

2 ACRES COMMERCIAL

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STEPHENSON GATE
HUNTER ARMY AIRFIELD



±2 ACRES



FOR SALE | WHITE BLUFF ROAD, SAVANNAH, GA 31406

2 Acres Commercial Land Development Opportunity

Total Acres ±2 Acres

Zoning B-C Community Business

Frontage Approximately 288'

For Sale \$1.8M

- ±2 acre commercial land site
- Located at the main gate of Hunter Army Airfield which employs 5,500 soldiers
- Surrounded by an abundance of hotels, retail centers and car dealerships
- 26,600 cars per day on White Bluff Road; 31,800 cars per day on Abercorn Street
- Three curb cuts on White Bluff Road
- New Enmarket slated for the corner of Eisenhower and White Bluff

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ABERCORN STREET EXTENSION (GA. SR 204)
R/W DEED BOOK 206K PG. 281

A2



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Demographics 2019



| | 1 Mile | 3 Miles | 5 Miles |
|---------------------------|--------|---------|---------|
| Current Population | 13,527 | 75,892 | 155,748 |



| | | | |
|--------------------------|-------|--------|--------|
| No. of Households | 4,154 | 28,837 | 59,419 |
|--------------------------|-------|--------|--------|



| | | | |
|-----------------------|----------|----------|----------|
| Avg. HH Income | \$57,154 | \$58,576 | \$60,456 |
|-----------------------|----------|----------|----------|



| | | | |
|--------------------------|-------|-------|-------|
| Daytime Employees | 1,953 | 5,380 | 9,626 |
|--------------------------|-------|-------|-------|



| | | | |
|-------------------------|--------|--------|---------|
| Total Businesses | 16,309 | 54,206 | 102,598 |
|-------------------------|--------|--------|---------|

Savannah, Georgia

#1 STATE FOR BUSINESS
7 YEARS IN A ROW (2013-2019)
Site Selection Magazine

- Top Tourist Destination
- Low Cost of Living
- Expanding Airport
- Innovative Education Options
- Large Military Installations
- Port of Savannah

46.7% Growth Projection
from 2020 to 2050

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