



Market Blvd

GA-20

Rice
Creek MS



Atlanta
Land
Group



OUTPARCEL FOR SALE
Market Blvd & Augusta Rd
Port Wentworth, GA 31407

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PROPERTY OVERVIEW

- +/- 1.6 Acre Outparcel
- Chatham County
- Parcel ID: 70906 04044
- Zoned MPO
- +/- 210 ft frontage on GA-21
- +/- 287 ft frontage on Market Blvd
- 35,900 (20) ATD on GA-21
- Signalized Corner
- Level Topography
- Across from Publix Anchored Shopping center
- 9 Miles to Savannah International Airport
- 2 Miles to Exit 109 on I-95

Offering Price - \$850,000



SUBMARKET AERIAL



Rice Creek Subdivision
596 Lots

Ardmore at
Rice Hope
300 Units

SUBJECT

Market Blvd

Augusta Rd/
GA-20

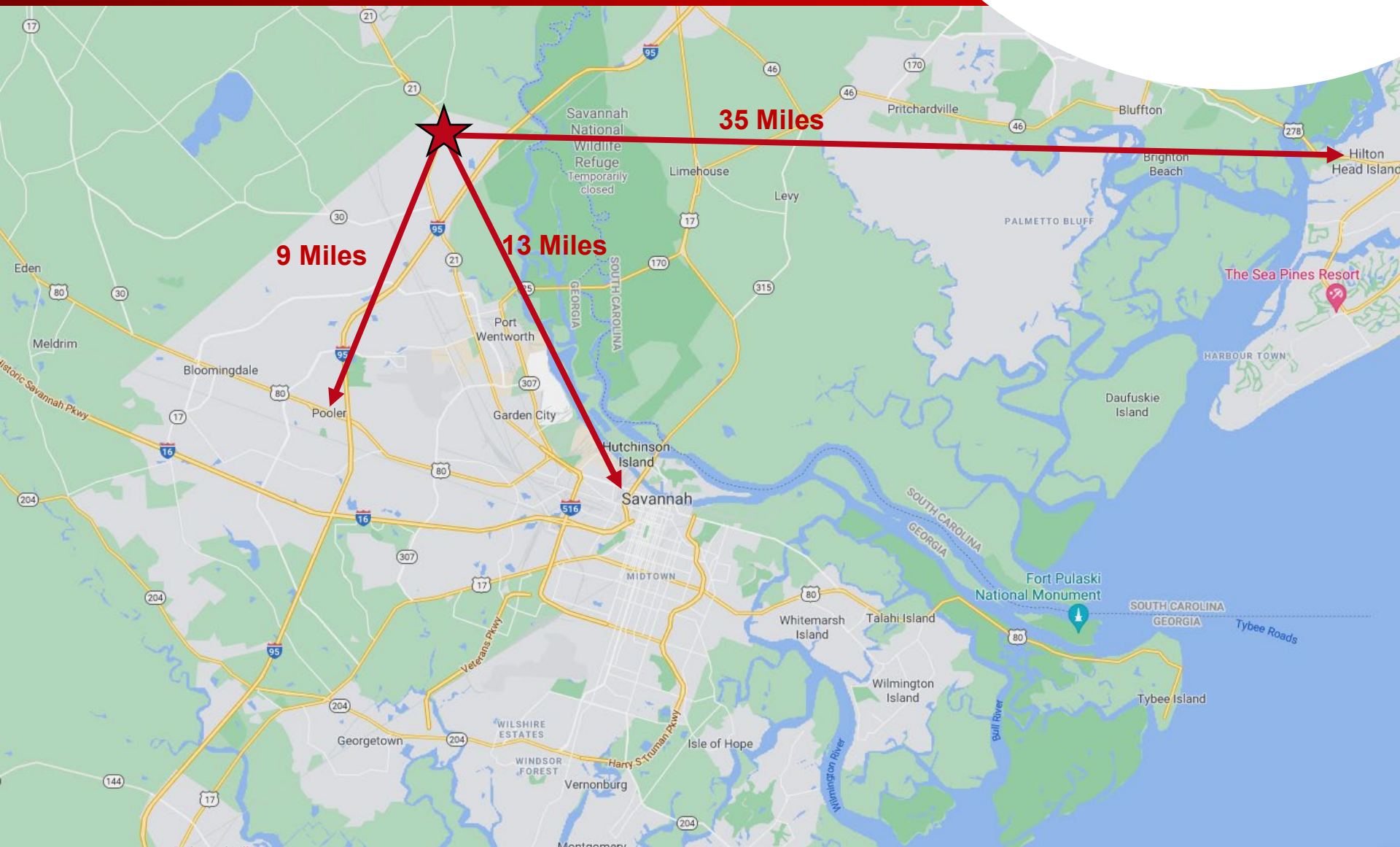
Rice
Creek MS

Lakeside
Subdivision
233 Lots

Parkside
Subdivision
312 Lots



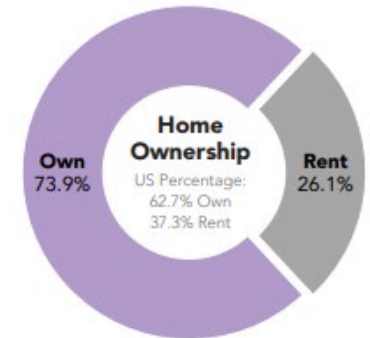
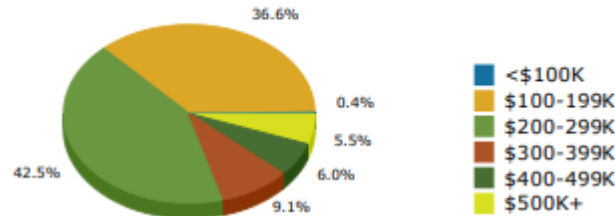
DISTANCE MAP



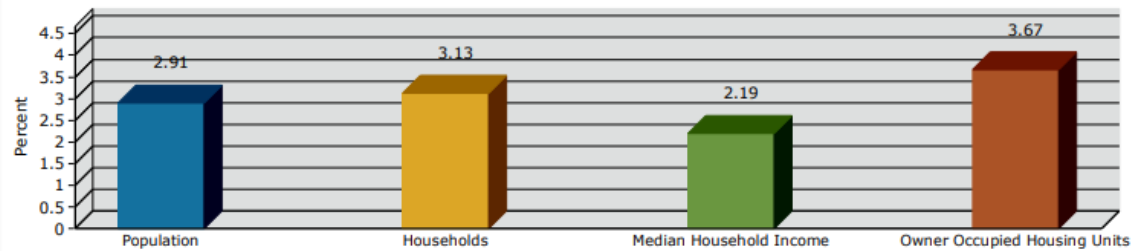
Demographics Esri 2021

	Population	# of Households	Avg Household Income	Median Age
1 Mile	2,715	1,086	\$105,052	34
1-3 Miles	9,168	3,442	\$97,357	35
3-5 Miles	28,834	10,843	\$95,623	35

2021 Home Value



2021-2026 Annual Growth Rate



1 mile

Trends 2021-2026

