

FOR SALE › RETAIL OUTPARCELS



# Carlyle Park

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



## Description

- › ±11 Acres of retail development available as a part of Carlyle Park, a planned development including industrial, multi-family, and retail
- › Retail outparcels composed of ±1 - ±2 acres
- › Great exposure and access on Highway 21
- › Surrounded by significant retail and residential development
- › Site flexibility - multi-family and industrial sites also available
- › Daily workforce from Rincon to Port Wentworth commute along Highway 21
- › Located at the intersection of Old Augusta Rd and Highway 21

## Pricing

ASKING PRICE: Please Inquire

ASHLEY W. SMITH, SIOR, CCIM  
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SAVANNAH, GA  
ashley.smith@colliers.com

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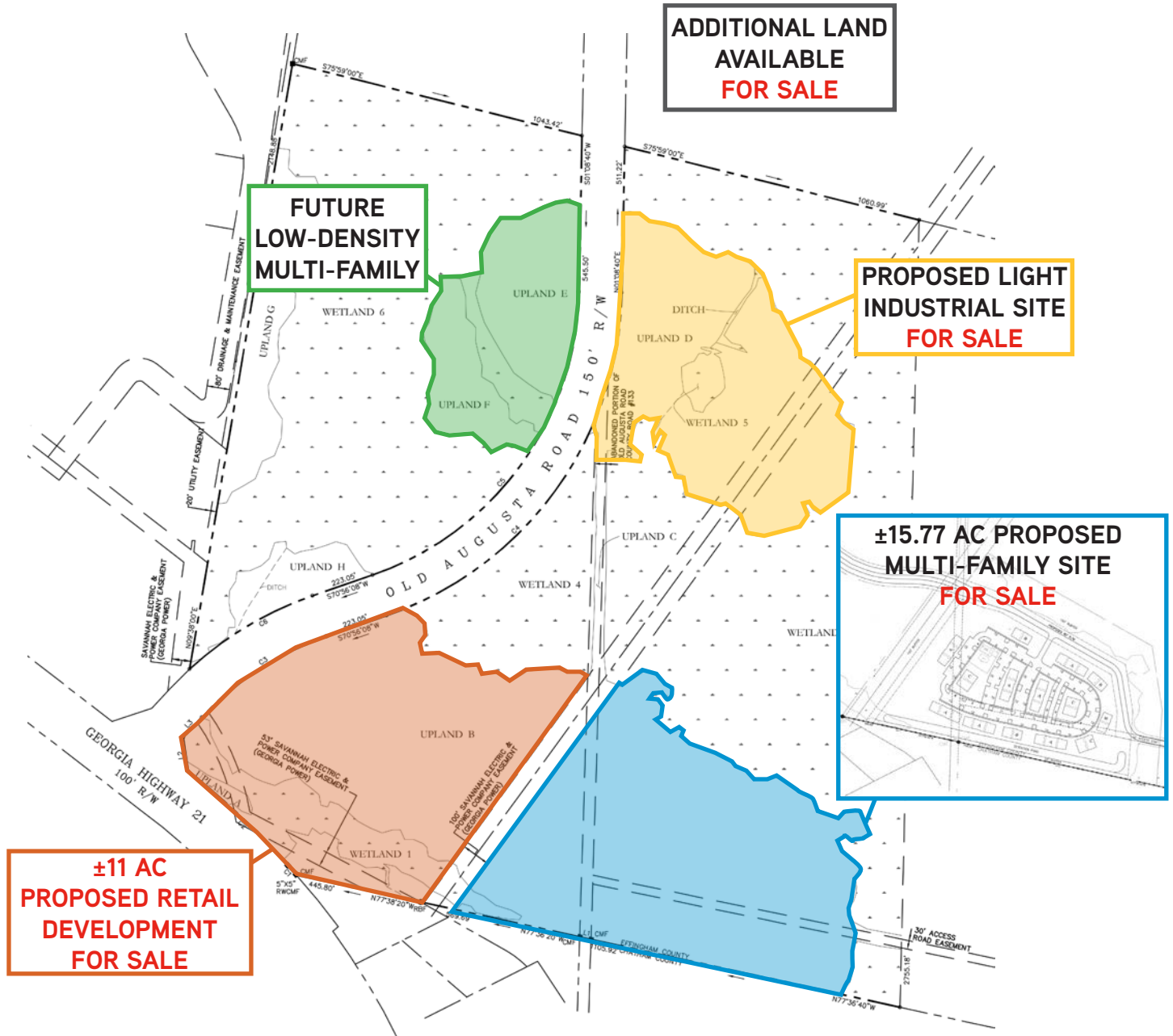
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## Carlyle Park Site Plan



