

# ±0.66-ACRE RETAIL OUTPARCEL ON GA HWY 21 | GROUND LEASE

725 MCCALL ROAD  
SPRINGFIELD, GA 31329

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Partner  
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Rincon

Guyton

Dasher  
Pointe

**SITE**  
±0.66 Acre



Springfield  
Retail  
Center

GA HWY 21

McCall Rd

Courthouse Rd







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Advisor Bio & Contact



Guyton

Dasher  
Pointe

# 1 PROPERTY INFORMATION

725 McCall Road  
Springfield, GA 31329

**SITE**  
±0.66 Acre

Springfield  
Retail  
Center

McCall  
Place

The  
Meadows

Baker  
Pond

Courthouse Rd

McCall Rd

GA Hwy 21



# Property Summary



## OFFERING SUMMARY

|                    |                        |
|--------------------|------------------------|
| Ground Lease Rate: | \$75,000 per year, Net |
| Lot Size:          | 0.66 Acres             |
| Zoning:            | B-1                    |
| Market:            | Savannah               |
| Submarket:         | Springfield            |
| APN:               | portion of S110-18A    |

## PROPERTY OVERVIEW

SVN is pleased to present a ground lease opportunity on a retail outparcel located at the Southeast corner of the signalized intersection of GA Highway 21 and McCall Road within a multi-parcel commercial development in Springfield, Georgia. The site, currently utilized as a diesel fueling canopy as part of an existing convenience store, will be subdivided to provide up to a ±0.66-acre parcel for retail development. Access will be provided via the existing shared entrance on McCall Road. The parcel will be delivered in its existing condition with significant site improvements already in place, including completed traffic and access improvements from McCall Road, clearing and grading, asphalt paving, curb and gutter, master stormwater detention, and utilities extended within the property boundaries.

## LOCATION OVERVIEW

The property is located inside the city limits of Springfield within Effingham County. The county is approximately 20 miles north of Savannah and within the Savannah MSA. The entire area has experienced a substantial growth in population to 65,000+ residents, which is attributed to solid public school systems; major employers such as Georgia Transformer, Georgia Pacific, Gulfstream, Mitsubishi, Amazon, JCB, the US National Guard and the Hyundai EV Meta Plant; a strong tourism base of nearly 15 million visitors per year; the 4th largest U.S. port; and 2 military bases. This once rural suburb has now become an affluent bedroom community of Savannah with a Population Growth to 65,000+ Residents.



