

FOR SALE > ±1 ACRE COMMERCIAL OUTPARCEL



Georgia Game Changers Outparcel

8872 FORD AVENUE, RICHMOND HILL, GA 31324



Description

- > ±1 acre commercial outparcel for sale
- > Zoned: C-3, Commercial, City of Richmond Hill
- > All utilities available to the site
- > Approximately 100 feet of frontage on Ford Avenue
- > Excellent visibility along Ford Avenue
- > Located 0.25 miles from I-95
- > Site is cleared and graded

Pricing

FOR SALE > \$525,000

Demographics (2017 ESRI)

	1 Mile	3 Miles	5 Miles
Population	1,750	10,926	20,259
Daytime Employees	1,139	5,293	8,205
Avg. HH Income	\$84,003	\$68,136	\$67,222

Traffic Counts (2016 GDOT)

±74,900 vpd (Interstate 95 at Ford Avenue)

±14,900 vpd (Ford Avenue in front of property)

±23,100 vpd (Highway 17 at Ford Avenue)

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Site plan for the Georgia Game Changers facility. The plan shows a large building with various rooms: Retail (1,350 SF), Coastal Therapy (4,250 SF), Covered Open Space (3,000 SF), and Georgia Game Changers (5,400 SF). There are also four 3,500 SF units, a patio, and a stormwater detention pond. A yellow-outlined area labeled 'OUTLOT 1.0 ac' is highlighted. The plan includes dimensions, setbacks (15' and 50'), and a north arrow. A note indicates 'See Appendix B for more info'.

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