

Effingham Co. Industrial Park | Rincon, GA

For Sale | \$180,000



Offering Highlights

- 3.17 Acres Zoned I-1 with 289' Frontage
- Park is Paved and All Utilities to Site
- Between Rincon & Springfield - West of Savannah
- 11 Miles from I-95; 17 Miles from GA Ports Auth.

James Bryant
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Effingham Co. Industrial Park

233 Industrial Drive • Rincon, GA 31326



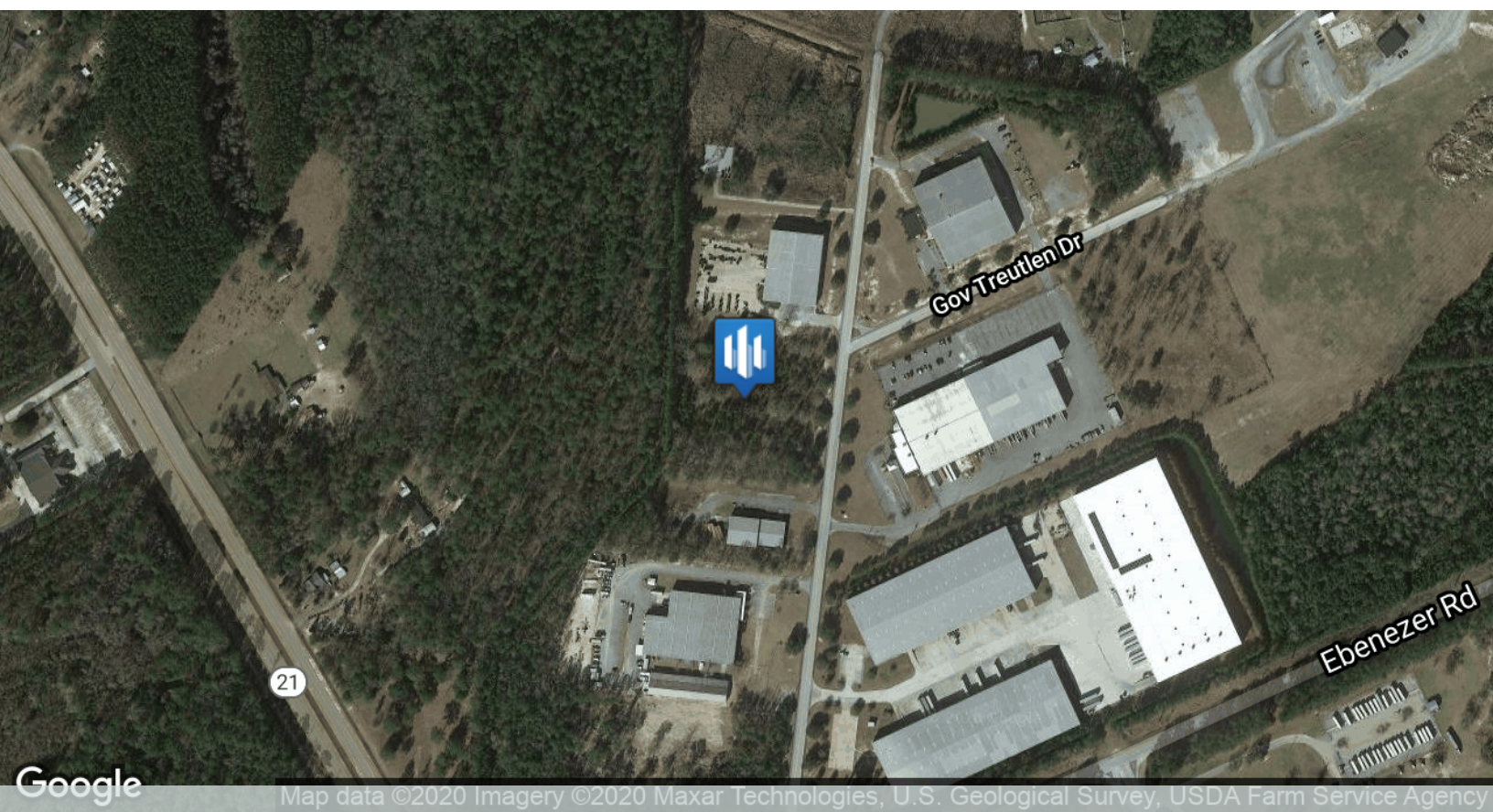
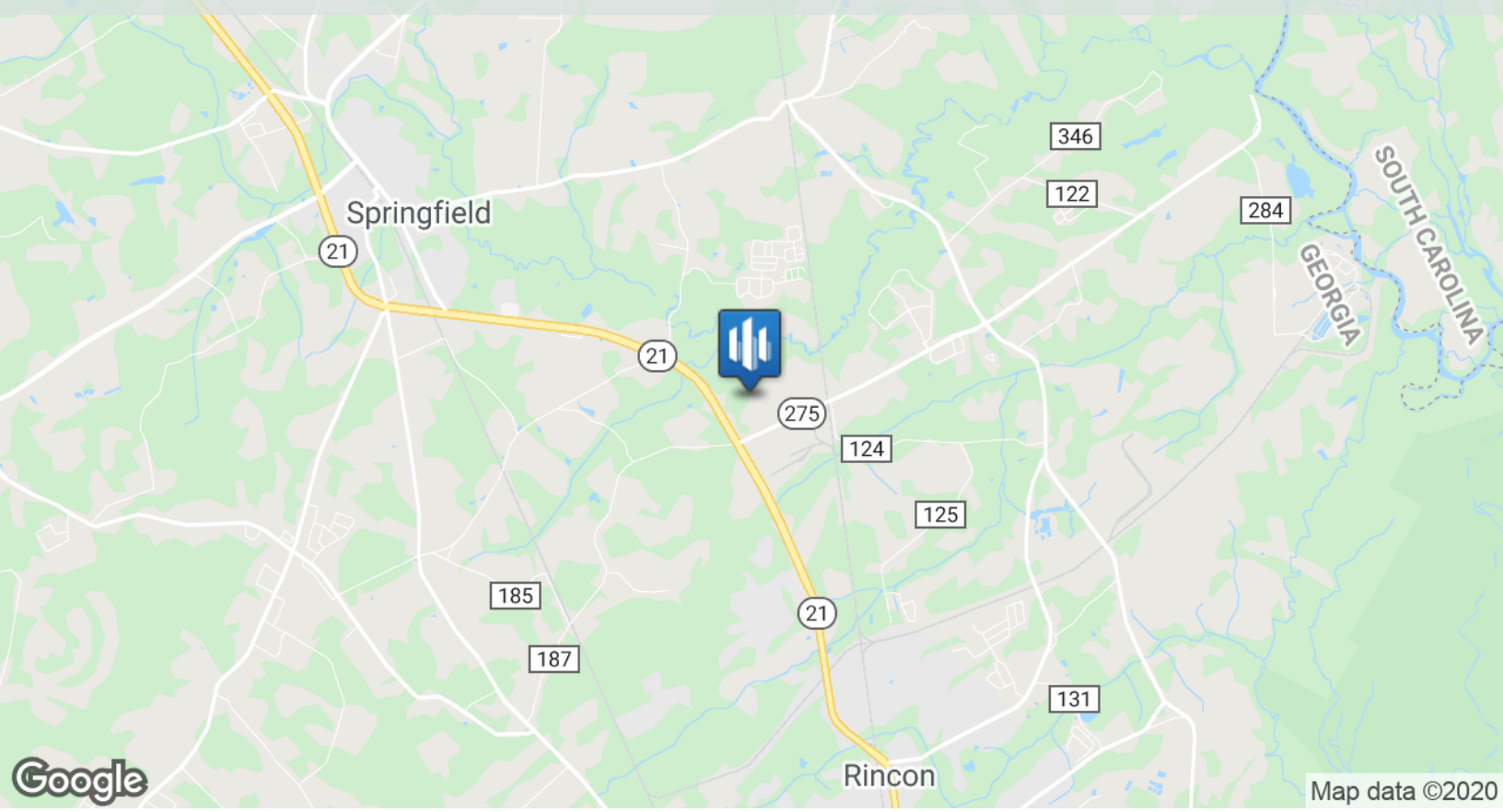
Investment Overview

