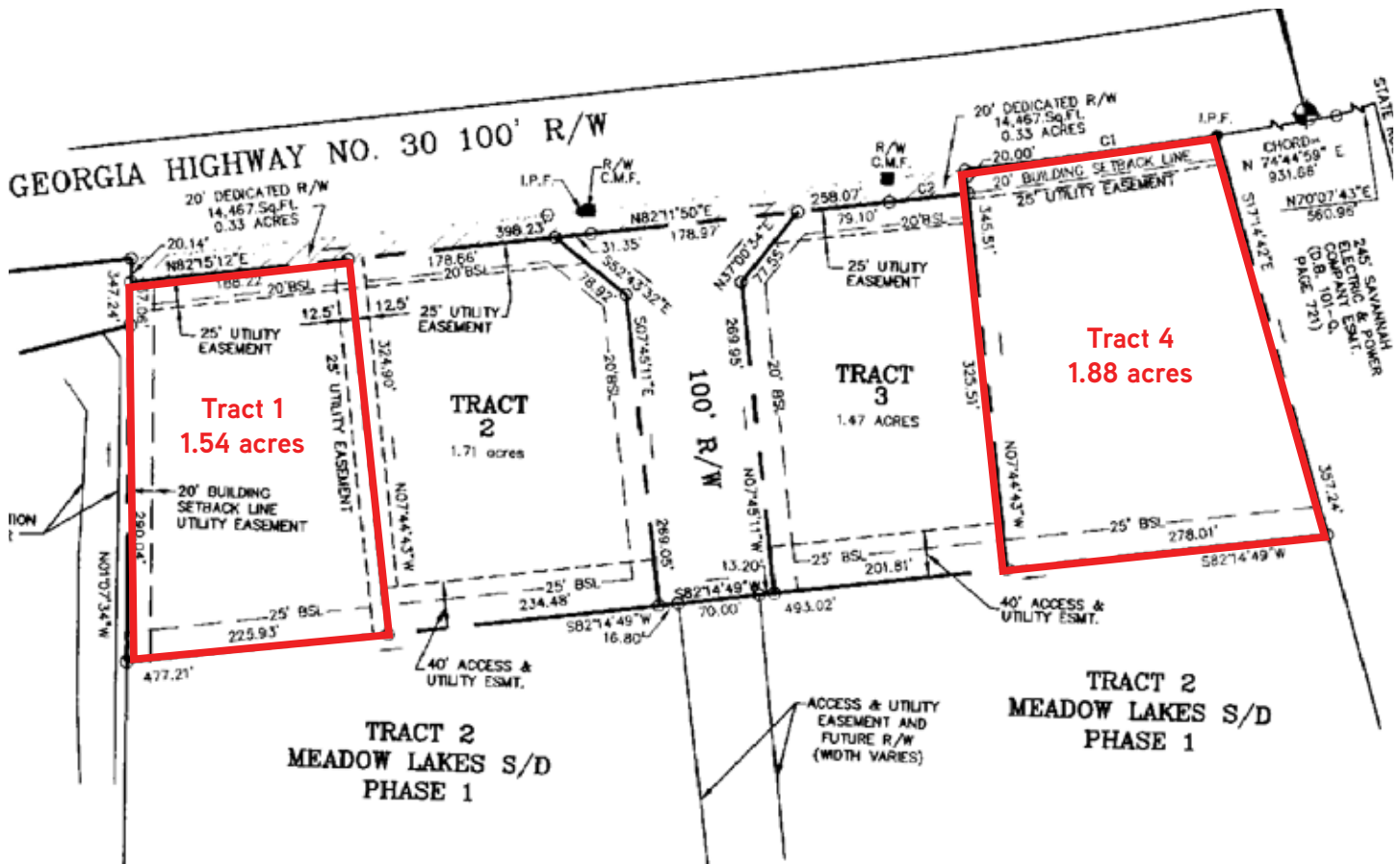
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Plat Map



Demographics

	1 Mile	3 Miles	5 Miles
Population	1,165	6,967	20,226
No. of Households	430	2,570	7,391
No. of Daytime Employees	726	1,389	8,108
Average HH Income	\$92,097	\$92,227	\$81,351
Traffic Counts (2014-GDOT)	±11,000 vpd (Along Highway 30) ±31,400 vpd (Along Highway 21)		

Zoning Description

P-RIP - Planned Overlay District, Residential-Institutional: The purpose of this district shall be to create an area in which residential, institutional, and professional uses can be intermixed and at the same time achieve a healthful living environment with functional open space. A maximum density of 12 dwelling units per gross acre of residential land area shall be permitted in this district.

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