

FOR SALE > 10-94 ACRES OF COMMERCIAL LAND



Commercial Land Along I-95

NORTHWEST CORNER OF HIGHWAY 21 & I-95, PORT WENTWORTH, GA

BULK LAND REDUCED - \$82,000/AC!



Property Highlights

- > 10-94 acres bank owned commercial land
- > Zoned: P-C-3, Mix of Commercial and Retail
- > All utilities available to the site
- > Excellent visibility with frontage along I-95 & Highway 21
- > High traffic counts: ±50,300 vpd (I-95); ±23,300 vpd (Hwy 21)
- > Close proximity to major employers of the surrounding areas

Pricing

WAS > \$150,000/Acre

NOW > \$82,000/Acre

Location Description

- > Immediate access to I-95
- > Easy access to Rincon to the north and Savannah to the south
- > Surrounded by rapidly growing areas including Rice Hope, Rice Creek and Newport just to the north
- > Food Lion retail center located across the street on Highway 21
- > Site has the highest level of traffic exposure in the region

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Advantages

- > Surrounded by significant retail and residential development
- > Excellent traffic exposure, location and demographics
- > Daily workforce from Rincon and Port Wentworth commute along Hwy 21
- > Close proximity to major employers including The Port of Savannah, Gulfstream, the Savannah/Hilton Head International Airport, Hunter Army Airfield and Fort Stewart
- > Rincon (north of site) has superior school systems and low crime rates

Demographics (2015)

	1 Mile	3 Miles	5 Miles
Population	1,633	8,227	25,107
No. of Households	603	3,039	9,182
Average HH Income	\$92,197	\$90,559	\$84,082
Traffic Counts (2014-GDOT)	±50,300 vpd along I-95 ±23,300 vpd along Highway 21		

Contact Us

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