



3 PRIME RETAIL PADS 4.26 ACRES OF LAND

6000 GA-21, PORT WENTWORTH, GA

PORTS OF
SAVANNAH

SAVANNAH AIRPORT

amazon

SHARED REAR ACCESS
WITH PARKER'S KITCHEN

Parker's
kitchen

PAD 3 | 1.20 ACRES

PAD 2 | 1.15 ACRES

PAD 1 | 1.50 ACRES

32,000 VPD

HWY - 21



PARCEL LEGEND

Lot	Size	Status	Ideal Use
1	1.50 Acres	Sale or Lease	QSR / Car Wash / Oil / Coffee
2	1.15 Acres	Sale or Lease	QSR / Car Wash / Oil / Coffee
3	1.20 Acres	Sale or Lease	QSR / Car Wash / Oil / Coffee

OFFERING MEMORANDUM

3 PREMIUM RETAIL PADS FOR LEASE OR SALE
SHARED ACCESS TO SIGNALIZED INTERSECTION
STRONG DAYTIME POPLULATION WITH 21K WORKERS



OFFERING MEMORANDUM TABLE OF CONTENTS

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Please submit all offers as a non-binding letter of intent (LOI). Including:

- Price
- DD Time Frame
- Earnest Money
- Special Stipulations

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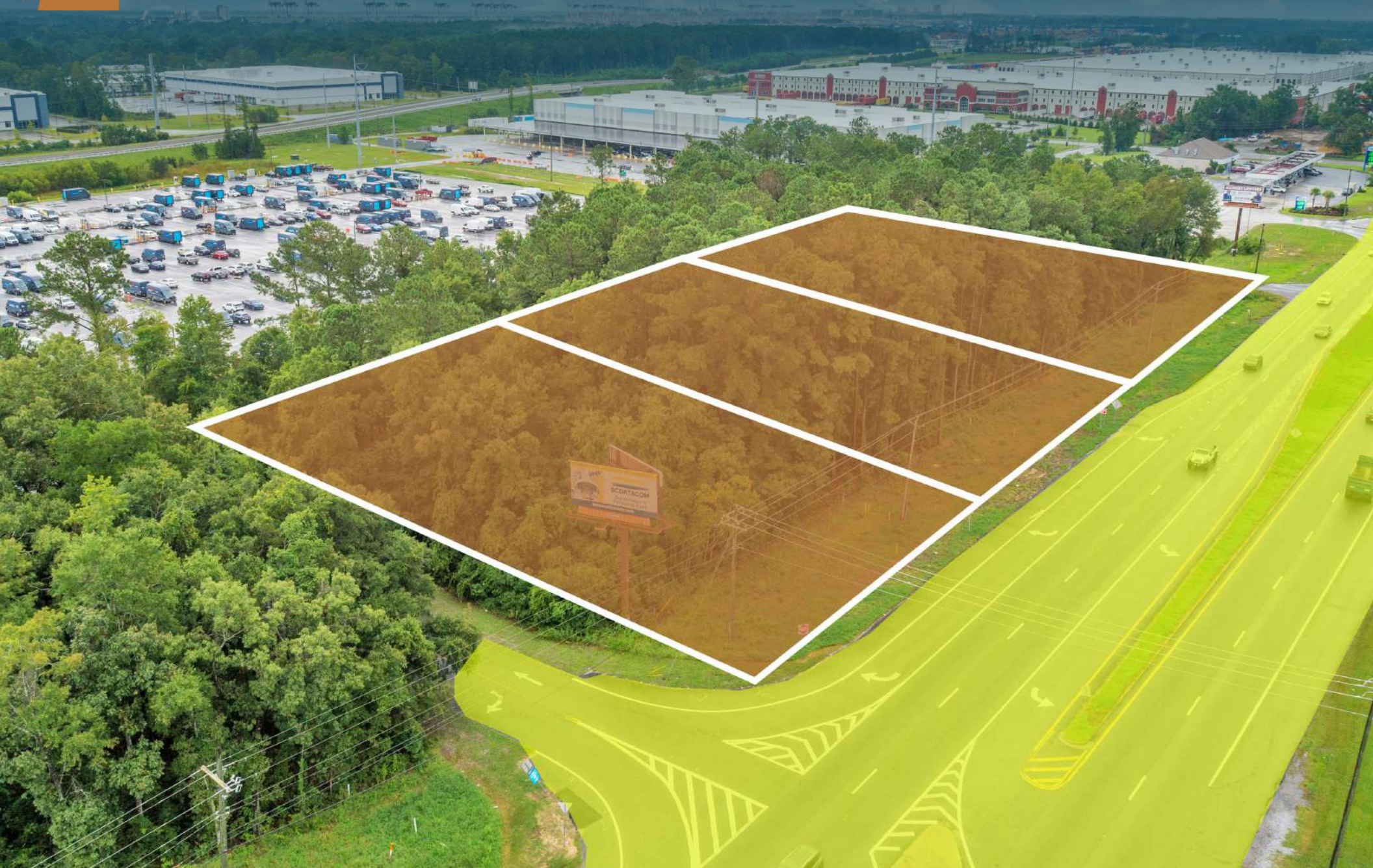


