

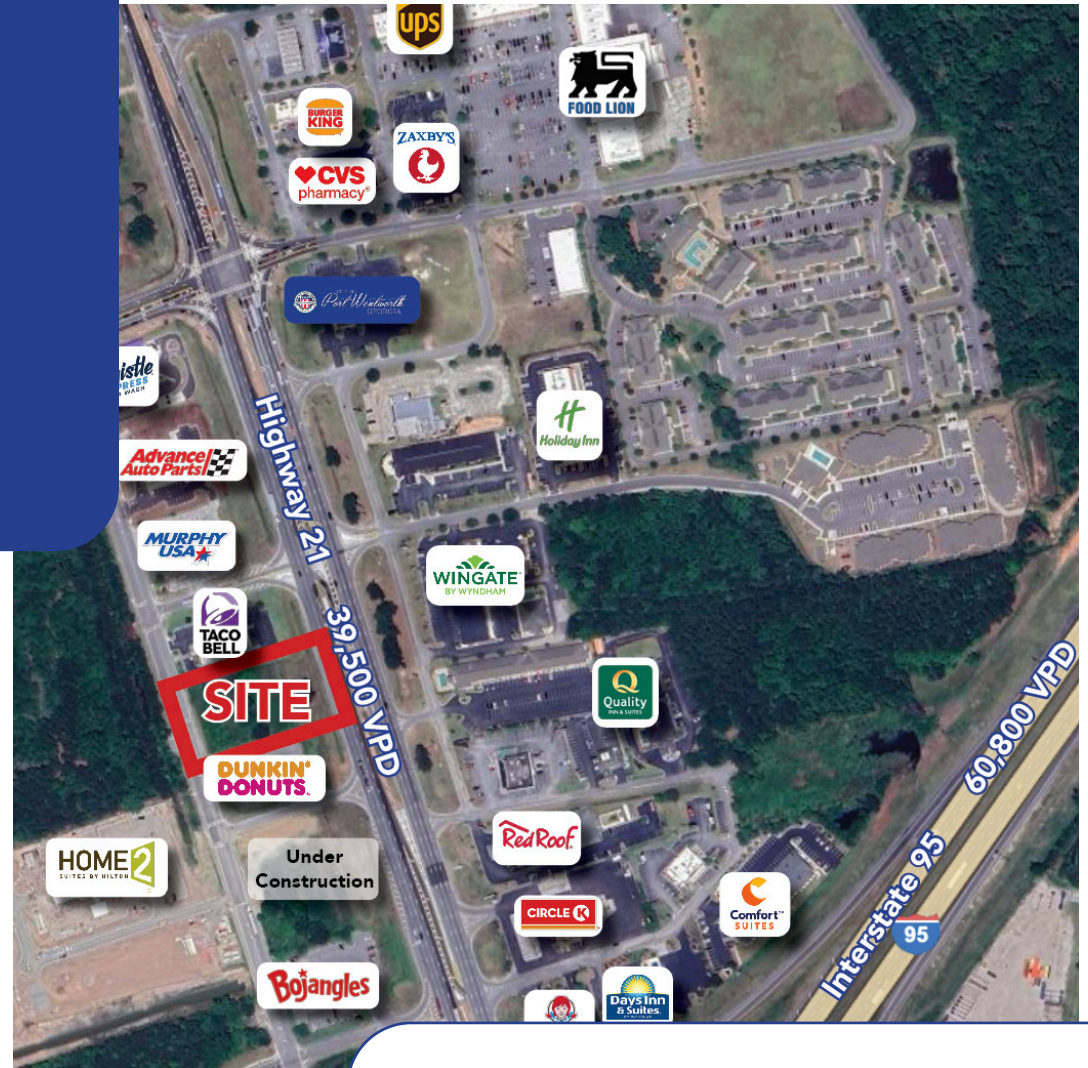
AVAILABLE

# Outparcel Opportunity

HIGHWAY 21 AND I-95 | PORT WENTWORTH, GEORGIA

## HIGHLIGHTS

- Prime 1 Acre Outparcel
- P-C-3 (General Commercial Zoning)
- Savannah MSA is thriving and driven by Port of Savannah
- Over 100,000 AADT which includes 175' of frontage and visibility along Hwy 21 with traffic counts in excess of 39,500 VPD
- Current outparcel users include Taco Bell, Dunkin Donuts, Murphy Express, and Bojangles