# Property Highlights

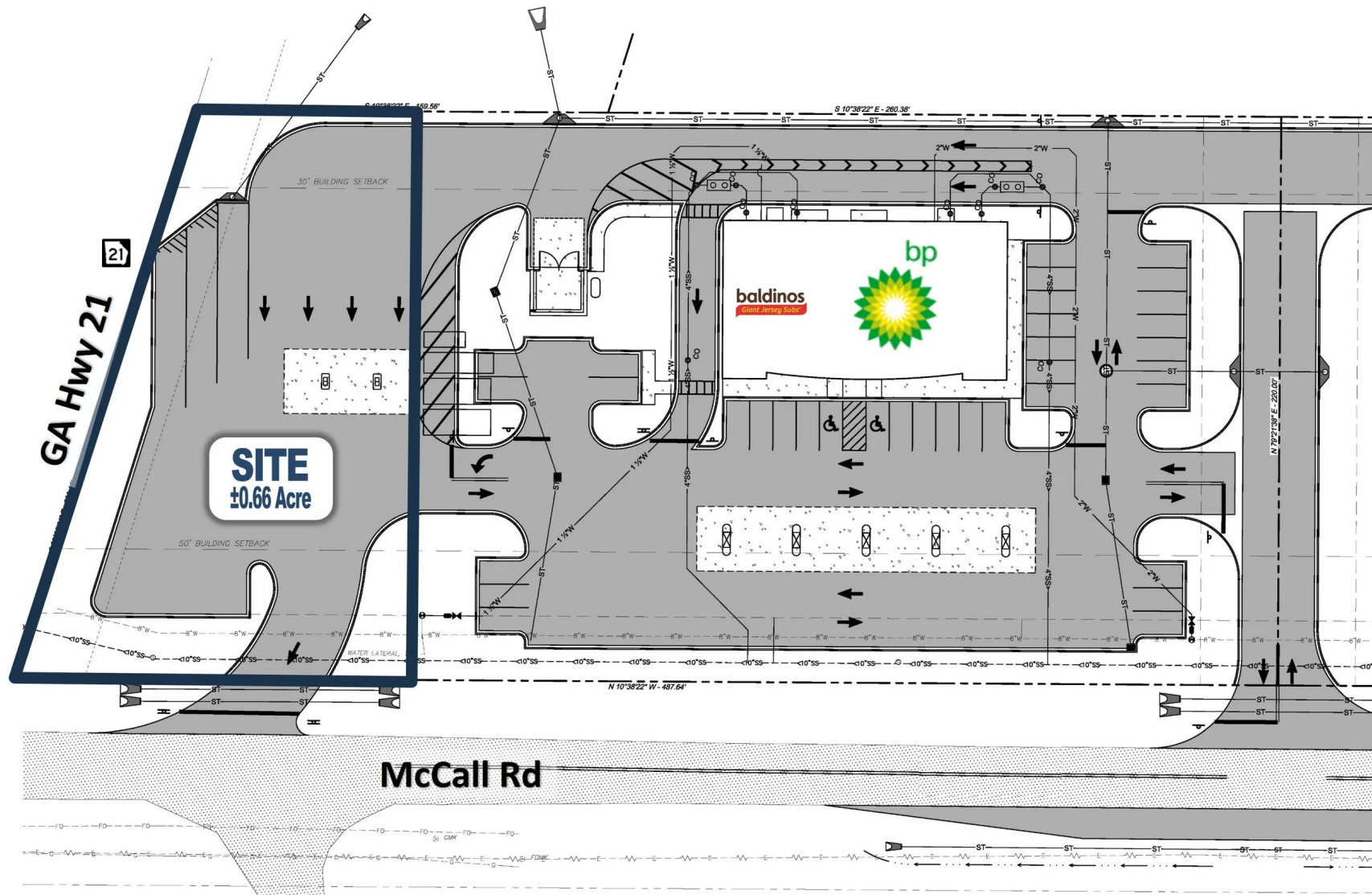


## PROPERTY HIGHLIGHTS

- $\pm 0.66$  Acre Retail Outparcel on GA Hwy 21 | Ground Lease Opportunity
- At SE Corner of the Signalized Intersection of GA Hwy 21 & McCall Rd
- Currently Utilized as a Diesel Fueling Canopy as Part of an Existing Convenience Store
- Will be Subdivided for Retail Development; Significant Site Improvements in Place
- Existing Shared Entrance; Asphalt Paving; Curb and Gutter; Stormwater Detention & Utilities
- Springfield is within Savannah MSA; Substantial Population Growth to 65,000+ Residents



# Site Plan





Guyton

Dasher  
Pointe

## 2 LOCATION INFORMATION

725 McCall Road  
Springfield, GA 31329

**SITE**  
±0.66 Acre



Springfield  
Retail  
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McCall  
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GA Hwy 21