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EXECUTIVE SUMMARY



DEVELOPMENT OPPORTUNITY

WHY THIS SITE?



PROXIMITY TO PORTS

2.5 Miles to Port of Savannah



TRAFFIC COUNT

32,000 Vehicles Per Day



ACCESS

Multiple Access Points



INTERSTATE ACCESS

3.5 Miles to I-95



PROXIMITY TO AIRPORT

1.4 Miles to Airport



TRAFFIC SIGNAL

Shared Access to Intersection



ZONING

C-3 (Commercial Zoning)

OFFERING OVERVIEW

6000 GA-21 Highway is a ± 4.26 -acre commercial land tract located in Port Wentworth, Georgia, directly adjacent to Parker's Kitchen. The site is currently being marketed as three retail pads that can be leased or sold individually, or sold as a single parcel for a consolidated user or developer.

Zoned C-3 and situated in a major industrial corridor, the property features direct visibility from GA-21 ($\pm 32,000$ VPD) and shared access through Parker's Kitchen and Water Filtration Plant Road. Rear connectivity, three-quarter access on GA-21, and full-motion ingress/egress via Gulfstream Road ($\pm 10,000$ VPD) ensure logistical efficiency.

Located just 4.2 miles from I-95 and within minutes of the Port of Savannah and Gulfstream Aerospace, the site sits in a dense industrial trade area supported by a $\pm 21,000$ -person daytime workforce within a three-mile radius. With strong fundamentals and a noticeable void in retail services, this site is well-positioned for QSR, automotive, or service-oriented users targeting industrial and commuter traffic.

Actively Marketed Pads

- **Pad 1 (± 1.50 AC)** – Prime corner visibility, ideal for QSR or drive-thru user
- **Pad 2 (± 1.15 AC)** – Mid-site with frontage exposure and efficient layout
- **Pad 3 (± 1.20 AC)** – Positioned closest to Parker's Kitchen and traffic light

