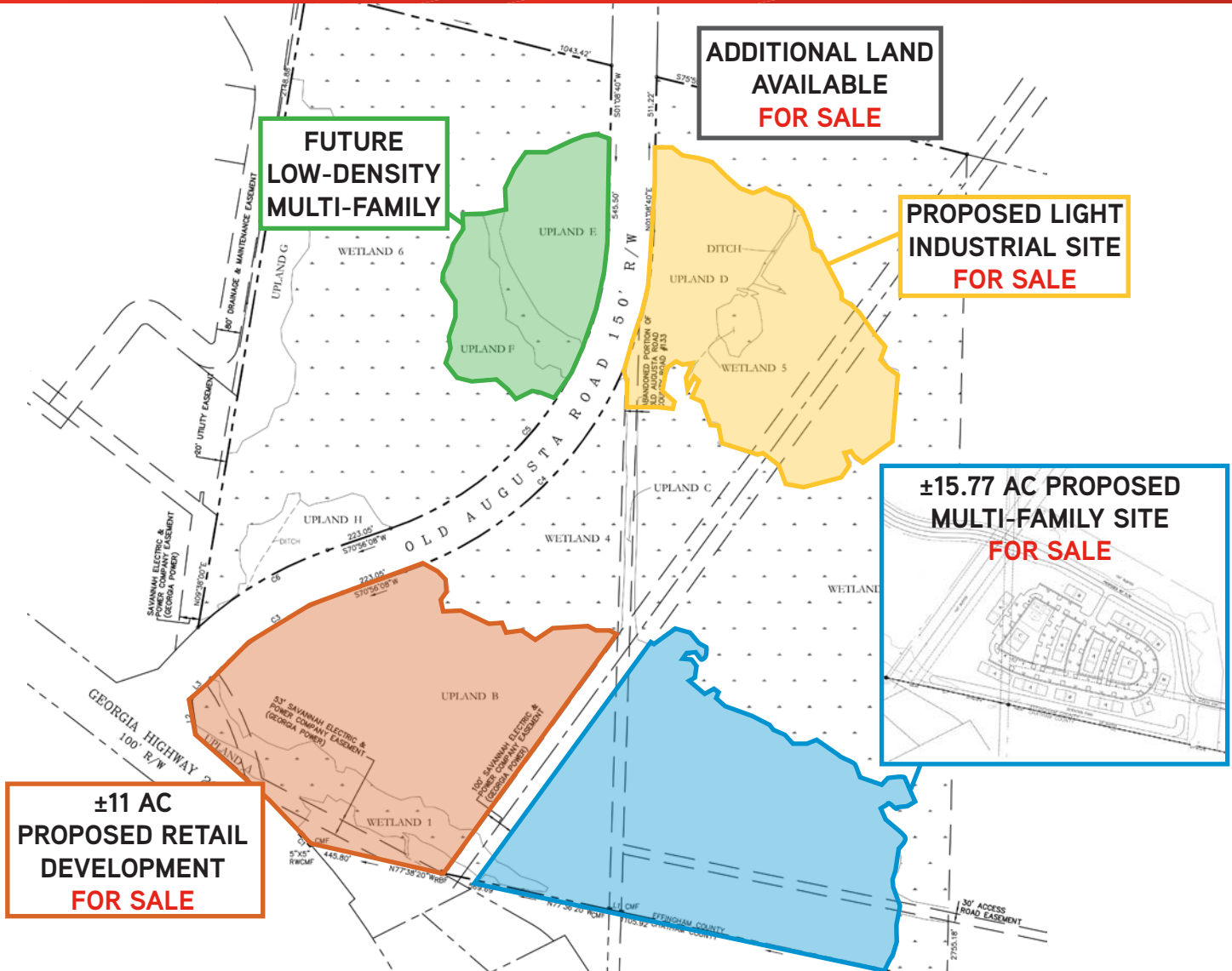


FOR SALE > RETAIL/MULTIFAMILY/INDUSTRIAL LAND



Carlyle Park

HIGHWAY 21 AND OLD AUGUSTA RD S, EFFINGHAM COUNTY, GA



Description

Carlyle Park is an over ±30 acre planned development including plans for retail, a ±250 unit multi-family complex, and an industrial park - all sites are flexible. The park has great exposure and frontage on Highway 21 and is located at the intersection of Old Augusta Rd and Highway 21.

