



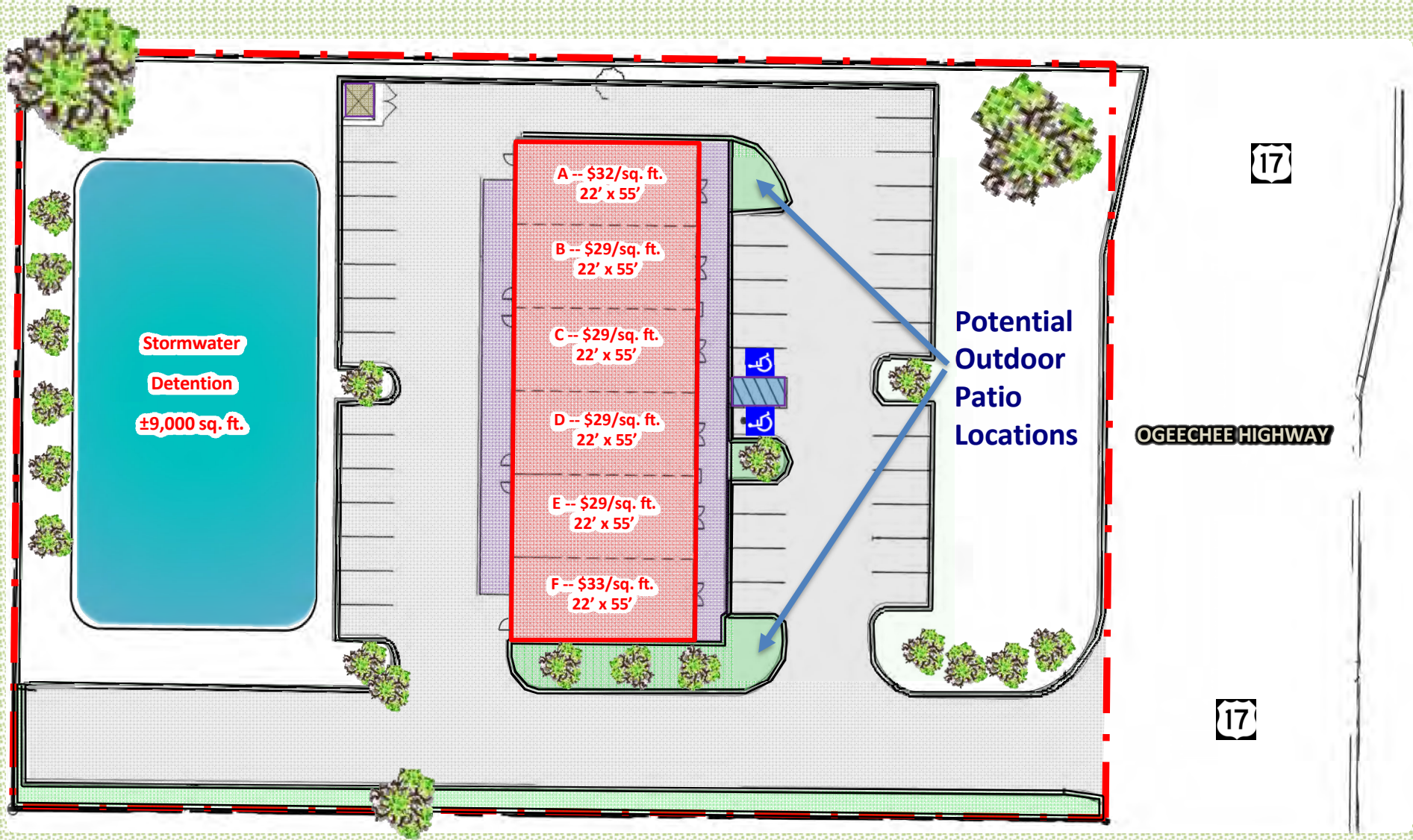
Heitmann
Associates, INC.
Architects

Michelle Parker-Scott

mps@parkerscottproperties.com / (912) 604-1197

4410 OGEECHEE RENDERING

NEW CONSTRUCTION



Site is located on Highway 17 (Ogeechee Rd.) just 1,200 feet west of Chatham Parkway. None of the site lies in a flood zone. Each of the 6 available spaces is approximately 22' wide by 55' feet deep, for a total of 1,210 sq. ft. There is ample parking, well in excess of the code, with 38 spaces (includes 2 ADA). The site is served by the City of Savannah for water and sewer.