Courthouse Rd



# East View



±0.66-ACRE RETAIL OUTPARCEL ON GA HWY 21 | GROUND LEASE | 725 MCCALL ROAD SPRINGFIELD, GA 31329

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# South View





# North View



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# West View



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# Aerial | Site



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# Aerial | Local



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# Aerial | GA Hwy 21



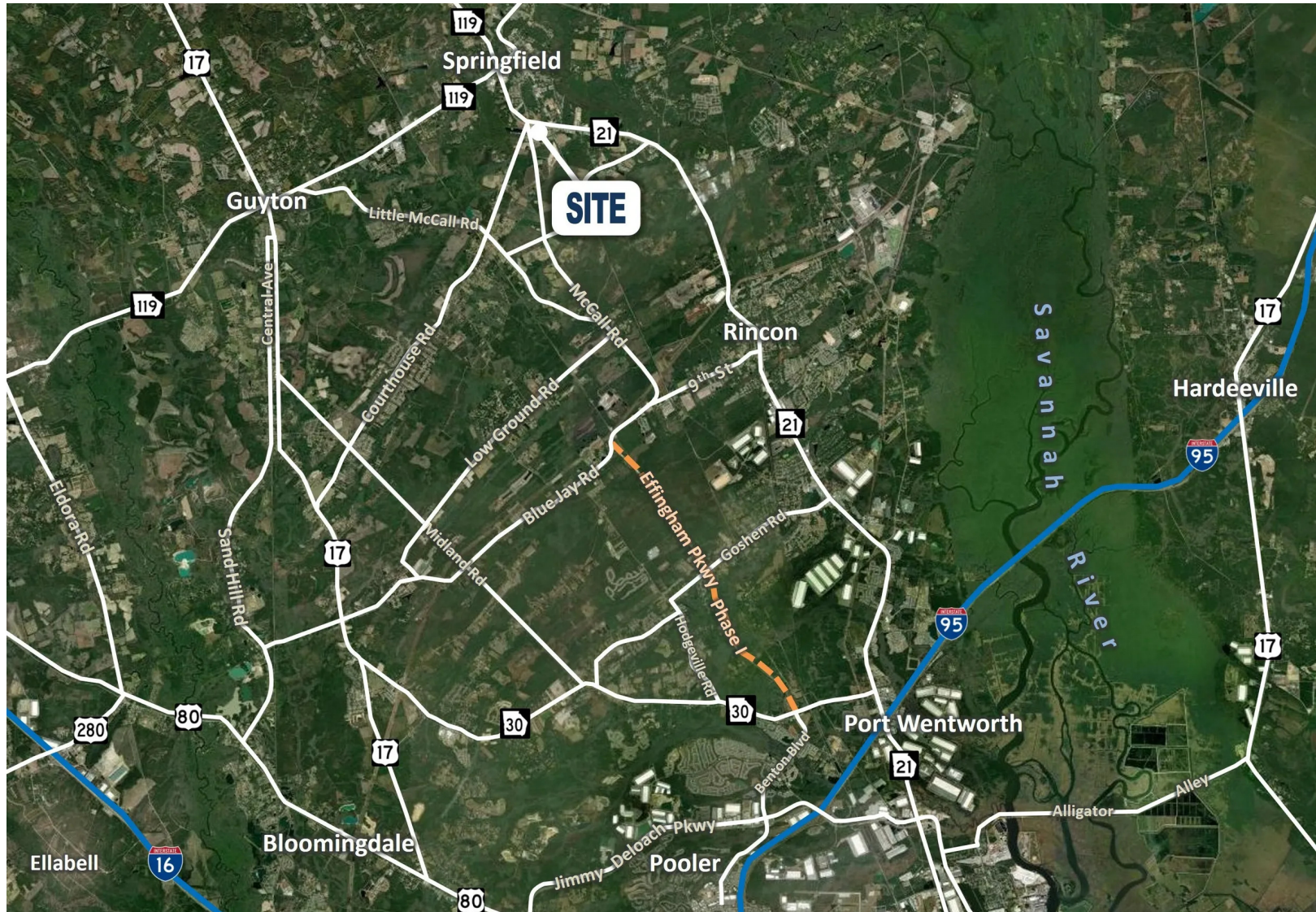
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# Aerial | Effingham Parkway