LOCATION OVERVIEW

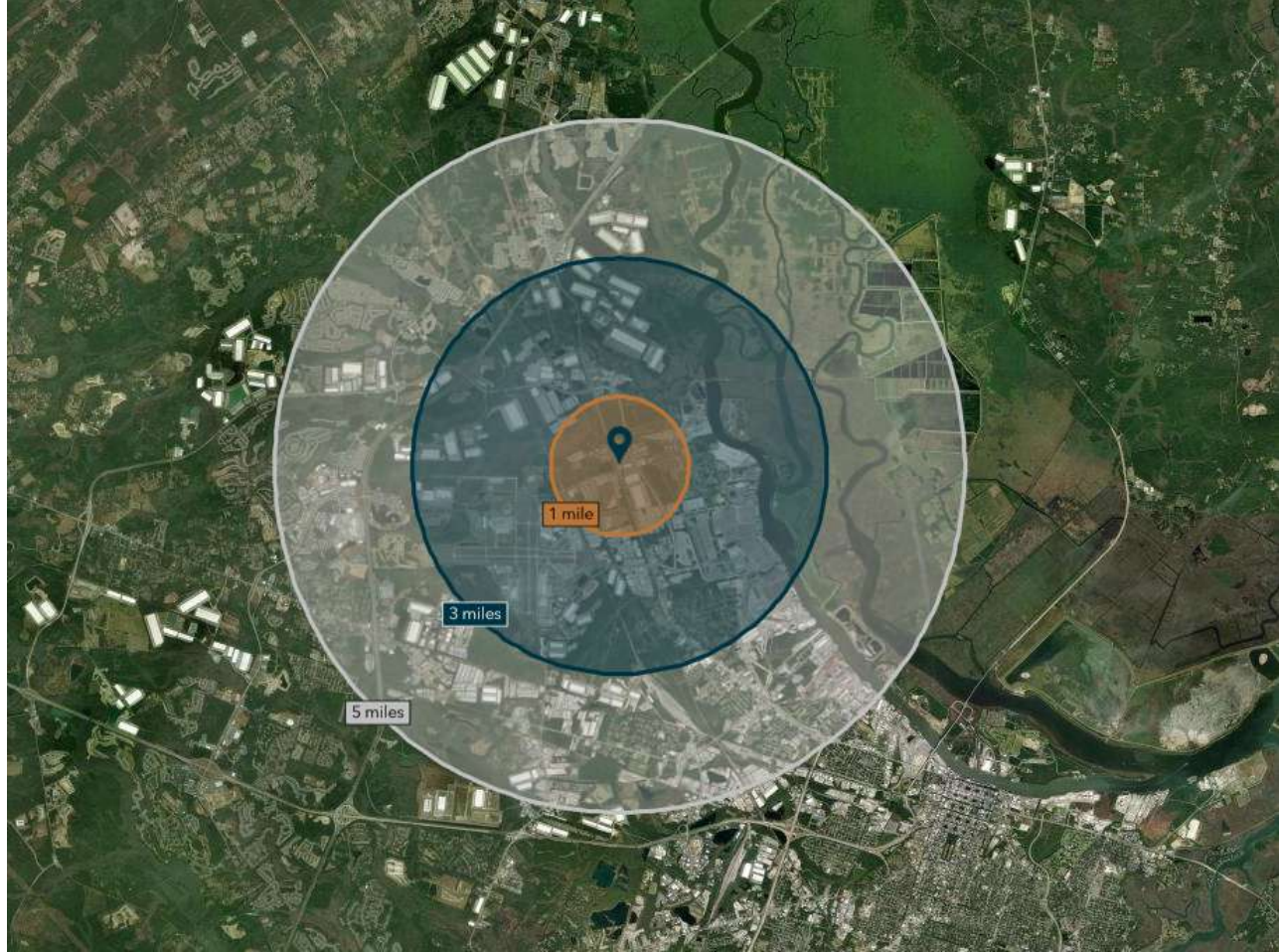
HIGH TRAFFIC TRADE AREA



NOTABLE FEATURES

WITHIN A 3 MILE DRIVE TIME

I-20	1.2 Miles (79-82K VPD)
I-520	Site sits on I-520
The Masters	5.0 Miles
Population	66K People
Doctors Hospital	3.2 Miles
Augusta Exchange	2.7 Miles
Walmart	0.6 Miles
Lowes	400 Feet



Demographics	1 Mile	3 Mile	5 Mile
Daytime Population	1,391	21,417	63,048
Daytime Workers	642	18,172	43,858
Median Household Income	\$56,625	\$55,589	\$78,104