Pricing

Please Inquire

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COLLIERS INTERNATIONAL
545 E. York Street
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Carlyle Park

HIGHWAY 21 AND OLD AUGUSTA RD S, EFFINGHAM COUNTY, GA



Demographics 2015

RADIUS

1 Mile

3 Mile

5 Mile

Population

872

9,335

26,260

Households

339

3,468

9,623

Avg. Household Income

\$72,245

\$72,119

\$74,581

Daytime Employees

813

4,652

8,963

Number of Businesses

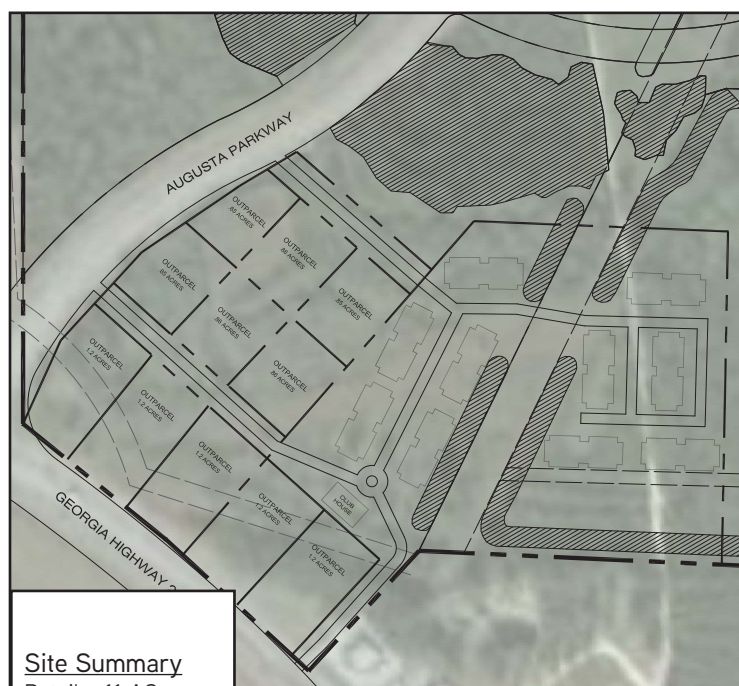
54

378

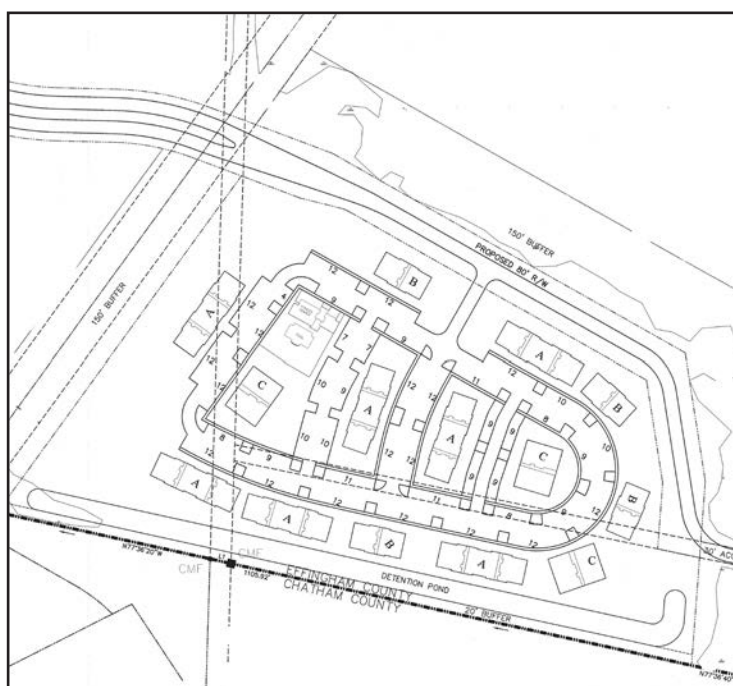
787

Source: US Census Bureau

Retail Outparcels Site Plan



Multifamily Site Plan

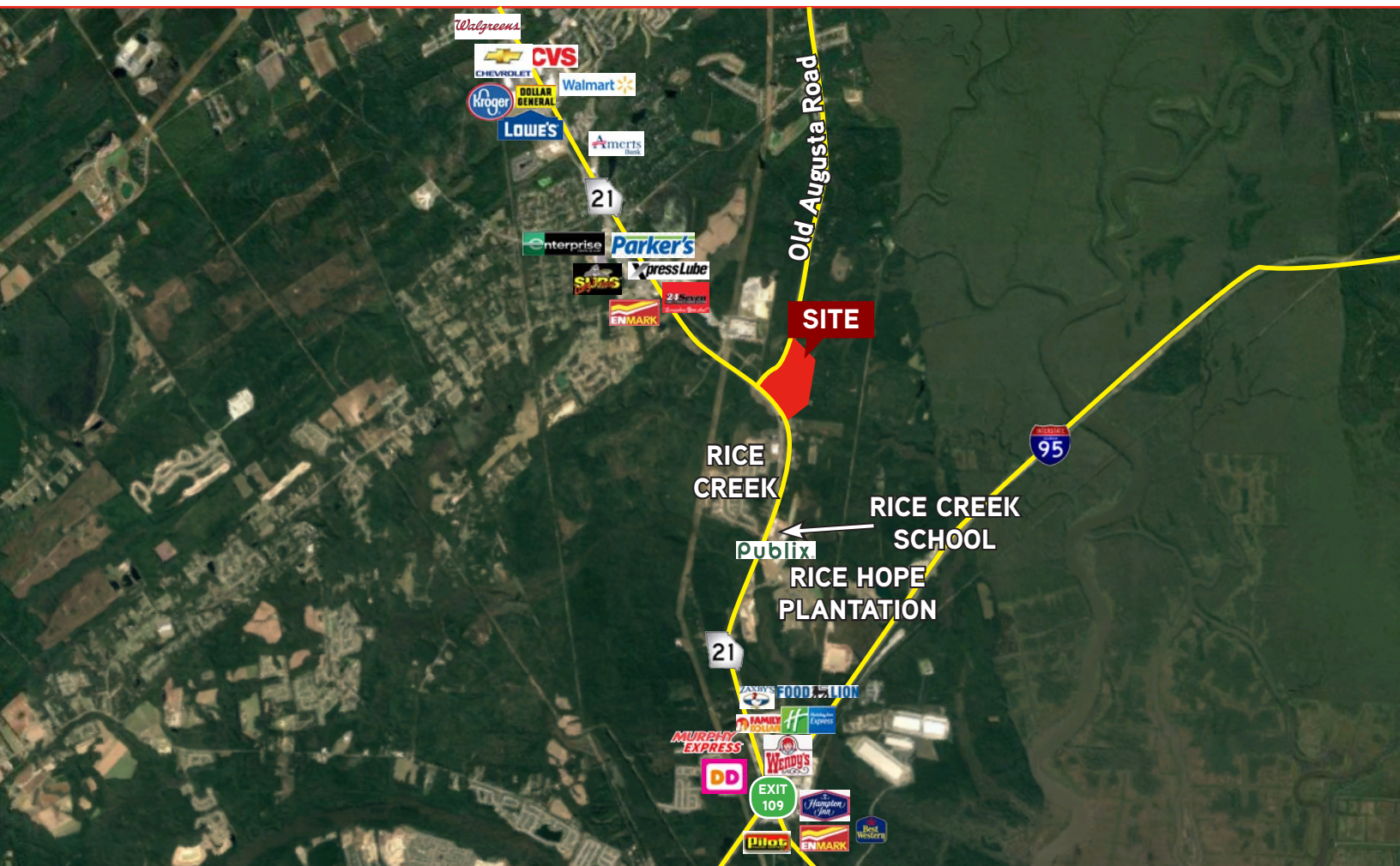


FOR SALE > RETAIL/MULTIFAMILY/INDUSTRIAL LAND



Carlyle Park

HIGHWAY 21 AND OLD AUGUSTA RD S, EFFINGHAM COUNTY, GA



Demographics:

	1 Mile	3 Miles	5 Miles
POPULATION >	949	9,191	26,968
HOUSEHOLDS >	378	3,435	9,826
AVG. HH INCOME >	\$87,827	\$80,718	\$83,660
TOTAL NO. OF BUSINESSES >	48	371	734
TRAFFIC COUNTS >	Highway 21: ±33,400 (GDOT 16)		
	Old Augusta Road: ±3,120 (GDOT 16)		

Mileage To:

INTERSTATE 95 >	±3 Miles
RINCON >	±4 Miles
POOLER >	±9 Miles
GARDEN CITY TERMINAL >	±9 Miles
THE SAVANNAH AIRPORT >	±10 Miles
INTERSTATE 16 >	±12 Miles
DOWNTOWN SAVANNAH >	±13 Miles

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Carlyle Park

HIGHWAY 21 AND OLD AUGUSTA RD S, EFFINGHAM COUNTY, GA



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
- › Located between Rincon and Interstate-95 providing good access to both locations and the amenities provided
- › 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 with proximity to Savannah
- › Site is flexible

Site Options

- › Multi-family development
- › Light Industrial (I-L)
- › Build-to-suit options
- › Retail outparcels
- › Single family
- › Additional acreage available for development