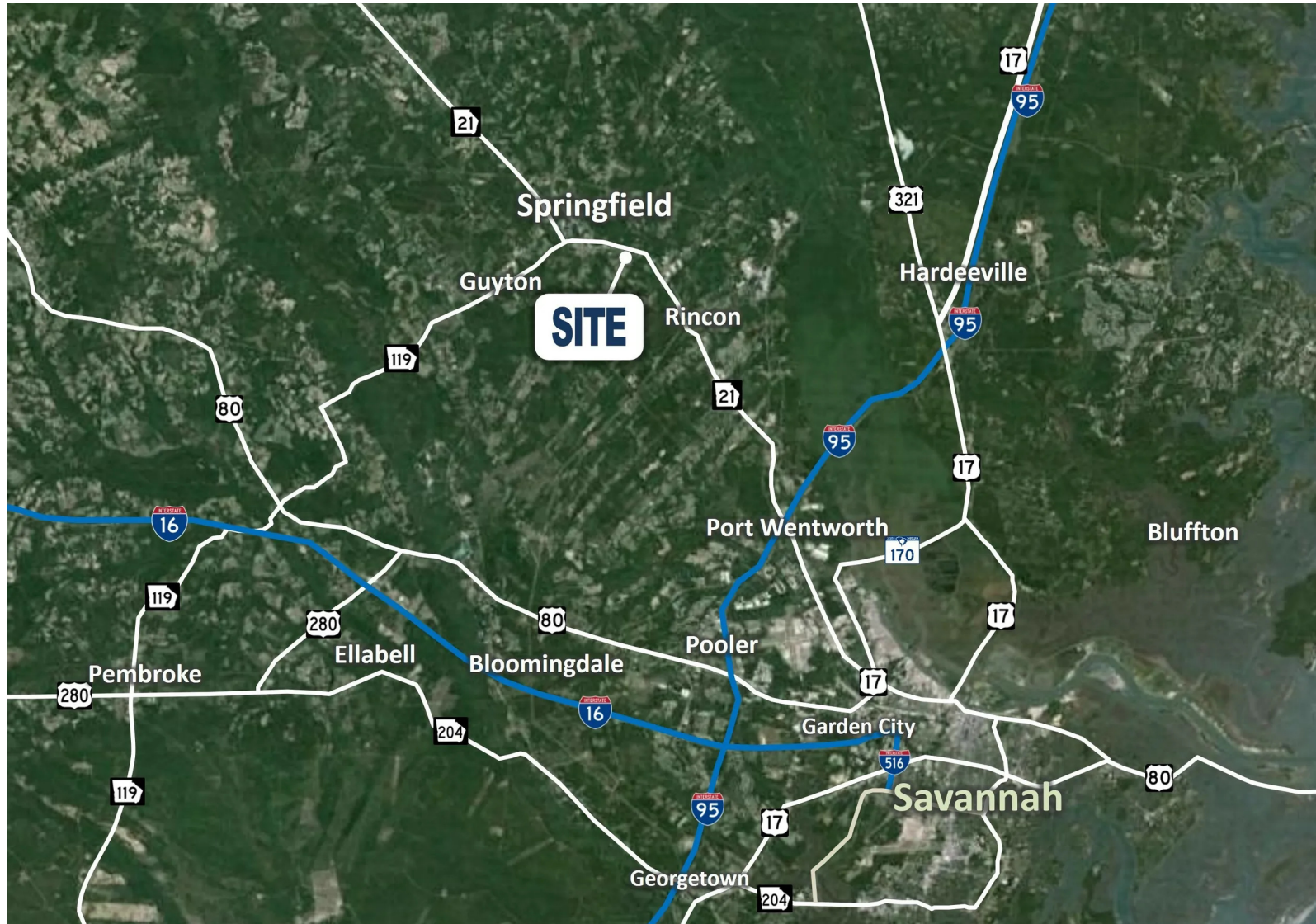
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# Aerial | Savannah MSA