JIMMY DELOACH PKWY

NEW ACCESS ROAD TO
AMAZON DISTRIBUTION
CENTER

SHARED REAR ACCESS
WITH PARKER'S KITCHEN

4.26 ACRE SITE

RECENTLY EXPANDED
PARKER'S KITCHEN

HWY - 21

 32,000 VPD



 10,000 VPD

GULFSTREAM RD



**SAVANNAH
HILTON HEAD
INTERNATIONAL**

3.9 MILLION ANNUAL PASSENGERS



10,000 VPD

GULFSTREAM ROAD

HWY 21



32,000 VPD

Dynacraft/Crossgate
Logistics

**Parker's
kitchen**

4.26 ACRE SITE

BRAND NEW
DISTRIBUTION FACILITY

amazon

PORTS OF
SAVANNAH
5.7M TEU'S ANNUALLY

JIMMY DELOACH BLVD

BRAND NEW
DISTRIBUTION
FACILITY

amazon

4.26 ACRE
SITE

Parker's
kitchen

HWY 21

32,000 VPD

SAVANNAH AIRPORT

Google Earth



Port Logistics
Center Crossroads

3.5 MILES AWAY



Savannah River
International Trade Park

JIMMY DELOACH BLVD

SAVANNAH AIRPORT

4.26 ACRE
SITE

Parker's
kitchen



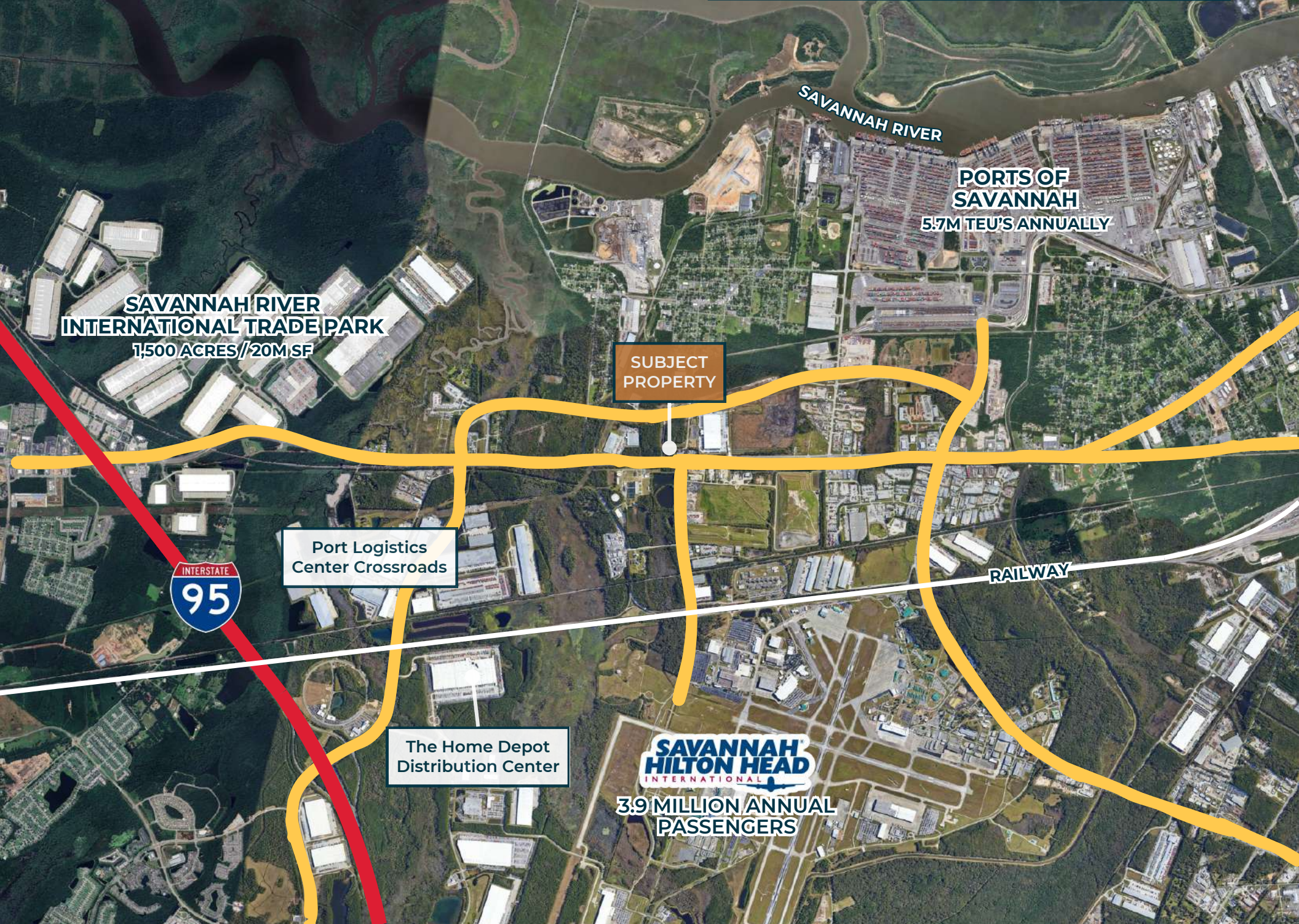
35,800 VPD

GULFSTREAM ROAD

32,000 VPD

HWY 21





**SAVANNAH RIVER
INTERNATIONAL TRADE PARK**
1,500 ACRES//20M SF

**PORTS OF
SAVANNAH**
5.7M TEU'S ANNUALLY

**SUBJECT
PROPERTY**

**Port Logistics
Center Crossroads**



RAILWAY

**The Home Depot
Distribution Center**

**SAVANNAH
HILTON HEAD
INTERNATIONAL**
3.9 MILLION ANNUAL
PASSENGERS





805 Apartments/Townhomes

Parker's
kitchen

CVS

ZAXBY'S

DUNKIN'