This exhibit was last updated on 4/12/2021 4:30 PM

4410 OGEECHEE

RETAIL SPACE
FOR LEASE

Building Info – Brand new construction to be completed October 2022. Space configurations are 22' x 55', which yield 1,210 sq. ft and may be combined.

Zoning – The property is zoned B-C – Community-Business. The purpose of this district shall be to provide community shopping facilities consisting of a wide variety of sales and service facilities at locations that will be accessible to a market area containing from 35,000 to 70,000 people.

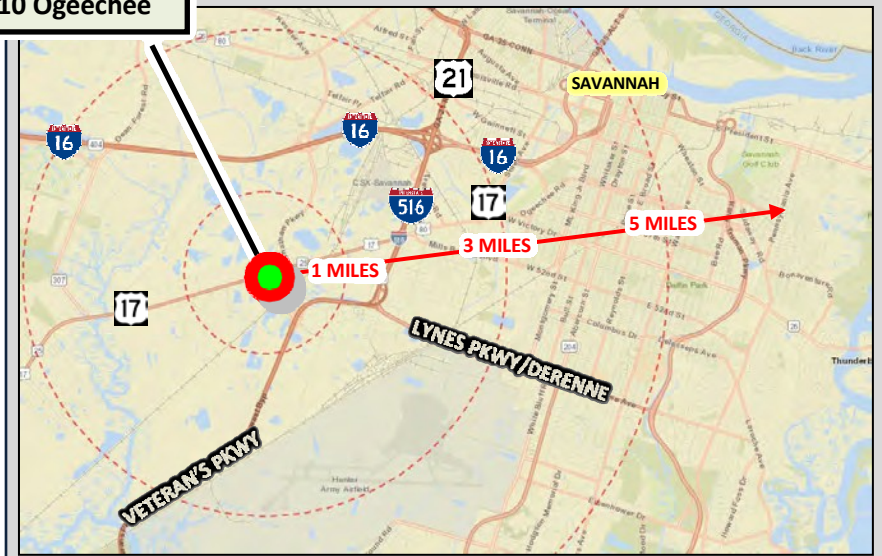
Location/Access – The site is located on Highway 17 (Ogeechee Rd.), just 1,200 feet west of its intersection with Chatham Parkway. Chatham Parkway connects to the north with I-16 and to the south with Veteran's Parkway, which runs to both I-516 and Highway 204, so the site is very easy to get reach. Chatham Parkway has blossomed in the past several years with 3 new apartment complexes, a new engineering building, jail, and now a new shopping center at its intersection with Highway 17. It was already home to the Savannah Park of Commerce, which houses some of the area's top engineering and environmental consultants along with other major tenants. Furthermore, at the I-16 intersection, Toyota, Lexus, Kia, Acura, Chrysler, Dodge, Jeep, Ram, and Subaru all have dealerships. Highway 17 is now starting to re-develop, with much of the focus in the Chatham Parkway intersection area. The site will have one access point onto Highway 17. The site is located in Flood Zone X, which is NOT within a special Flood Zone Hazard area.

Description – The building will consist of a stucco exterior with metal roof awning elements and plenty of glass on the front and is quite attractive. City code requires 29 spaces but the site has been set up for 38 spaces, including 2 ADA parking spots, so it is over-parked.

Opportunity – This is a great opportunity to lease brand new space in one of the new and hot retail markets in Savannah. With countless white- and blue-collar workers, outstanding automobile exposure, zoning which allows a wide range of uses, and a very competitive lease rate – any tenant should enjoy a long and prosperous business experience in this location.



