

FOR SALE

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# 25 Acres

Highway 30

PORT WENTWORTH, GA 31407

- ±25.21 Acres along Highway 30
- Zoned R-A, Residential Agriculture
- Located near a Food Lion retail center, shopping, restaurants, hotels and Interstate 95
- Significant residential development in the area including Rice Hope, Rice Creek and Newport
- The Benton Boulevard expansion will extend from Highlands Boulevard to Highway 30; 0.5 miles from the site
- Surrounded by rapid residential, retail & hotel growth
- Located 0.9 miles to Food Lion, 1.2 miles to I-95

SITE

±25.21 ACRES

HIGHWAY 30

HIGHWAY 21

MURPHY EXPRESS

DUNKIN' DONUTS

Bojangles

TACO BELL

FOOD LION

Days Inn

Holiday Inn

Shell

COMFORT SUITES

Wendy's

ZAXBY'S

CVS pharmacy

TO BE DEVELOPED

Port Wentworth

INTERSTATE 95

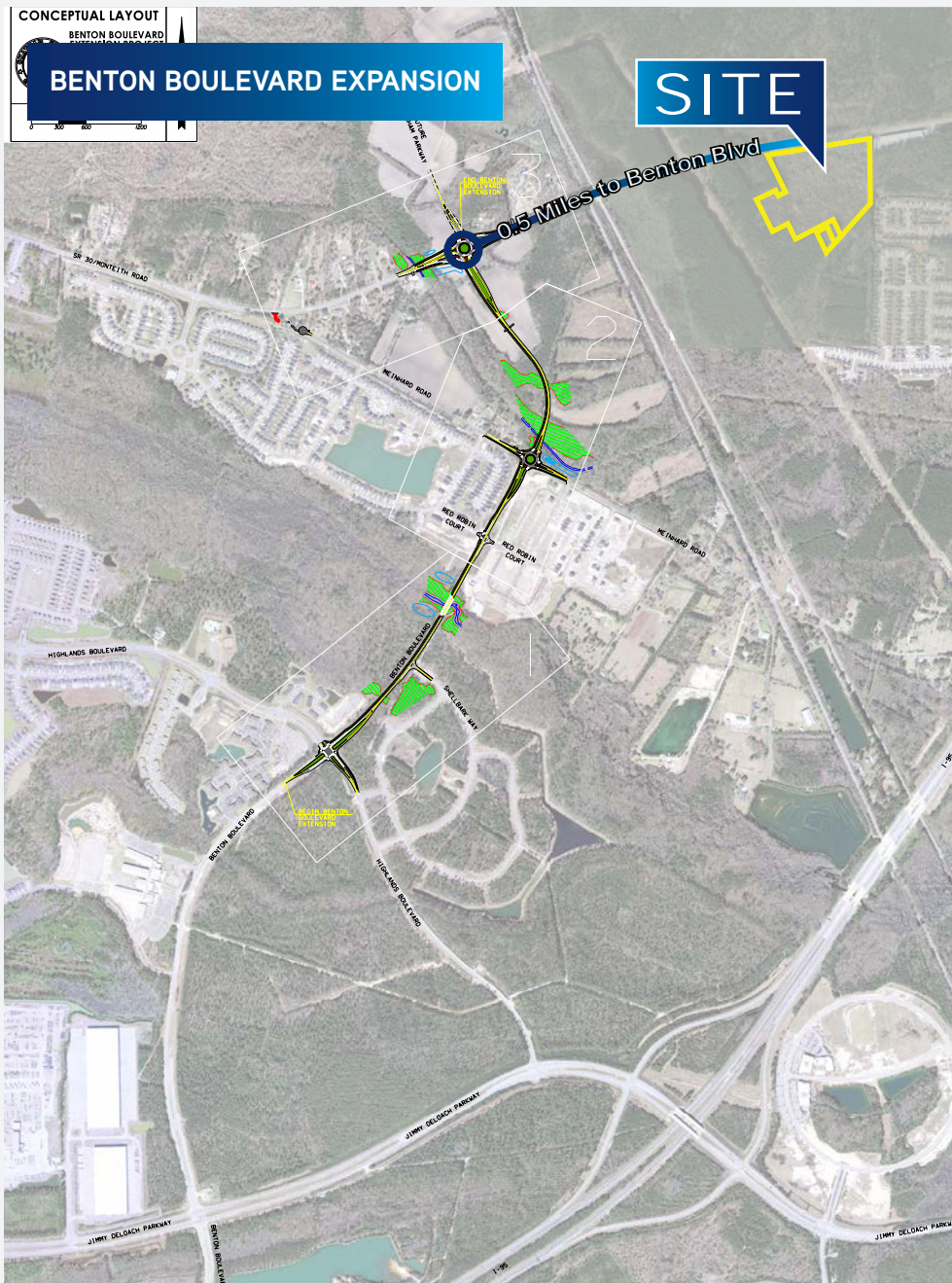
INTERSTATE 95



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## DEMOGRAPHICS



### Population

1 Mile	3 Mile	5 Miles
7,831	18,095	34,782



### Average Household Income

1 Mile	3 Mile	5 Miles
\$101,278	\$102,981	\$98,125



### Number of Households

1 Mile	3 Mile	5 Miles
2,983	6,792	12,952



### Growth Projection 2019-2024

1 Mile	3 Mile	5 Miles
8.24%	8.92%	9.09%

Contact us:

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