## CONTACT

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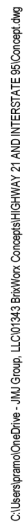


# RETAIL MAP





# SITE



TACO BELL

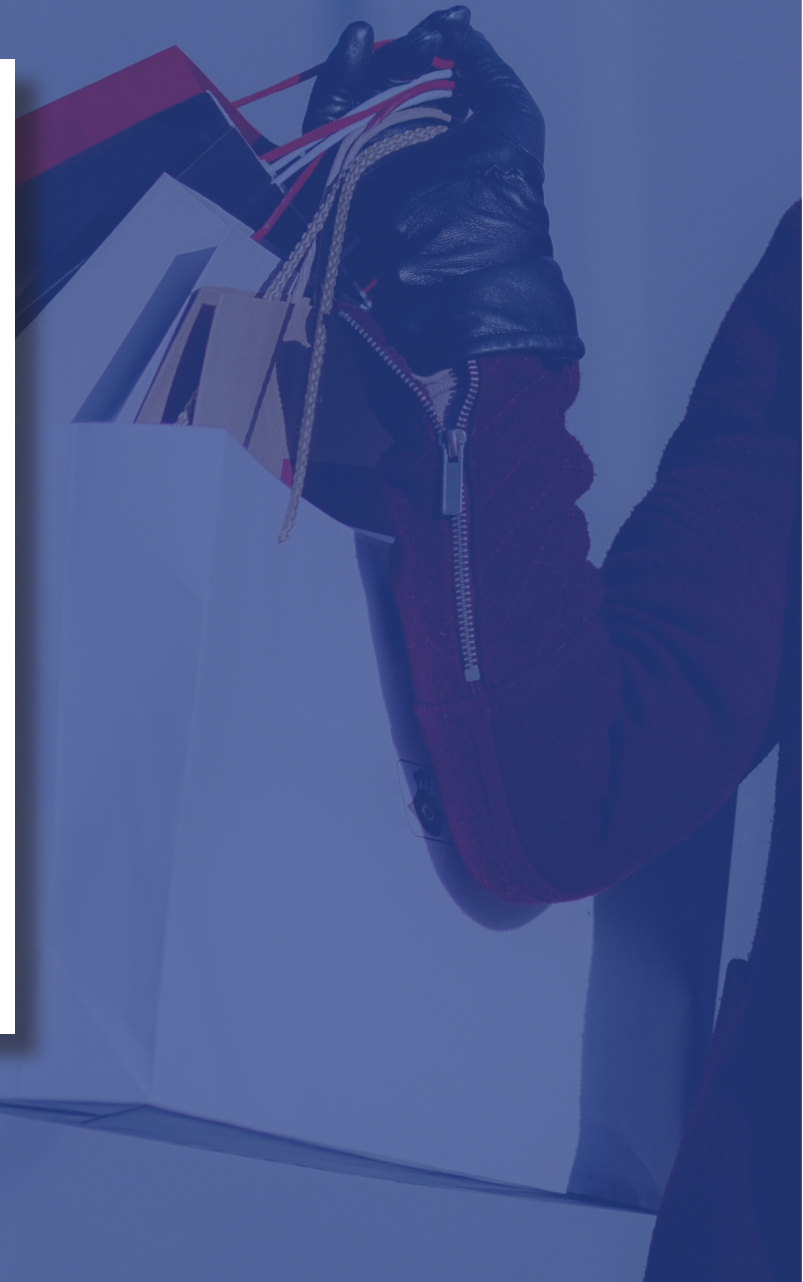
BUILDING

DUNKIN  
DONUT

GA HIGHWAY 21

## DEMOGRAPHICS

	1 MILES	3 MILES	5 MILES
2020 POPULATION	2,204	13,723	31,910
2025 POPULATION	2,528	15,717	36,249
2020 HOUSEHOLDS	882	5,381	11,433
2025 HOUSEHOLDS	1,020	6,214	11,433
2020 AVERAGE HH INCOME	\$110,088	\$109,020	\$103,016
2020 AVERAGE HH INCOME	\$128,177	\$126,670	\$118,923





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