4410 Ogeechee






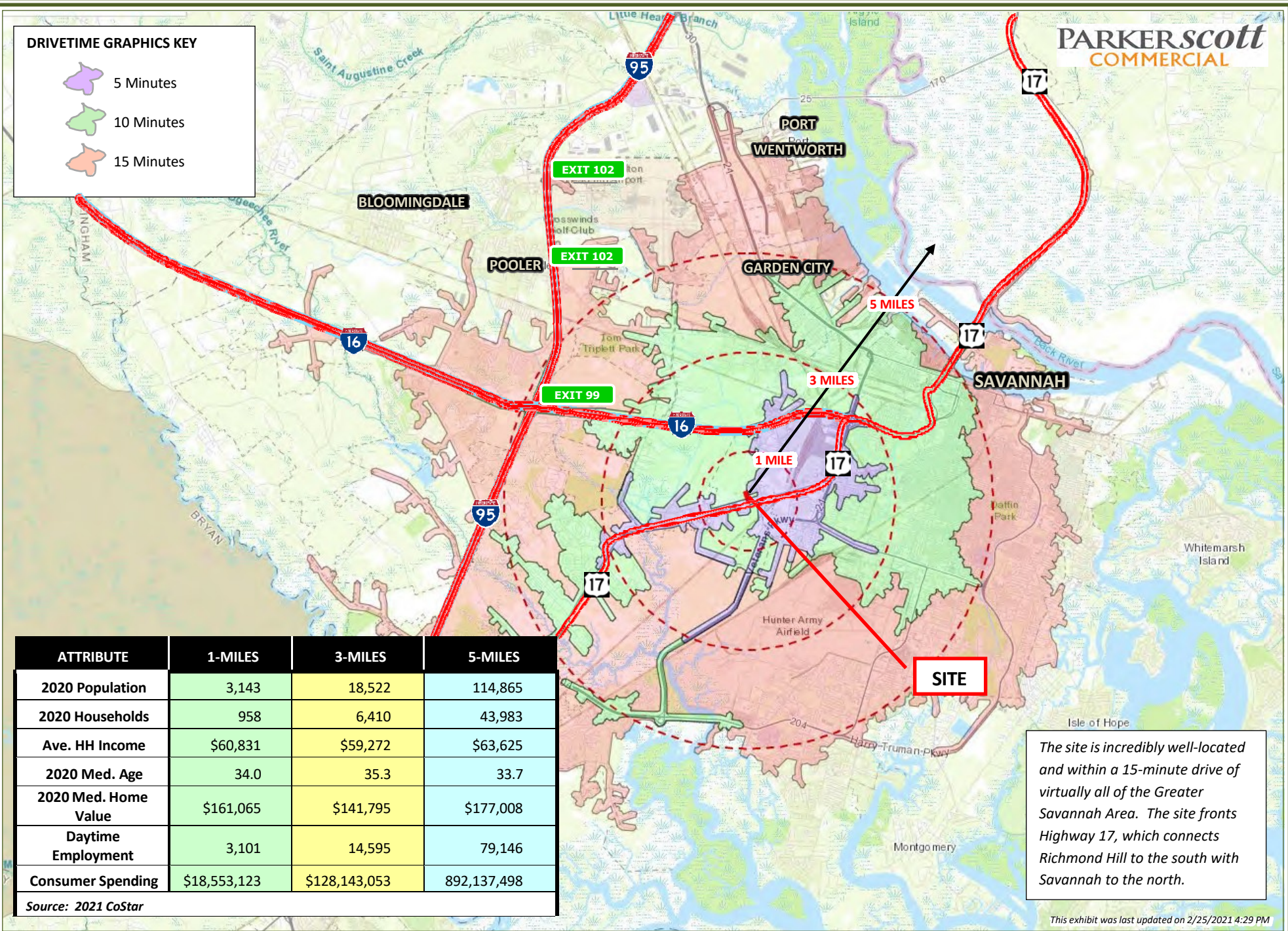
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\$29-\$33/sq. ft. + CAM