Sale Price:	\$180,000
Lot Size:	3.17 Acres
APN #:	429A-4
Market:	Savannah
Sub Market:	Effingham
Cross Streets:	Highway 275/Ebenezer Road

Property Overview

Property	3.17 acres zoned I-1 (Light Industrial) within the Effingham County Industrial Park with 289' of frontage. The park is paved and all utilities are at site. Other professional companies at the park include Temcor, Doncasters and Savannah Yachts. Seller is offering for sale, build-to-suit for sale or lease.
Location	The Effingham County Industrial Park is located just off GA Highway 21 between the cities of Rincon and Springfield, two bedroom communities West of Savannah. The site is 11 miles from I-95 and 17 miles from the GA Ports Authority.
Presented by	JAMES BRYANT 912.353.4101 jbryant@svn.com GA #178039

EFFINGHAM CO. INDUSTRIAL PARK



EFFINGHAM CO. INDUSTRIAL PARK

Demographics Report

233 Industrial Drive | Rincon, GA 31326

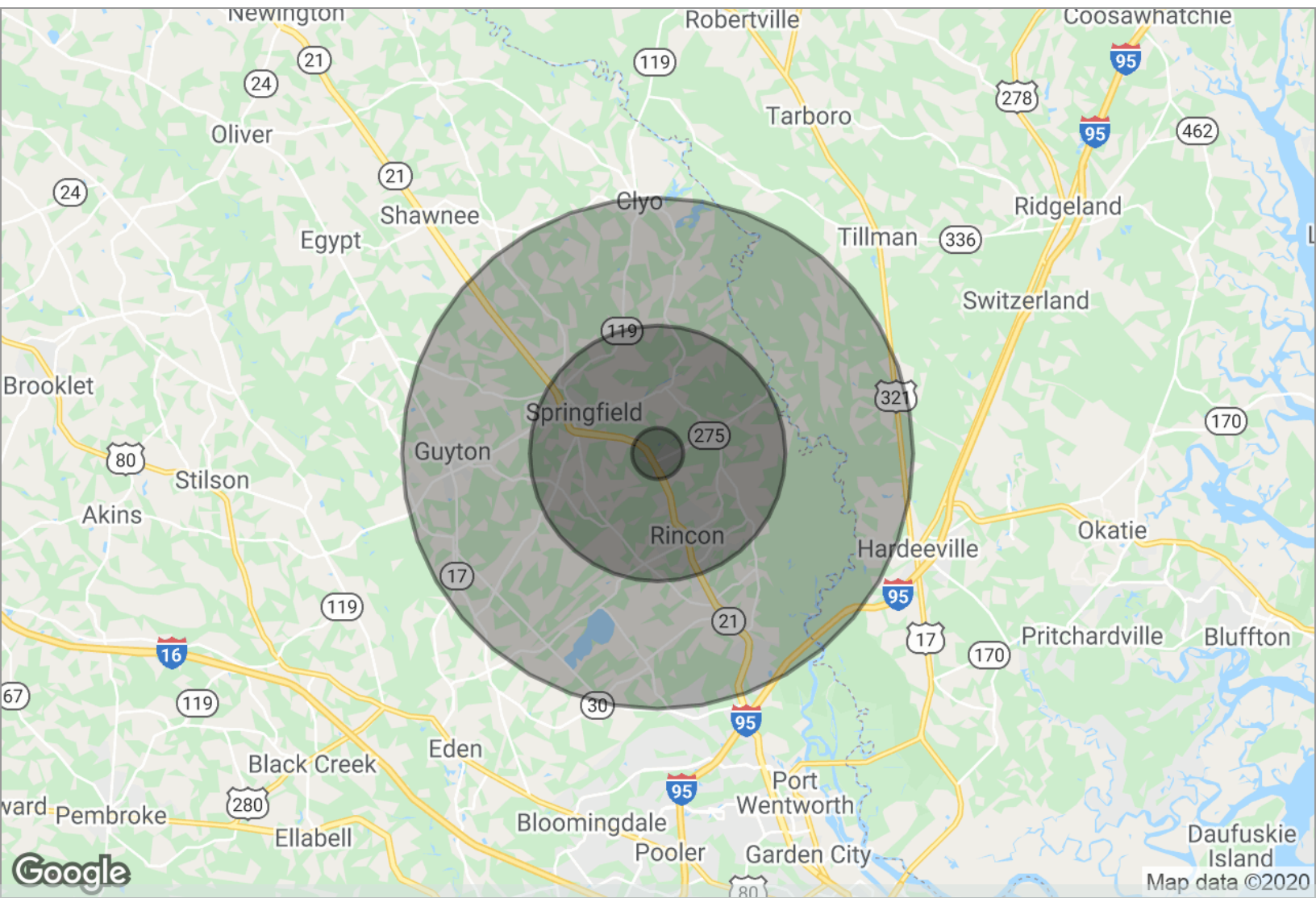
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	1 Mile	5 Miles	10 Miles
Total Population	305	13,725	42,685
Total Number of Households	106	4,726	14,485
Total Number of Persons per Household	2.9	2.9	2.9
Average House Value	\$193,694	\$182,021	\$177,141
Average Household Income	\$67,089	\$67,002	\$69,045
Median Age	38.7	35.3	34.7
Median Age - Male	40.1	34.8	34.2
Median Age - Female	36.5	35.3	34.7
Total Population - White	286	11,366	34,125
Total Percent - White	93.8%	82.8%	79.9%
Total Population - Black	16	1,994	6,494
Total Percent - Black	5.2%	14.5%	15.2%
Total Population - Asian	0	110	604
Total Percent - Asian	0.0%	0.8%	1.4%
Total Population - Hawaiian	0	4	67
Total Percent - Hawaiian	0.0%	0.0%	0.2%
Total Population - Indian	0	31	309
Total Percent - Indian	0.0%	0.2%	0.7%
Total Population - Other	0	113	676
Total Percent - Other	0.0%	0.8%	1.6%
Total Population - Hispanic	7	455	1,399
Total Percent - Hispanic	2.3%	3.3%	3.3%