64,400 VPD

Savannah River
International Trade Park

5,900
RESIDENTIAL
UNITS

Parker's
kitchen

STOP N' STOR
SELF STORAGE

PortCity

gerbers

Ziggy's
COFFEE

Georgia Tech
Savannah

The Home Depot
Distribution Center

23,200 VPD

The Home Depot
Distribution Center

Amazon Distribution Center

World Distribution
Services Savannah

81,800 VPD

Cheddar's

Home Depot

JIMMY NICK'S
BAR-B-Q

HOMEWOOD
SUITES

DOUBLE TREE
by Hilton

Gulfstream

FIRST WATCH
THE WAITING GARD

Starbucks

Sam's
CLUB

Hilton
Express

TEXAS
ROADERS

SAVANNAH
HILTON HEAD
INTERNATIONAL

Savannah Hilton Head International Airport

Mellon
MUSHROOM

P

Tanger
Outlets

SUBJECT
PROPERTY



4.26 ACRE DEVELOPMENT SITE

ACCESS MAP



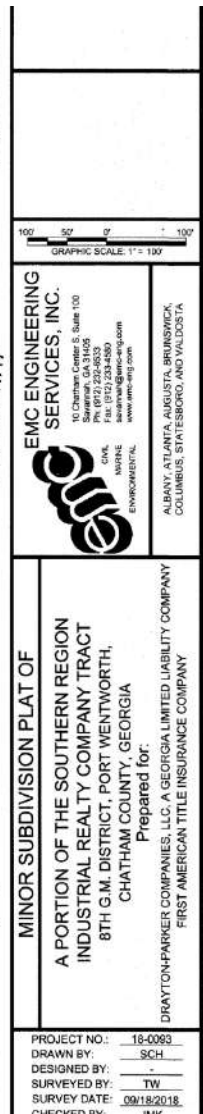
4.26 ACRE DEVELOPMENT SITE

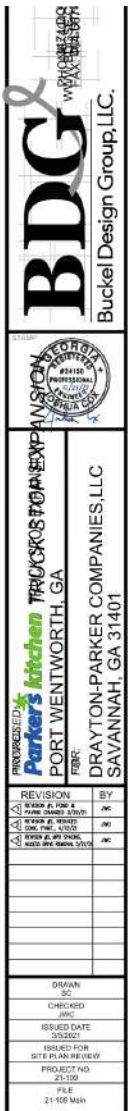
FEMA'S NATIONAL FLOOD HAZARD



FINEM
GROUP
MEYBOHM COMMERCIAL

6000 GA-21





AREA OVERVIEW



WHY? SAVANNAH

OVERVIEW

Savannah, GA, is one of the fastest-growing logistics and industrial markets in the Southeast. With the nation's fourth-busiest container port, rapid residential expansion, and strong infrastructure, Savannah has become a hub for global trade and corporate investment. The city offers a blend of historic charm, business-friendly policies, and unmatched access to markets through port, rail, highway, and air.



HOME OF THE HISTORICAL CHARM

Savannah is celebrated for its vibrant culture and historic charm, drawing millions each year to its cobblestone streets, shaded squares, and lively waterfront. The city hosts one of the largest St. Patrick's Day parades in the world, alongside nationally recognized music and film festivals, making it a cultural destination as much as a business hub. Blending coastal beauty with a thriving creative community, Savannah offers an energy and appeal that few Southern cities can match.



A WELL CONNECTED CITY

Interstate Access: Direct connections via I-16 and I-95 to Atlanta, Jacksonville, Charleston, and beyond.

The Port of Savannah is the largest single-terminal container port in North America and the fastest-growing in the U.S., handling nearly 6 million TEUs annually.

The airport supports both passenger travel and cargo operations. Daily flights connect to major business centers including Atlanta, Charlotte, Dallas, Houston, and Washington, D.C.