PARKERscott
COMMERCIAL

DRIVETIME GRAPHICS KEY

-  5 Minutes
-  10 Minutes
-  15 Minutes



ATTRIBUTE	1-MILES	3-MILES	5-MILES
2020 Population	3,143	18,522	114,865
2020 Households	958	6,410	43,983
Ave. HH Income	\$60,831	\$59,272	\$63,625
2020 Med. Age	34.0	35.3	33.7
2020 Med. Home Value	\$161,065	\$141,795	\$177,008
Daytime Employment	3,101	14,595	79,146
Consumer Spending	\$18,553,123	\$128,143,053	892,137,498

Source: 2021 CoStar

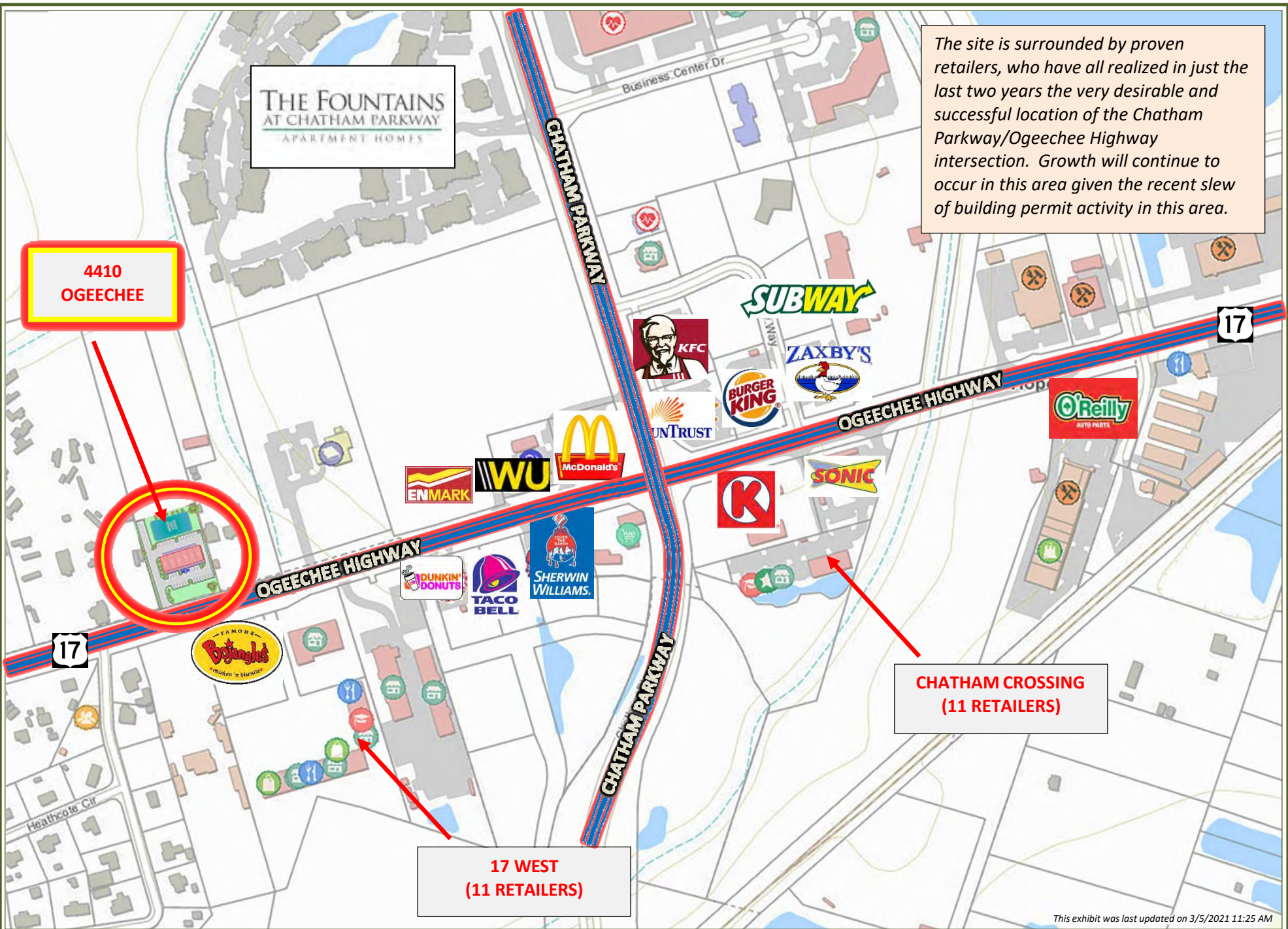
The site is incredibly well-located and within a 15-minute drive of virtually all of the Greater Savannah Area. The site fronts Highway 17, which connects Richmond Hill to the south with Savannah to the north.

