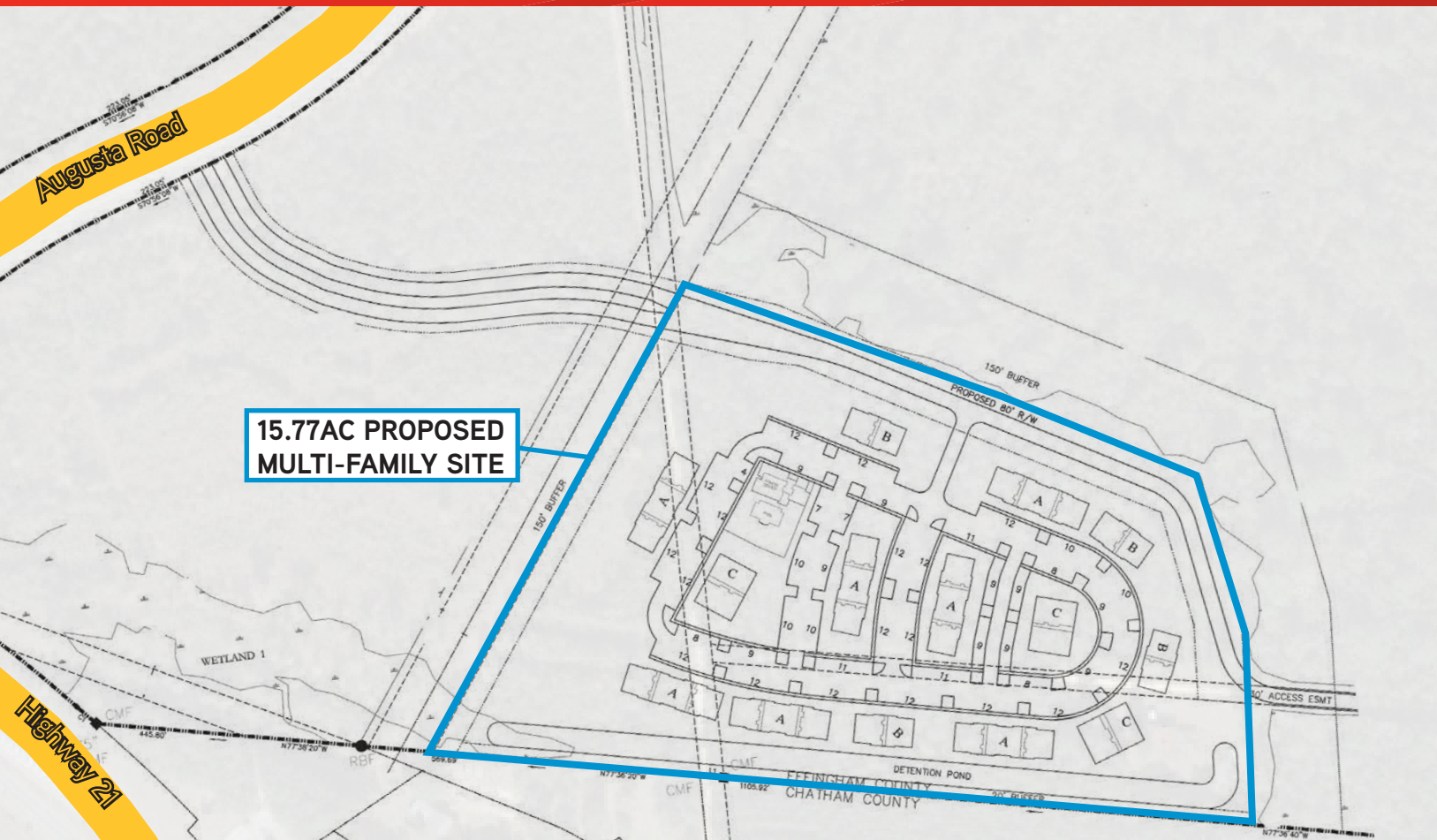


FOR SALE > ±15.77 ACRE MULTI-FAMILY SITE



Carlyle Park

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



Description

- > ±15.77 Acre multi-family site (flexible size) available as a part of Carlyle Park, a planned development including industrial, multi-family, and retail
 - > ±252 Unit Apartment Density
- > Good access and proximity to Highway 21
- > Zoning in place
- > Retail outparcels and industrial sites also available
- > Located at the intersection of Old Augusta Rd and Highway 21

Pricing

ASKING PRICE: Please Inquire

ASHLEY W. SMITH, SIOR, CCIM
+1 912 662 8011
SAVANNAH, GA
ashley.smith@colliers.com

