

FOR SALE > ±3,682 SF COMMERCIAL WAREHOUSE



Commercial Warehouse Building

2911 RIVER DRIVE, THUNDERBOLT, GA 31404



Property Highlights

- > **±3,682 SF commercial/office/flex building on ±0.37 acres**
- > **Zoned: RDD, River Drive District**; an area designated along River Drive to create and reflect the Town's unique character, including its cultural and architectural heritage
- > Abundant **outside storage and parking** in the rear of the building
- > **One drive-in door**
- > **Building signage and pole signage** on River Drive
- > Property is **accessible from both River Drive in the front and Bannon Drive in the rear**
- > Neighbor to Tubby's Tank House
- > Close proximity to the Wilmington River, Thunderbolt Marine, Savannah Bend, and Hinckley Yachts

Pricing

FOR SALE > \$470,000

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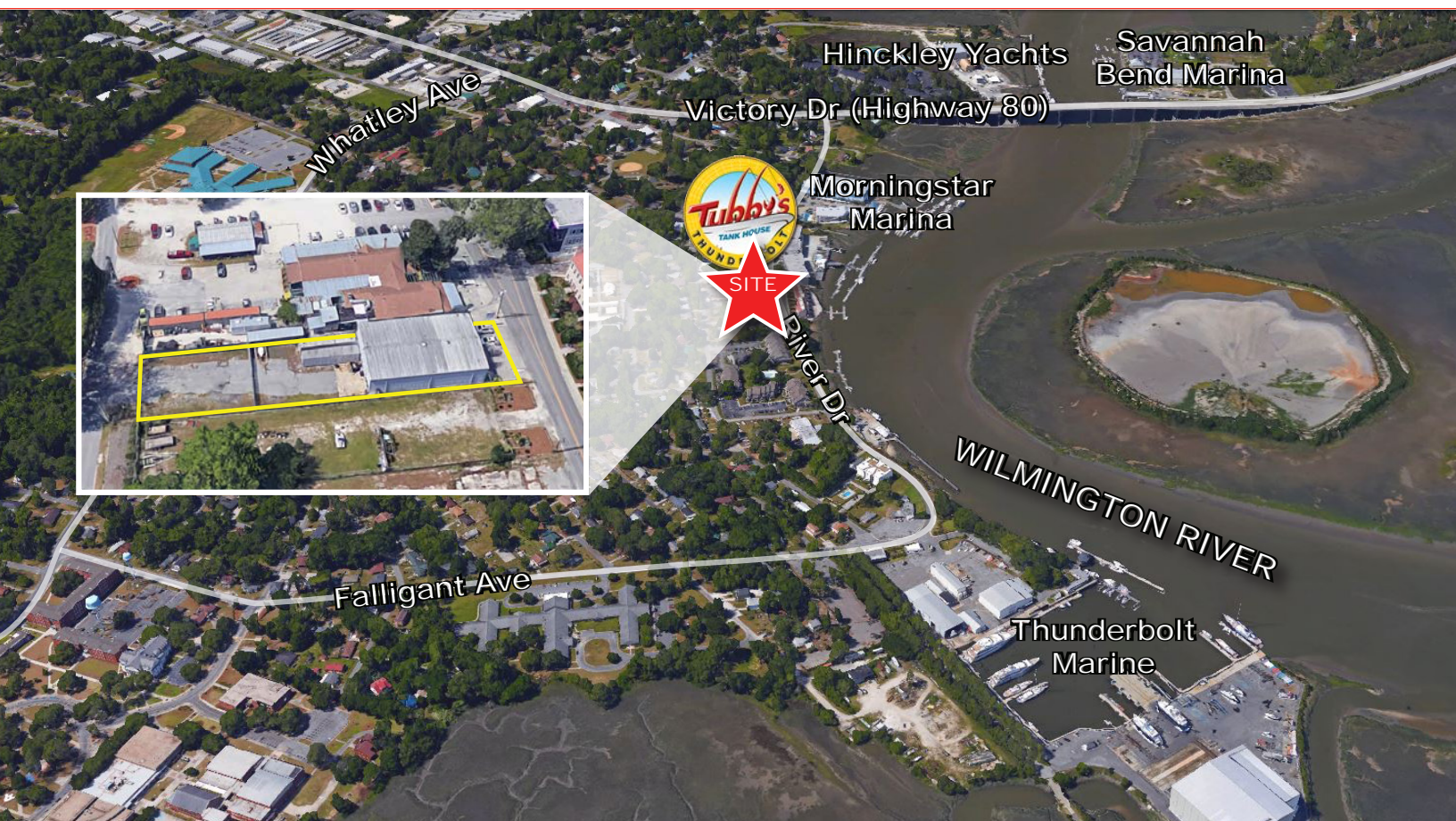
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Demographics

	1 Mile	3 Miles	5 Miles
Population 2018	5,666	59,726	125,161
Population Projection 2023	5,960	62,774	131,048
Growth Est 2018-2023	5.19%	5.10%	4.70%
Average HH Income	\$65,628	\$68,320	\$68,559
Daytime Employees	1,781	24,422	90,649
Total Businesses	191	2,419	9,067

Source: 2019 CoStar

Location Characteristics

Whitemarsh Island >	1.3 miles
Harry Truman Parkway >	1.6 miles
Whole Foods >	1.8 miles
Downtown Savannah >	4.3 miles
Interstate 16 >	4.8 miles
Wilmington Island >	4.4 miles
Tybee Island >	11.1 miles
Savannah Int'l Airport >	16.2 miles

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