

For more information,
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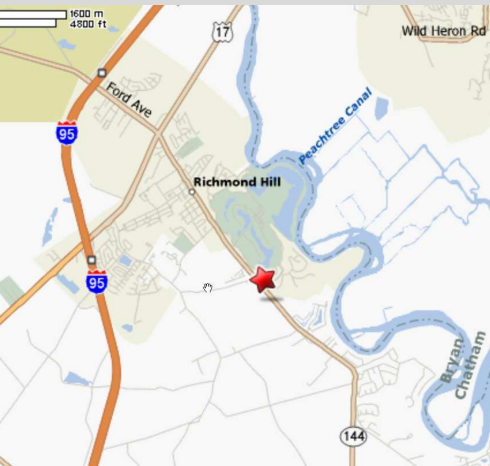
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GILBERT & LATTIMORE
Commercial Real Estate, LLC

An independently owned and
operated member of the
**CUSHMAN &
WAKEFIELD**
ALLIANCE

FOR SALE

Office/Retail Building and Development Parcel
In Richmond Hill, Georgia

6.62 Acres & 5,230 Square Foot Office Buildings

Unique Opportunity to Purchase a Very Special Property
Adjacent to the Main Entrance
at The Ford Plantation

48 Ford Way, Richmond Hill, GA 31324-4438



- Asking Price: \$2,500,000 (reduced from \$3,000,000)
- 6.62 Acre Site
- Main Building 4,863 SF (3,844 SF Heated & Cooled)
- Side Building 367 SF (367 SF Heated & Cooled)
- 868 Feet of Frontage on Hwy 144/Ford Ave
- Traffic Count: 18,940 Cars Per Day
- Perfect Location for Professional Offices, Country Store, Café, Delicatessen, Boutique Retail
- Over 4 per 1,000 SF Parking Spaces