LOGISTICS & INDUSTRY HUB

Home to Hyundai Motor Group's \$7.6B EV Metaplant in Bryan County, bringing 8,500+ direct jobs.

Gulfstream Aerospace HQ employs ~20,000 people and anchors advanced manufacturing.

Amazon, JCB, Mitsubishi Hitachi, and others drive continued growth in e-commerce, manufacturing, and distribution.



RESIDENTIAL & POPULATION GROWTH

Chatham County and the surrounding counties (Bryan, Effingham, Liberty) are experiencing some of the fastest population growth in the Southeast. Much of this growth is concentrated along Benton Boulevard, Pooler, and Godley Station, where large-scale master-planned communities continue to deliver new homes.

Population Surge: The Savannah MSA is projected to add 27,000+ new residents over the next five years, a pace that continues to exceed state and national averages.



EDUCATION & TALENT

Savannah is home to Savannah College of Art & Design (SCAD), a global leader in creative industries, and Georgia Southern University's Armstrong Campus.

Access to technical colleges and workforce training tailored for logistics, manufacturing, and aviation.

3rd

Most
Populated
MSA in GA

432K

Savannah
MAS
Population

208K

Savannah
MAS Labor
Force

3%

Percentage
Unemployed

13K

Projected Job
Growth in Next
5 Years

27K

Projected Population
Growth in Next the
5 Years

WHY? GEORGIA

KEY DRIVERS

By 2050 Georgia's Population is projected to increase by nearly 2.5 Million people and Georgia's workforce is expected to grow by 3.1 million jobs. This incredible growth puts increased demands on Georgia's freight and logistics infrastructure which transports personal goods for families, raw materials to Georgia businesses, and moves products across the state and nation



Annual Georgia Freight Tonnage will increase 91% by 2050



Congestion costs for Georgia based traffic are projected to increase more than 100% by 2050



Manufacturing is expected to grow by 77% by 2050



Agriculture is expected to grow by 43% by 2050



Distribution freight flows are expected to more than triple from 2019 to 2050

TOP 10 STATES

1. Georgia
2. Indiana
3. Texas
4. North Carolina
5. South Carolina
6. Ohio
7. Michigan
8. Kentucky
9. Illinois
10. Louisiana

Per Site Selection

Site Selection Magazine's most annual Site Selectors Survey is out as of this past January, and the prospects for GA and the greater Southeast continue to shine!

Key stats for GA as follows:

- Top State Business Climate: GA#3
- Best Manufacturing Workforce States: GA#4
- Best States for Manufacturing: GA#3

Other items of interest:

- Atlanta ranked as #2 city for HQ Projects behind Dallas
- U.S. #1 for International Investment
- Most important factors for location (in order): Tax Policy, Workforce, Incentives and Quality of Life



ECONOMIC OVERVIEW

Georgia's Population is robust, making it the 8th most populous state with the majority of Georgians in prime working ages, 25-44 Years Old.

By 2050, the State is projected to Grow to 13,390,283, an increase of nearly 2.5 Million.

The state has experienced strong economic growth evidenced by being ranked 11th for GDP growth and Georgia continues to be ranked 8th nationally for its tax burden keeping the state competitive.



ECONOMIC COMPETITIVENESS

Georgia ranks highly on various metrics related to the creation of new businesses in the state, which is a strong indicator of a dynamic economy.

The state ranks 6th nationally for net new businesses created and 3rd in the percentage of adults becoming entrepreneurs each month.

Georgia ranks 8th for change in capital invested over the last 5 years indication the attraction of investment and innovation.



FUTURE OF TALENT

The state ranks 7th in terms of job growth of non-agriculture employment, ahead of most southern states.

Georgia continues to be a leader in job growth.

Georgia ranks 14th in the growth of high-tech employment and ranks 11th for the number of STEM doctorates. These are important indicators of a strong talent base



INFRASTRUCTURE OF THE FUTURE

The State's Logistics infrastructure continues to be a significant strength. Monthly TEU throughput in the port of Savannah has increased by 90% over the last decade.

Georgia ranks 4th in terms of growth in jobs in the warehouse sector over the last 5 years.

11M

Total State Population

61%

Labor Force Participation

268K

Jobs Created Last 5 Years

134B

Invested in GA in Last 5 Years

13M

2050 Projected State Pop.

90%

Growth in Trade at Port of Savannah Over the Last Decade

**For inquiries,
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