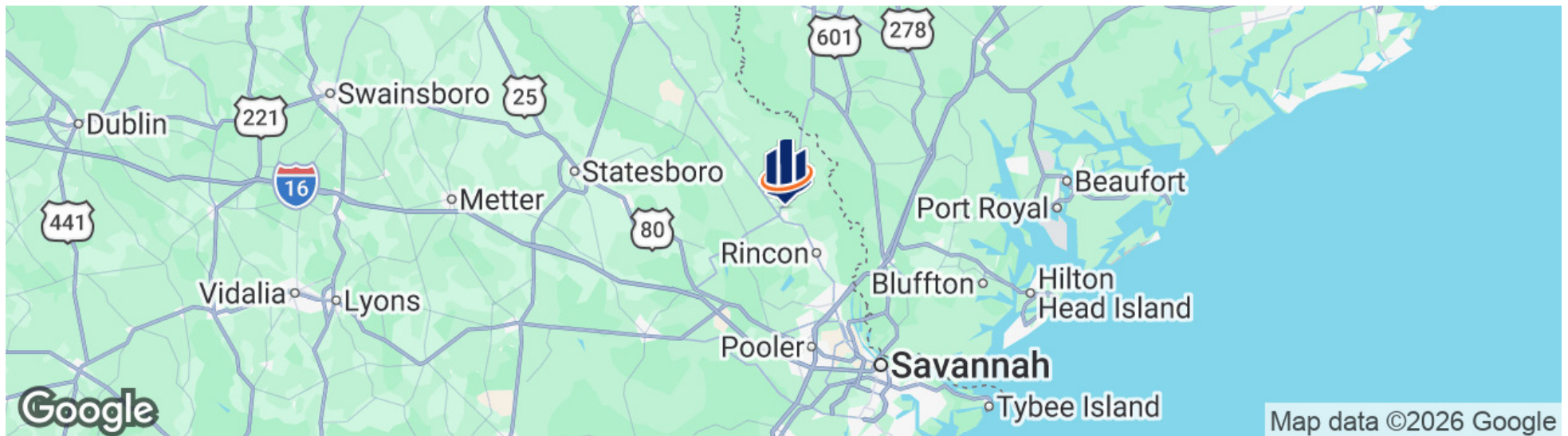
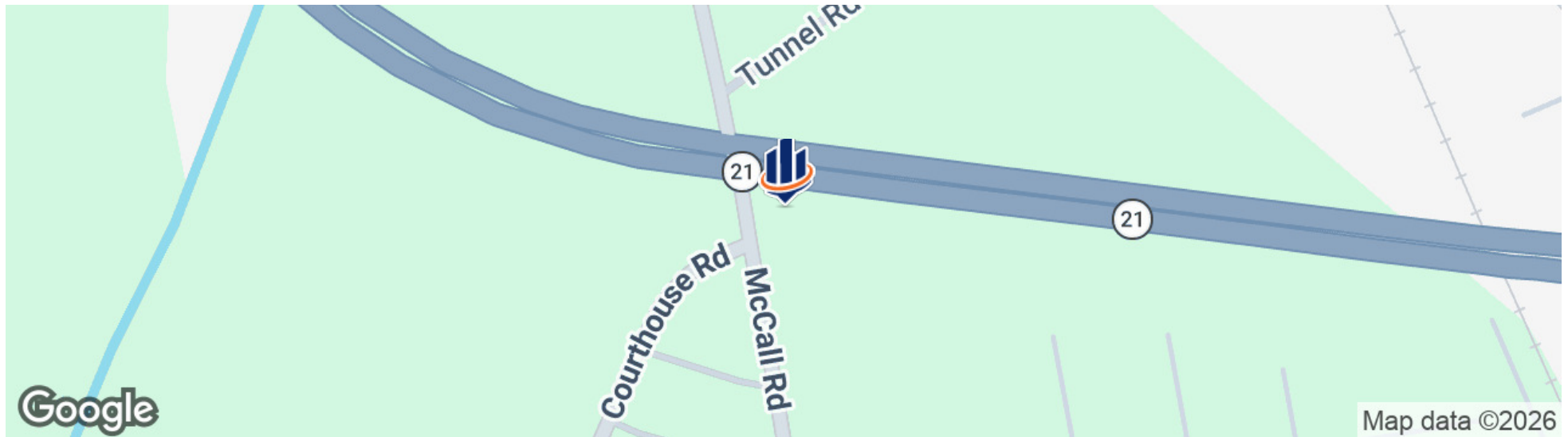
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# Location Maps







