

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)

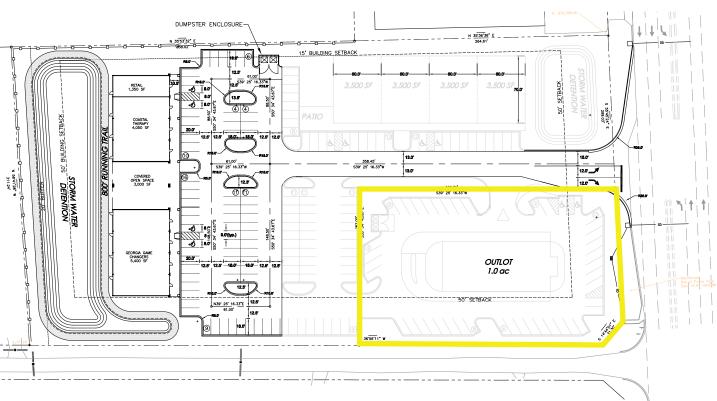
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Site Plan



Richmond Hill, Bryan County, GA

Not only is Richmond Hill the ideal place to raise a family, it's also a **great place to start and grow a business**. With close proximity to Interstates 95 & 16, Fort Stewart Army Base and Savannah/Hilton Head International Airport, Richmond Hill has a growing economic climate and excellent quality of life for residents.

- > Business friendly
- > Strong military presence >
- > Fast permitting processes
- > Low taxes
- > Great demographics
- > Best schools in the region