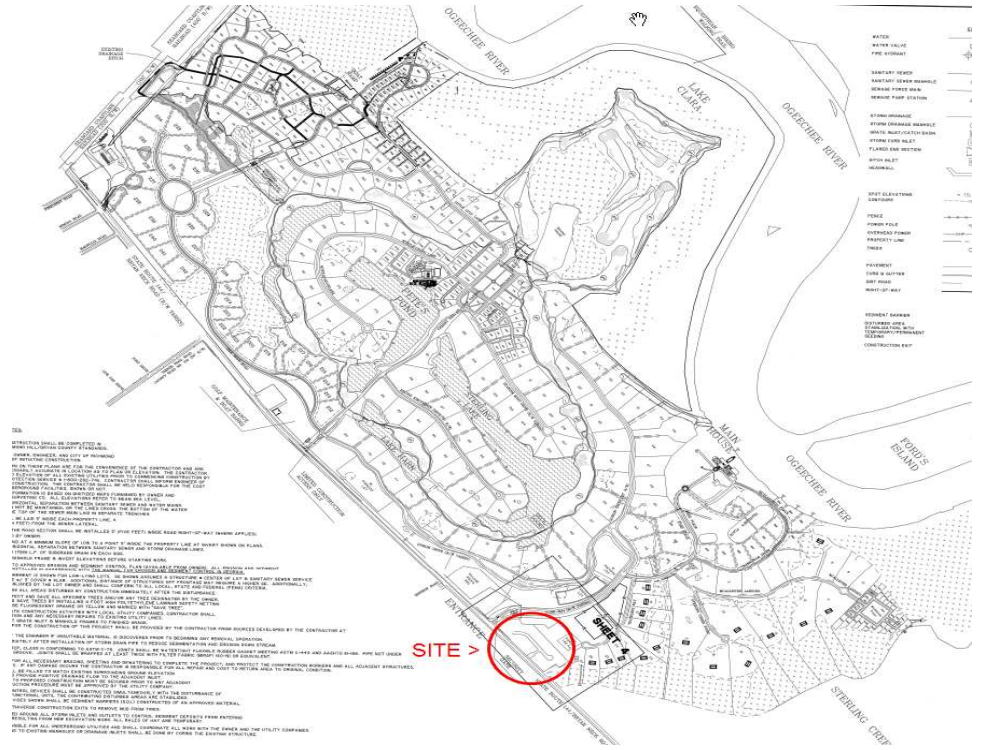
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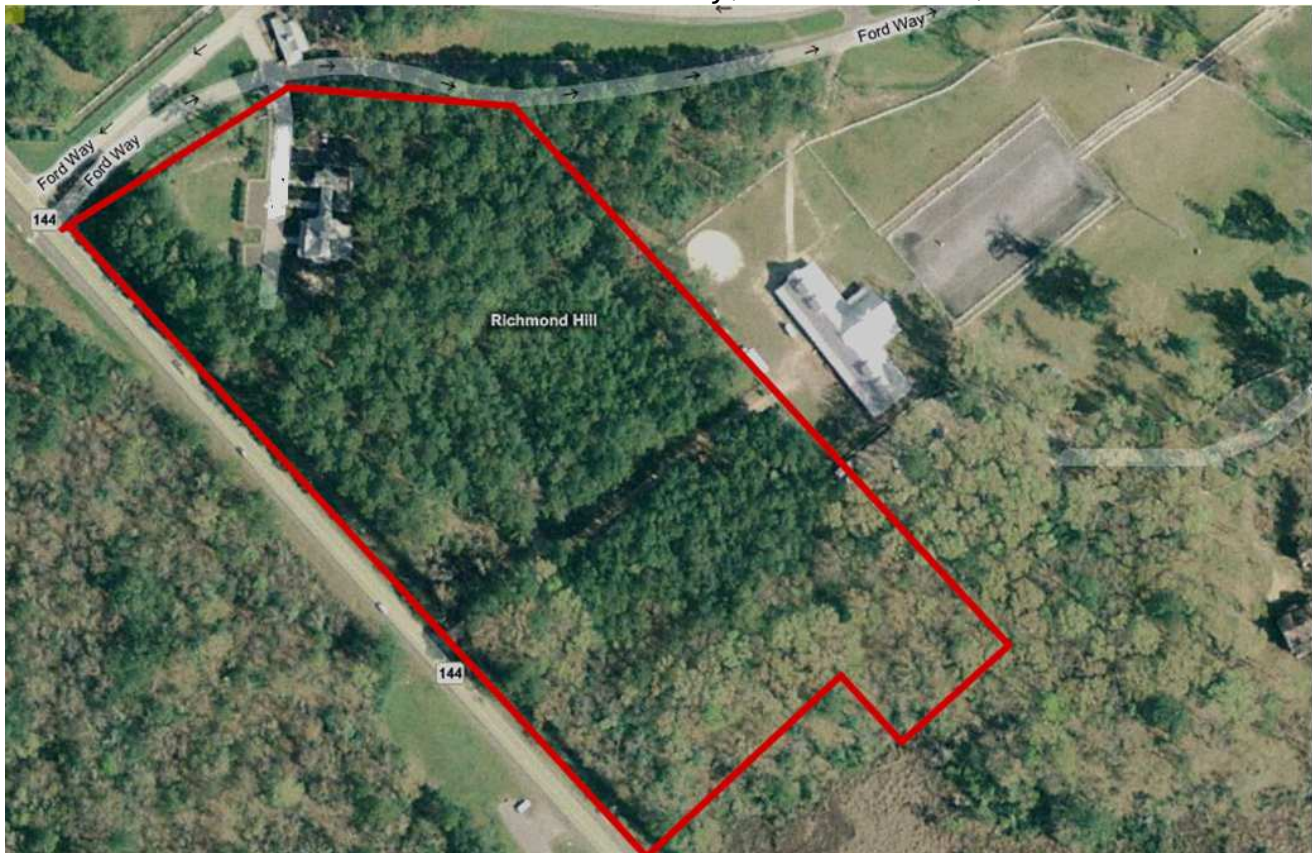
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The Ford Plantation is an award winning 1,800-acre community which includes a Pete Dye golf course, fly fishing, equestrian facilities, horse, biking and hiking trails, a marina, squash and tennis, day spa and fitness center. It is located in Richmond Hill, Georgia 18 miles from Historic Savannah.

THE FORD PLANTATION MASTER PLAN



AERIAL - 6.62 Acres - 48 Ford Way, Richmond Hill, GA 31324



Red outline is an approximation of the site boundary

Main & Side Buildings 5,230 SF
48 Ford Way, Richmond Hill, GA 31324

Main Building 4,863 SF (3,844 SF Heated & Cooled)
1ST Floor: 5 Private Offices, Copy/File/Fax, Open & Break Areas,
Conference Room
2nd Floor: 3 Private Offices, Copy/File/Fax & Open Areas, Storage



Side Building 367 SF (Heated & Cooled) – 2 Private Offices



429 +/- Square Foot Covered Walkway

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48 Ford Way, Richmond Hill, GA 31324
Wood Frame and Exterior with Raised Seam Metal Roof

Handicap Ramp Rear View



Rear Elevation of Main Building



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Right Elevation of Main Building



Left Elevation of Main Building



8'x38' Covered Front Porch - Main Building



1st Floor Interior View # 1
Heart Pine Wood Floors



First Floor Interior View #2



First Floor "Sun Room" Office



First Floor Private Office



Second Floor Open Area View #1 - Approximately 576 Square Feet



Second Floor Open Area View #2