This exhibit was last updated on 2/25/2021 4:29 PM

THE FOUNTAINS
AT CHATHAM PARKWAY
APARTMENT HOMES

The site is surrounded by proven retailers, who have all realized in just the last two years the very desirable and successful location of the Chatham Parkway/Ogeechee Highway intersection. Growth will continue to occur in this area given the recent slew of building permit activity in this area.

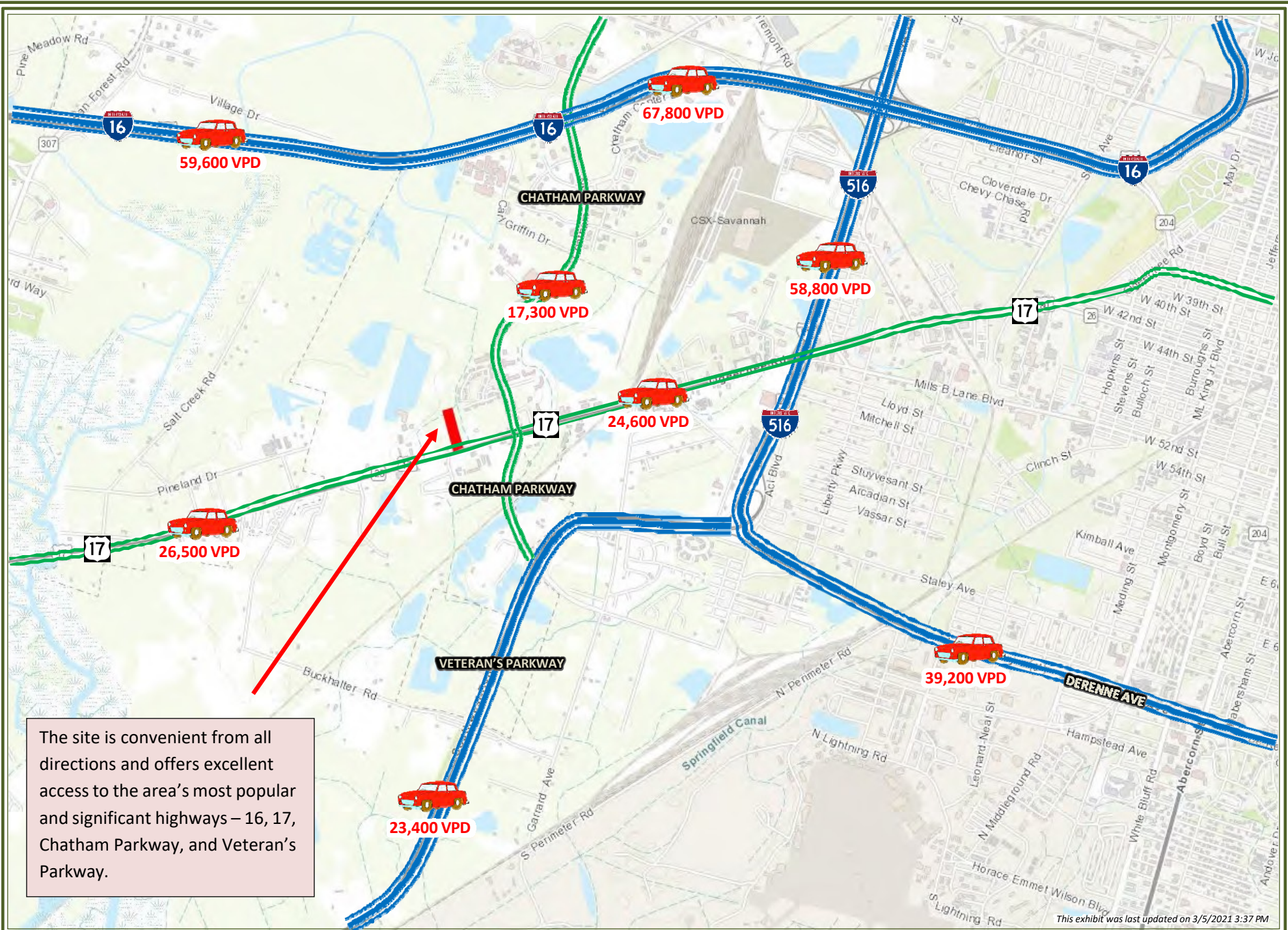
4410
OGEECHEE



CHATHAM CROSSING
(11 RETAILERS)

17 WEST
(11 RETAILERS)

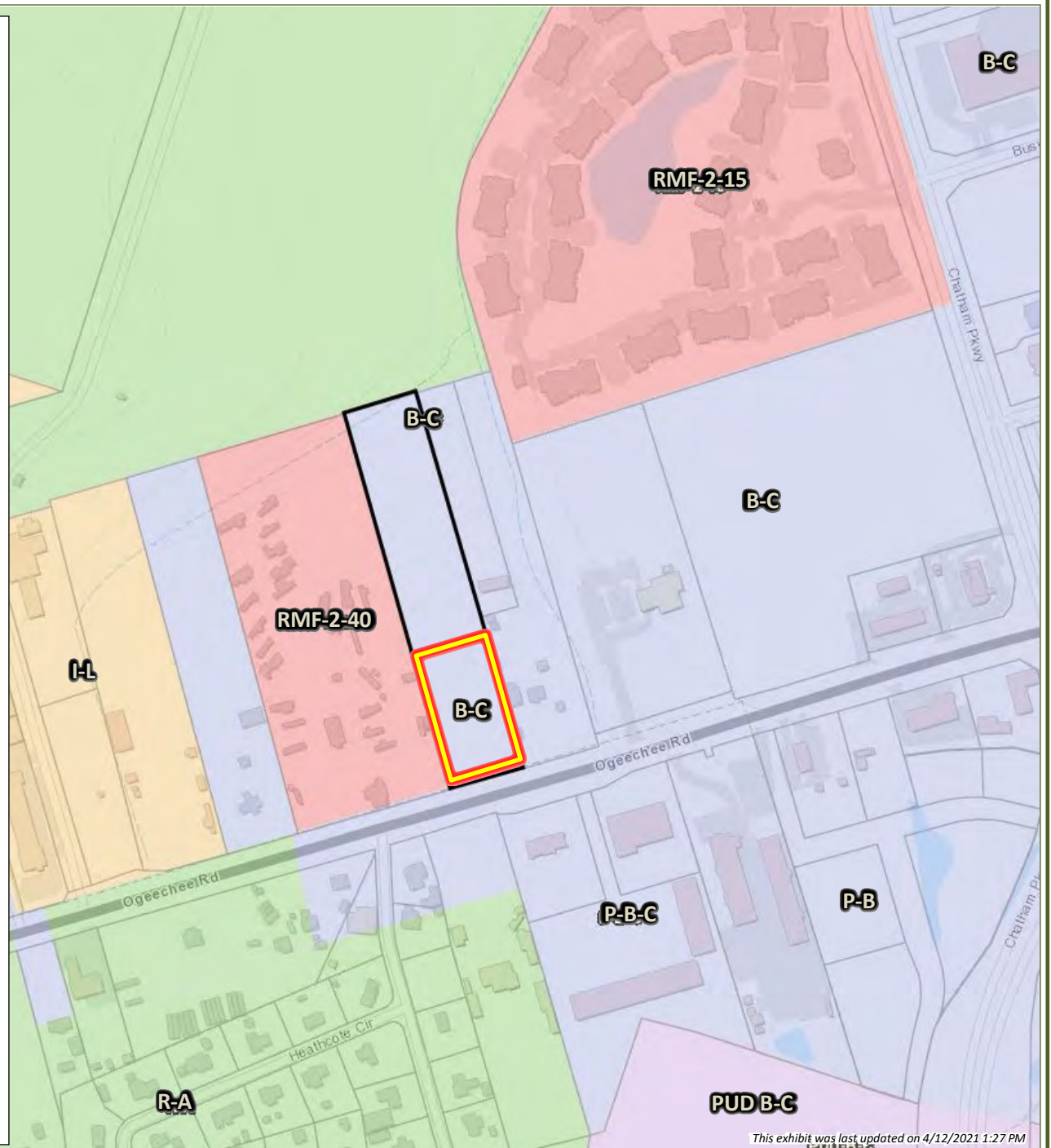
This exhibit was last updated on 3/5/2021 11:25 AM