COLLIERS INTERNATIONAL
545 E. York Street
Savannah, GA 31401
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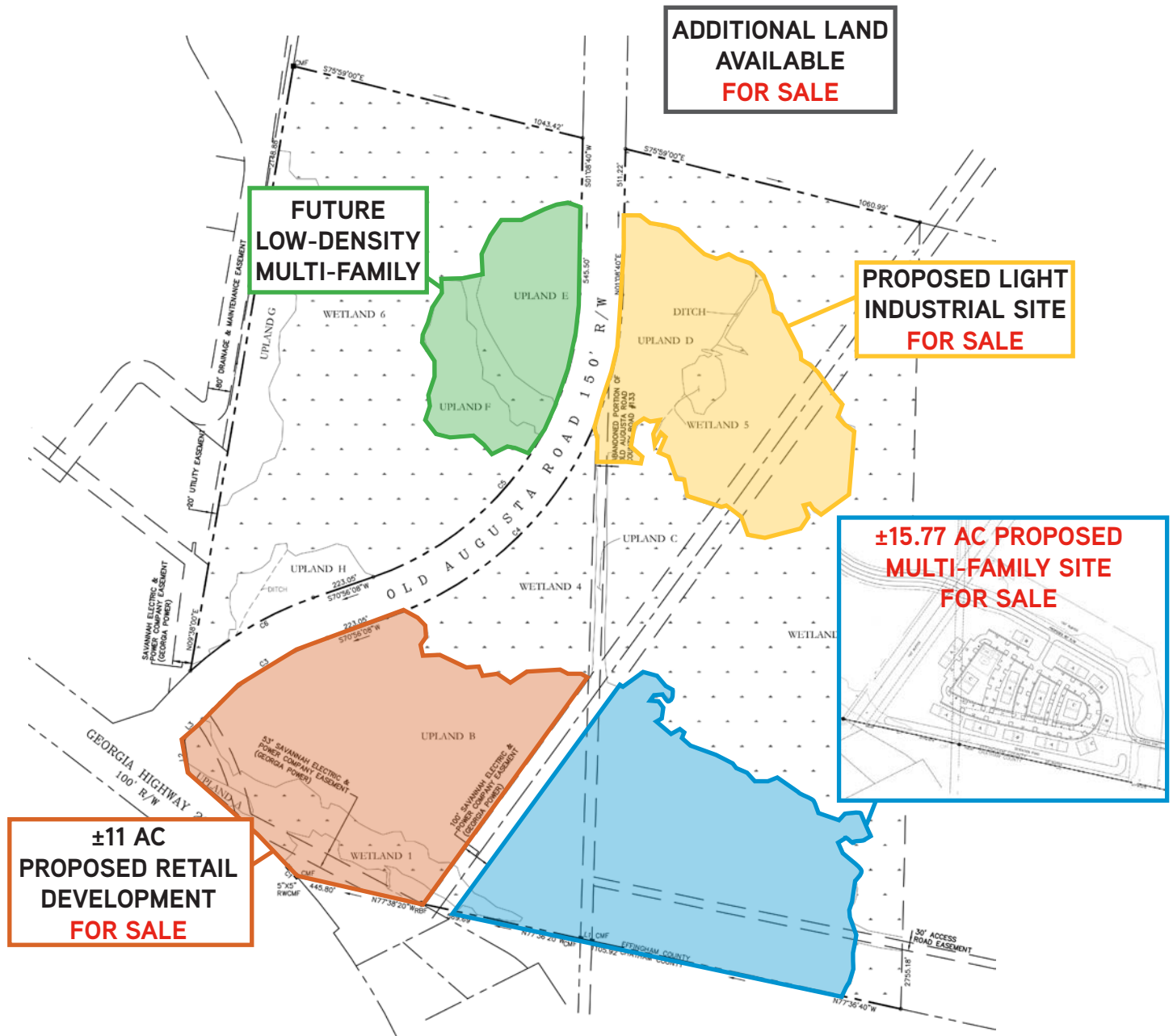
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Carlyle Park

