



FOR SALE

± 1.73 ACRE DEVELOPMENT SITE

301 HIGHWAY 80 GARDEN CITY, GA

Jordan Kim

Principal

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PROPERTY SUMMARY

HOTEL OR RETAIL DEVELOPMENT SITE

301 Highway 80 Garden City, GA

Blokk Commercial Real Estate is pleased to present a rare opportunity to acquire 1.73 acres of highly visible commercial land in the thriving and historic city of Savannah, Georgia. Strategically located along a well-traveled corridor, this site offers exceptional development potential for retail, medical, office, hospitality, or mixed-use projects.

Positioned within one of Savannah's most active growth zones, the property benefits from strong traffic counts, nearby national retailers, and easy access to major highways, residential neighborhoods, and the Port of Savannah—one of the busiest in the nation.



INVESTMENT HIGHLIGHTS



1.73 Acres



\$775,000



V4 Zoning



33,200+ VPD



Excellent access to I-516



2.4 miles from Port of Savannah



6.9 miles from SAV Airport

RETAILERS OVERVIEW



1 80 Quick Stop

2 AutoZone

3 Arby's

4 Chinatown Buffet

5 Subway

6 Advanced Autoparts

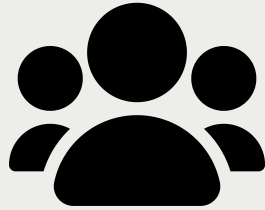
7 Carey Hilliards

8 Woodville-Tompkins High School

9 Queensborough Bank

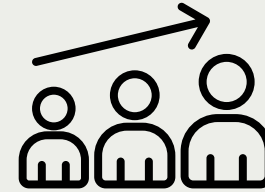
10 Bridgestone HosePower

DEMOGRAPHICS



Population

- 1 mile: 9,289
- 3 miles: 42,200
- 5 miles: 102,300



Age Demographics

- 1 mile: 35 Median Age
- 3 miles: 32 Median Age
- 5 miles: 34 Median Age



Household Income

- 1 mile: \$43,000
- 3 miles: \$42,500
- 5 miles: \$52,400



Employees

- 1 mile: 7,205
- 3 miles: 33,700
- 5 miles: 82,400

LOCATION OVERVIEW



Port of Savannah	2.4 miles
Savannah Airport	6.9 miles
Charleston, SC	107 miles
Jacksonville, FL	137 miles
Atlanta, GA	246 miles

BIO/CONTACT



JORDAN KIM

Principal

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BACKGROUND

Jordan Kim is the President of Blokk Commercial Real Estate (BCRE) and an active investor with deep roots in the Savannah commercial real estate market. He began his career at NAI Mopper Benton as a commercial real estate advisor, where he developed a strong understanding of the Greater Savannah area, its submarkets, and the forces driving local growth. He later joined Meybohm Commercial Properties, specializing in retail investment and development sales, further refining his expertise in deal structure, site selection, and value creation.

In 2022, Jordan founded Blokk Commercial Real Estate with a vision to build a Savannah-based firm known for execution, market intelligence, and results. Under his leadership, Blokk has completed over 200 transactions with total volume exceeding \$300 million, becoming a trusted advisor to investors, developers, and business owners throughout Coastal Georgia.

Blokk has served as the master broker for Tidal Wave Auto Spa and has represented clients in transactions both locally and nationwide, while maintaining a strong focus on Savannah's evolving landscape. The firm is highly active in industrial, retail, and land sales, playing a role in shaping the growth of one of the Southeast's most dynamic markets.

Jordan is known for his hands-on approach, straightforward communication, and ability to identify opportunity within Savannah's unique mix of historic character, expanding infrastructure, and strong economic momentum. His mission is to help clients capitalize on the city's growth while protecting their downside and positioning them for long-term success.

EDUCATION

Georgia Southern University

College of Business and Finance-Bachelors of Finance Degree