The site is convenient from all directions and offers excellent access to the area's most popular and significant highways – 16, 17, Chatham Parkway, and Veteran's Parkway.

This exhibit was last updated on 3/5/2021 3:37 PM

Accessory storage buildings, Accessory uses, Ambulance service or rescue squad, Amusement or recreational activities carried on wholly within a building, Animal grooming establishment, Animal hospital, veterinary clinic, animal boarding place or animal grooming salon, Automobile upholstery shop, Automobile, truck, or boat and nonresidential trailer sales or rentals, Banks and offices, Bicycle and moped sales and service, Building contractor and related construction contractors, Catering services, Child care center, Child sitting center, Church or other place of worship, Clothing stores and dry goods, Club or lodge, Cocktail lounges and taverns, Craft shops, Cultural facilities, Day nurseries and kindergartens, Design shop and testing of new products, Electronic, video or mechanical amusement game arcade, Eleemosynary or philanthropic institution, Food stores and drugstores, Fortunetelling, Freezer locker service, ice storage, Fur storage vaults, Furniture repair, including furniture refinishing, refurbishing and upholstery shops, Home furnishing and hardware, Ice vending unit, Janitorial services contractor, Laboratory serving professional requirements, dentists, medical, etc., Locksmith, gunsmith, and similar activities Motorcycle, motor scooter sales and services, Newspaper, Nightclubs, Package store, Personal service schools, Personal service shops, Pest control, Photography studio, Plant and produce shops, Prefabricated structures sales lot, Printing or letter shop, Restaurant drive-in, Restaurant, sit-down or cafeteria, which does not serve alcoholic beverages, Restaurant, sit-down or cafeteria, which serves alcoholic beverages, Restaurants, fast food or drive-thru, Retail automobile parts and tire store, Sale of beer and wine, by the package, when incidental to other principal retail use, Small electric motor repair, Specialty shops, Tattoo studio, Teaching of music, voice, and dance, Telegraph or messenger service, Tree cutting/pruning contractor, Vocational and technical schools.