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Carlyle Park Site Plan



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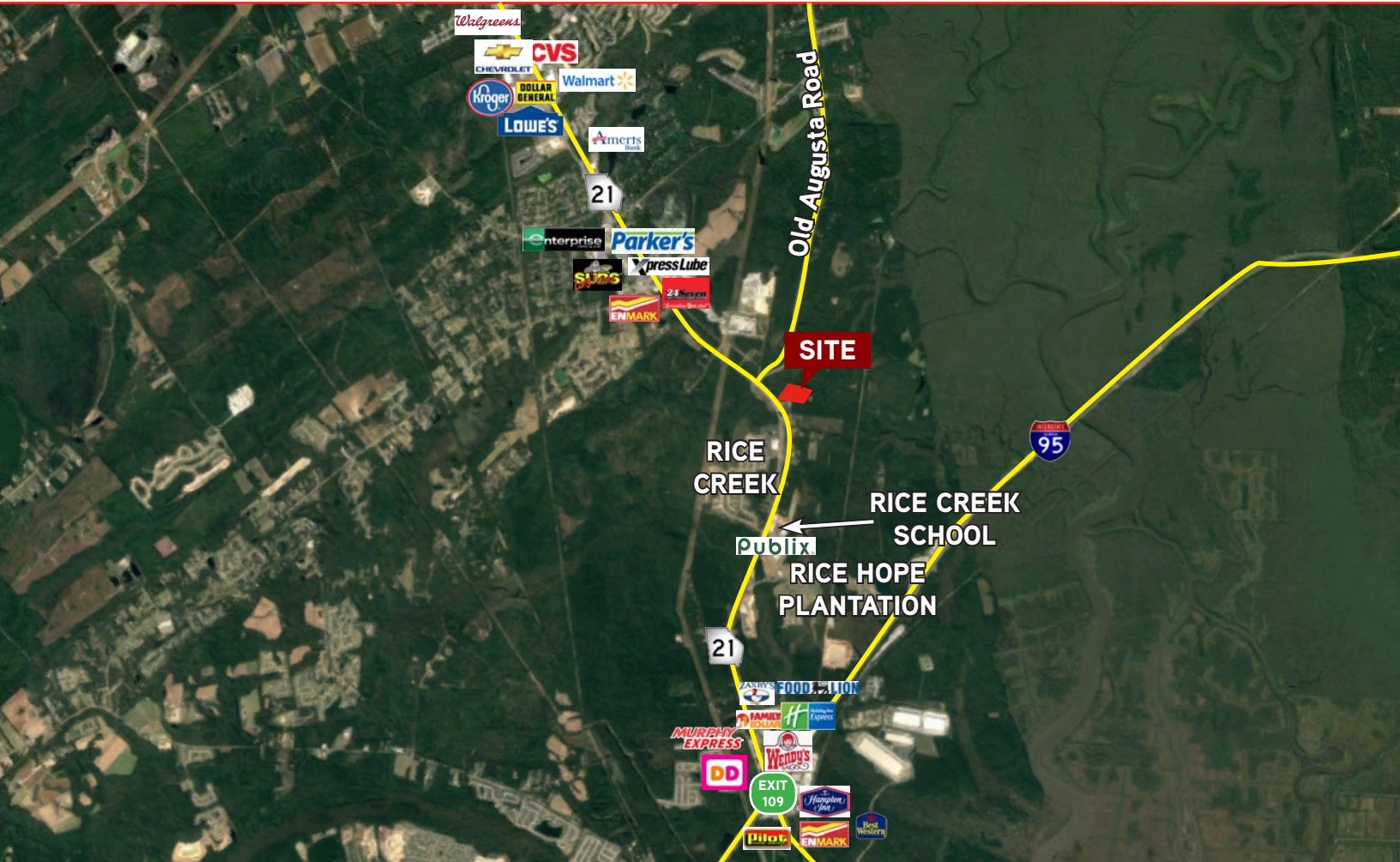
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Carlyle Park

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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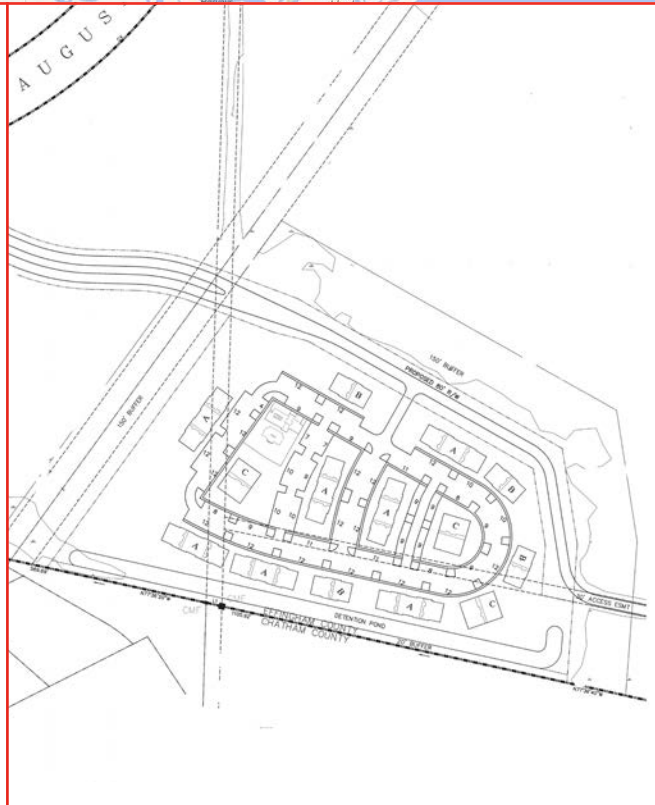
Carlyle Park

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



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