

FOR LEASE

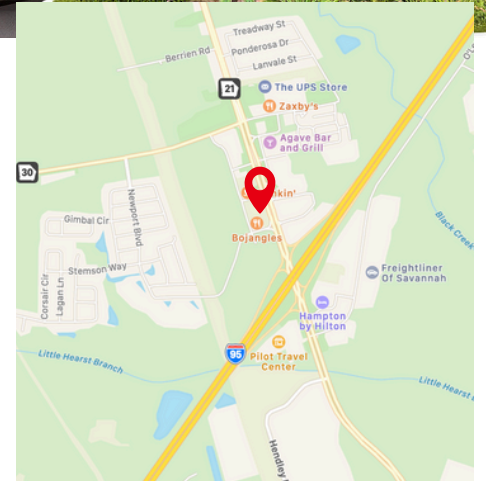
COMING SOON

Intersection of I-95 and Hwy 21


0 Magellan Blvd,
Port Wentworth, GA 31406



Secure your retail space at this brand-new center, conveniently situated right off I-95 and HWY 21. Benefit from the flexibility of customizable square footage in a contemporary, newly constructed building designed to meet all your business needs.



PROPERTY FEATURES

-  13,500 ± SQ FT TOTAL
-  RETAIL SPACE
-  LEASING RATE: PLEASE INQUIRE
-  1500 SQFT AND ABOVE AVAILABLE
-  TRAFFIC COUNT: 96,500
-  EASY ACCESS TO I-95 AND HWY 21

Morgan Sheffield

REALTOR®

C: 912-665-3247 | O: 912-233-6000

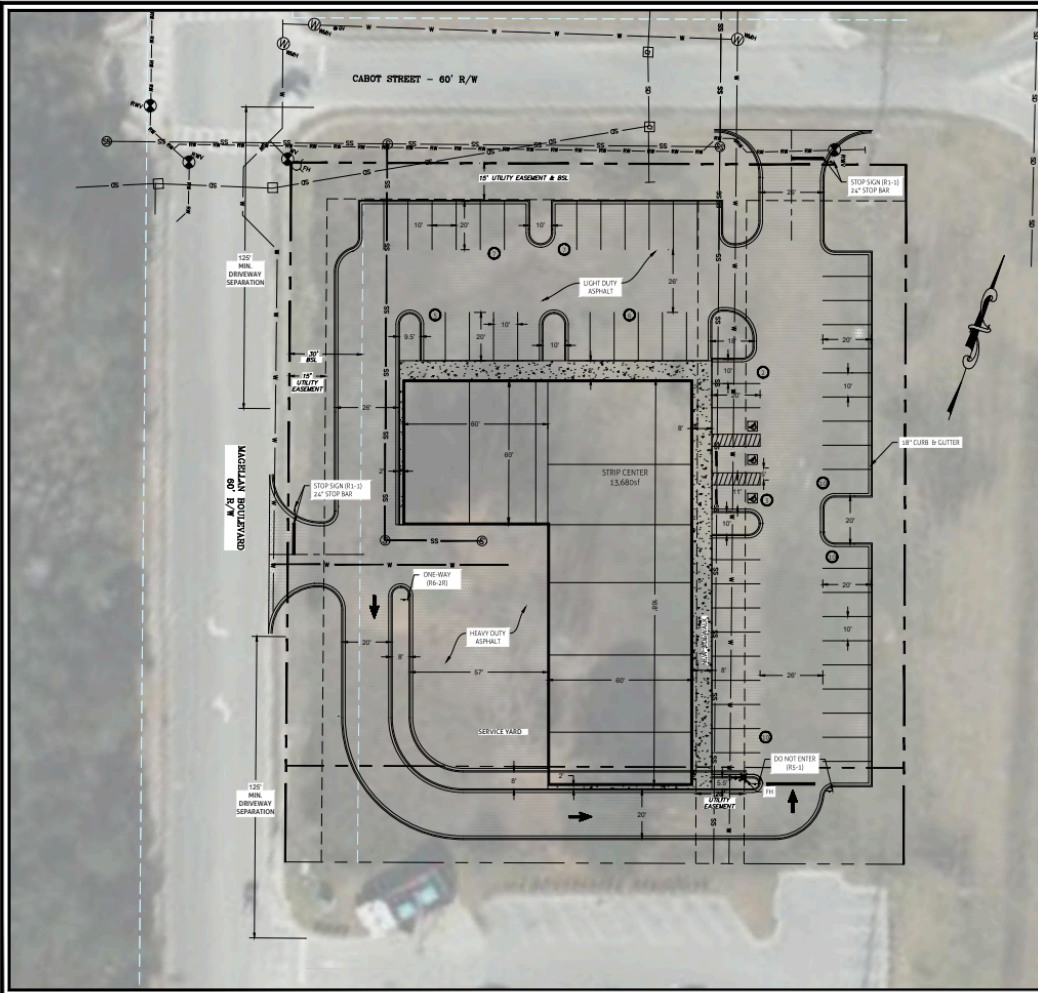
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**BERKSHIRE
HATHAWAY**


BAY STREET
REALTY GROUP

COMMERCIAL DIVISION



GENERAL DEVELOPMENT NOTES:


1. PIN: 73037-0013
ADDRESS: 0 MAGELLAN BLVD, LOT#7
PORT WASHINGTON, GA 31407
2. TOTAL LAND ACRESHADE = 1.7 AC(8) AC
TOTAL DISTURBED ACRESHADE = 1.80(8) AC
3. EXISTING USE OF PROPERTY: VACANT
PROPOSED USE OF PROPERTY: SHOPPING CENTER
PRESENT SITE ZONING: P-C-3 (COMMERCIAL LOT)
4. PROPERTY IS LOCATED IN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAP # 13051C0300G, DATED 8/16/2018.
5. PARKING SPACE CALCULATIONS:
REQUIRED: 4 #18 1,000 SF OF RETAL USA (13,480 SF / 1,000 SF) * 4 = 55 SPACES
PROVIDED: 60 (37 SPACES) + 3 ADA


MAUJPIN
 engineering
 17400 W. WINDYBROOK DRIVE, SUITE 200
 LAWRENCEVILLE, GA 30046
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 WWW.MAUJPIN.COM

GENERAL DEVELOPMENT PLAN
 MAGELLAN BLVD, LOT#7

SKETCH

DRAWN: JAH DATE: 5/15/2024
 CHECK: JAH DATE:


 SHEET NO. **1 of 1**
 PROJECT NO. 673-23-77