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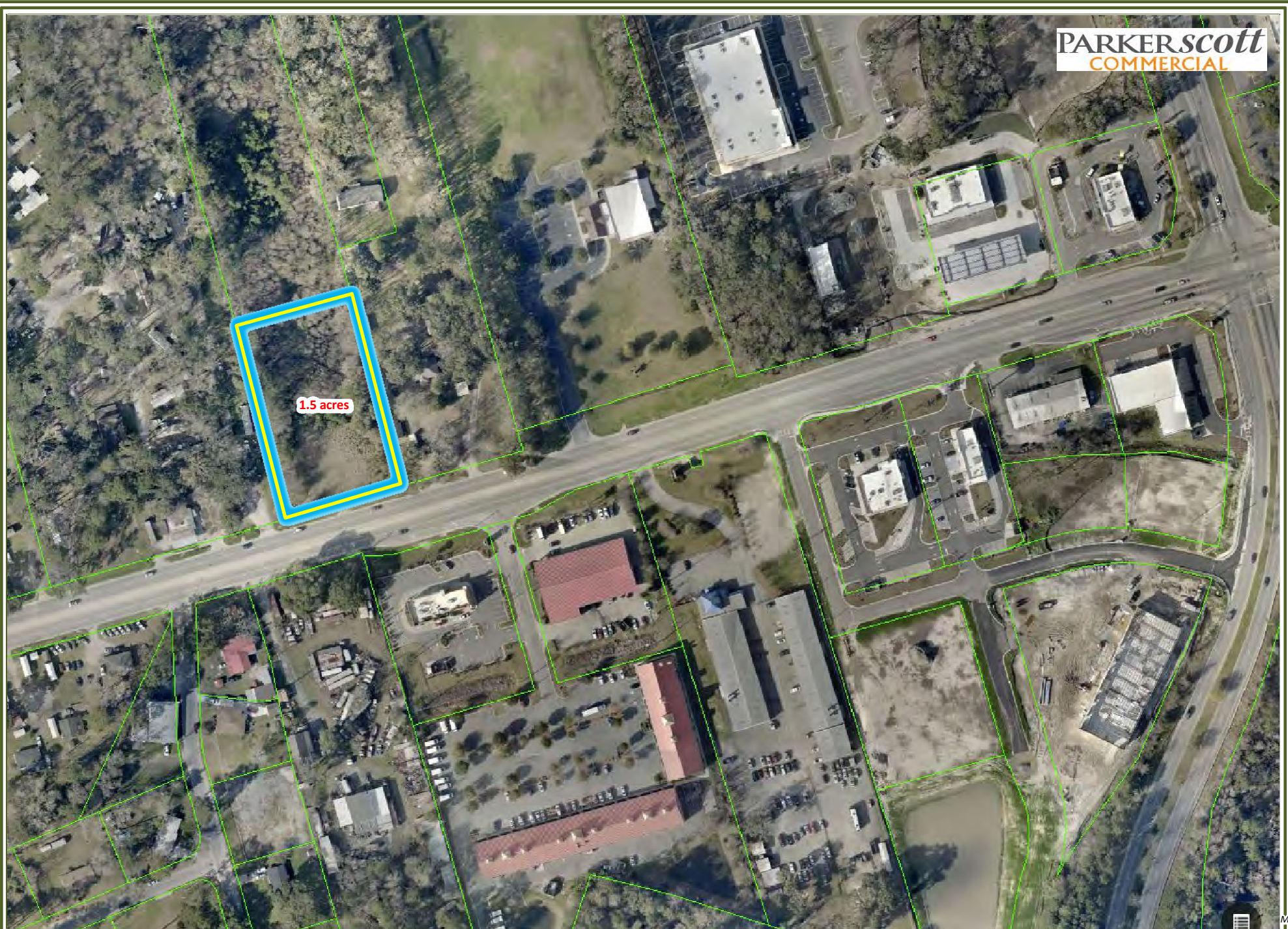


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Michelle Parker-Scott
mps@parkerscottproperties.com / (912) 604-1197

4410 OGEECHEE RD. -- SITE PLAN ON AERIAL

Lease Space



Michelle Parker-Scott

mps@parkerscottproperties.com / (912) 604-1197

4410 OGEECHEE RD. – CLOSE-IN AERIAL