StorageMaster  
McCALL ROAD  
SELF STORAGE

Baker  
Pond

# 3 DEMOGRAPHICS

725 McCall Road  
Springfield, GA 31329

McCall  
Place

Springfield  
Retail  
Center



**SITE**  
±0.66 Acre

Dasher  
Pointe

Webb Rd

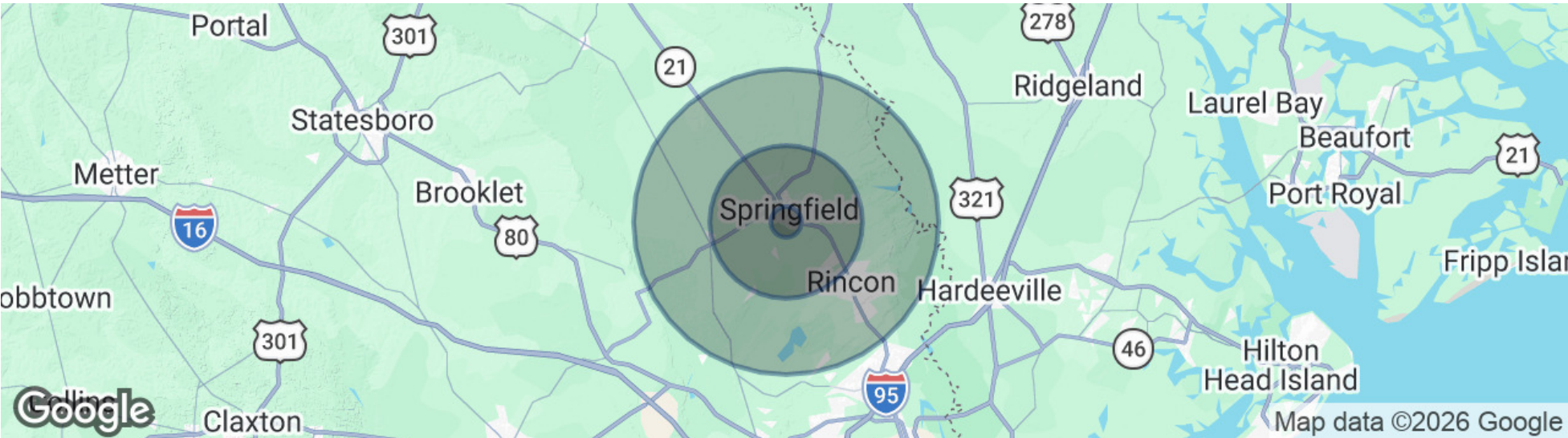
RDH-Scharf

Coastal  
Performing  
Arts  
Academy

TRANSFORMANCE 20



# Demographics Map & Report



| POPULATION           | 1 MILE    | 5 MILES   | 10 MILES  |
|----------------------|-----------|-----------|-----------|
| Total Population     | 768       | 13,343    | 51,428    |
| Average Age          | 35.9      | 35.2      | 37.0      |
| Average Age [Male]   | 39.0      | 36.2      | 36.5      |
| Average Age [Female] | 35.5      | 35.2      | 37.0      |
| HOUSEHOLDS & INCOME  | 1 MILE    | 5 MILES   | 10 MILES  |
| Total Households     | 287       | 4,704     | 18,047    |
| # of Persons per HH  | 2.7       | 2.8       | 2.8       |
| Average HH Income    | \$87,003  | \$100,593 | \$103,123 |
| Average House Value  | \$260,826 | \$255,181 | \$262,930 |

2023 American Community Survey (ACS)



# 4 ADVISOR BIO & CONTACT

725 McCall Road  
Springfield, GA 31329

**SITE**  
±0.66 Acre

GA Hwy 21

21



**baldinos**  
Giant Jersey Subs<sup>®</sup>



# Advisor Bio & Contact



**ADAM BRYANT, CCIM, SIOR**

Partner

adam.bryant@svn.com

Cell: **912.667.2740**

GA #279255 // SC #88499

## PROFESSIONAL BACKGROUND

Adam Bryant, CCIM, SIOR is a Partner with SVN | GASC, specializing in the sale and leasing of land, office, retail, and investment properties throughout Savannah, Georgia and the surrounding coastal markets.

Bryant holds both a Master of Business Administration (MBA) and a Bachelor of Business Administration (BBA) from Georgia Southern University. He has earned the prestigious Certified Commercial Investment Member (CCIM) designation from the CCIM Institute and the SIOR designation from the Society of Industrial and Office Realtors. The CCIM designation is awarded to commercial real estate professionals who complete a rigorous graduate-level curriculum and demonstrate extensive transactional experience.

Since joining SVN | GASC in 2006, Bryant has completed more than \$500 million in transaction volume and has been recognized for his production, ranking among the Top 5 Advisors nationwide out of more than 2,000 SVN Advisors on multiple occasions.

Bryant previously served as President of the Savannah / Hilton Head Realtors Commercial Alliance (RCA) and remains actively involved in the region's commercial real estate community.

## EDUCATION

- Master of Business Administration (MBA) - Georgia Southern University
- Bachelor of Business Administration (BBA) - Georgia Southern University

## MEMBERSHIPS

- Certified Commercial Investment Member (CCIM)
- Society of Industrial and Office Realtors (SIOR)

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