* Demographic information provided by BuildOut, Inc.

EFFINGHAM CO. INDUSTRIAL PARK

Demographics Map

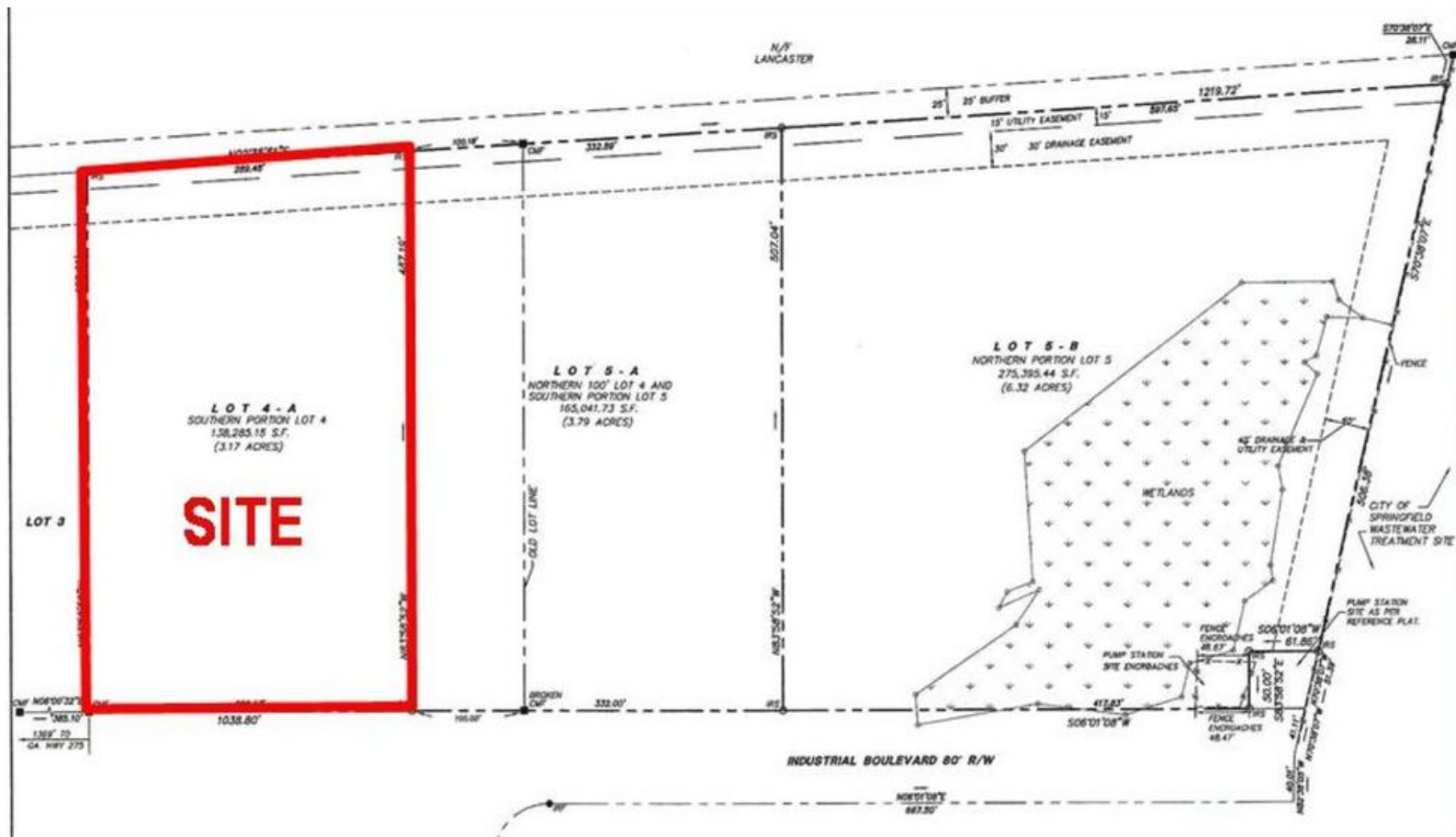


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Radius Map

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James Bryant

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Jim Bryant serves as a senior advisor for SVN specializing in the sale and lease of office property in the Savannah Georgia market. With 20 years of commercial real estate experience, Bryant has secured over 402 transactions and more than 500,000 square feet of class "A" office space.

Since joining SVN, Bryant has partnered with Tom DeMint and Bill Bosley of SVN/Bosley DeMint Realty, LLC in Hilton Head, South Carolina to form SVN/GASC, LLC.

Prior to joining SVN, Bryant served as the president and broker in charge for Pinnacle Commercial Real Estate, Inc. where he joined efforts with Harlan Hostetter to generate more than \$30 million in transactions in local and surrounding markets in the company's first year.

Previously, he was a project manager with Colliers Keenan, Inc. for the firm's local REIT owned class "A" office portfolio. His career began as facilities director of the International Air Cargo Facilities at the Syracuse, New York International Airport where he was responsible for management and leasing of the facility.

His professional affiliations include: candidacy for the Society of Industrial and Office realtors and the Certified Commercial Investment Member designations. He is a member of the National Association of Realtors; the Georgia Association of Realtors; the Savannah Board of Realtors; an officer of the Savannah-Hilton Head Realtors Commercial Alliance; and an officer of The Kiwanis Club of Savannah.

Bryant earned a master degree from Penn State University and a Bachelor's degree in business management from Northeastern State University.



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