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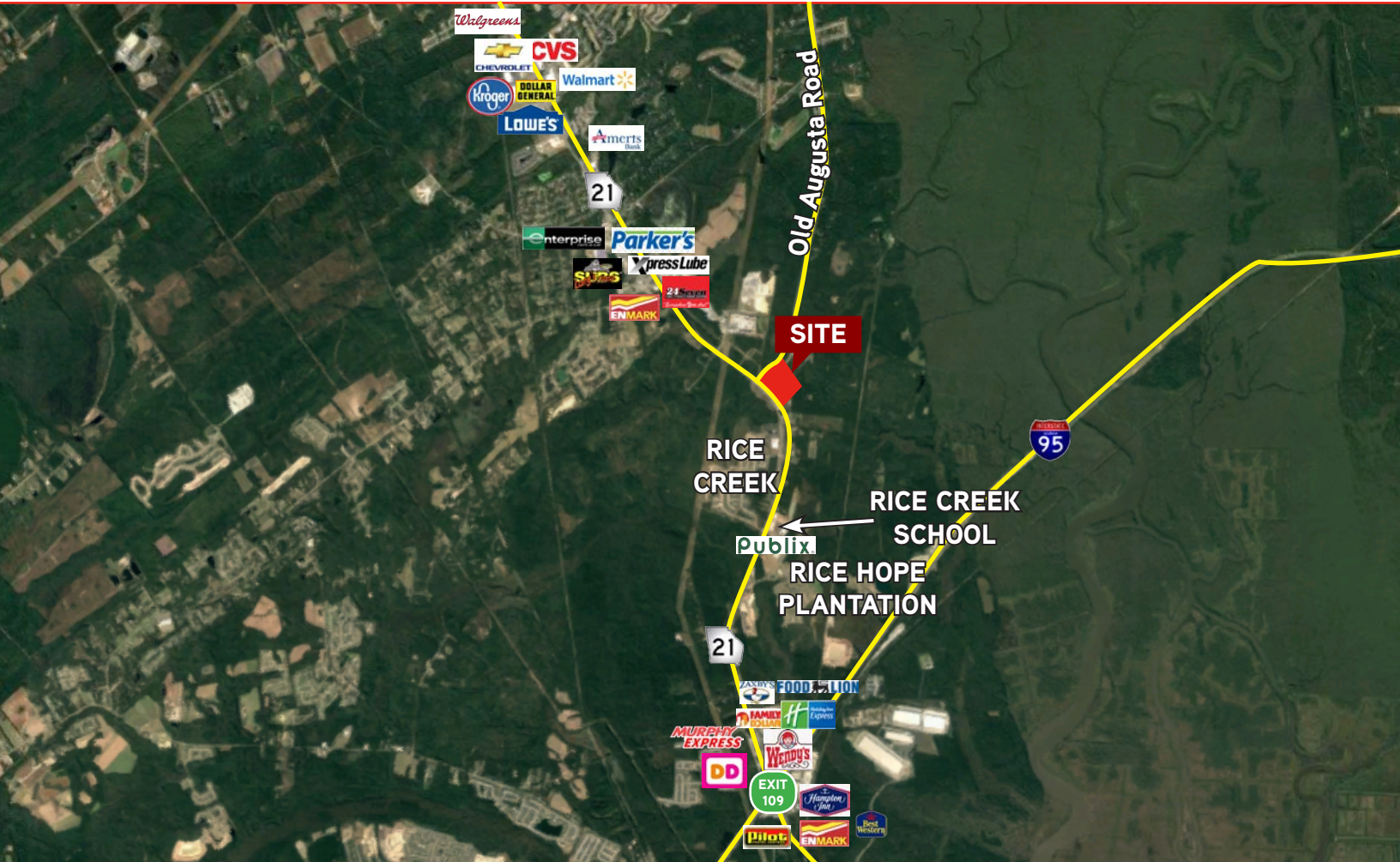
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## Demographics:

	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:

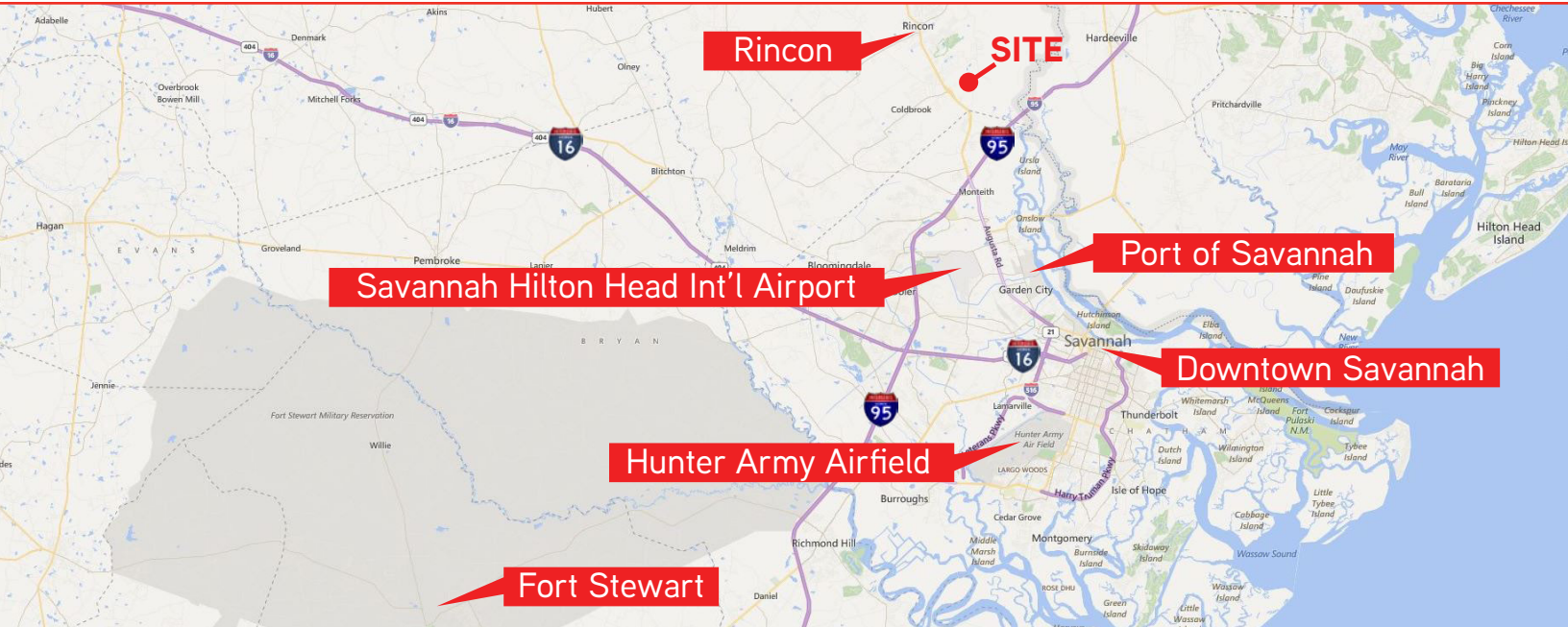
INTERSTATE 95 >	±3 Miles
RINCON >	±4 Miles
POOLER >	±9 Miles
GARDEN CITY TERMINAL >	±9 Miles
THE SAVANNAH AIRPORT >	±10 Miles
INTERSTATE 16 >	±12 Miles
DOWNTOWN SAVANNAH >	±13 Miles

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## 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

- > Gas Station
- > Restaurant
- > Offices
- > Service Businesses
- > Other available sites in Carlyle Park include options for multi-family and industrial development

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