

FOR GROUND LEASE

±1 – 1.76 AC Retail Outparcels

Available at

THE
Averly
RICHMOND HILL

a New ±291-Unit Multi-Family
Development with
Frontage on Ford Avenue &
Second Access from Highway 17

Ashley W. Smith SIOR, CCIM

Principal

+1 912 662 8011

ashley.smith@colliers.com

Tyler Mouchet

Associate Vice President

+1 912 662 8017

tyler.mouchet@colliers.com

Colliers

Construction Started - July 2025
New ±291-Unit
Multi-Family Development
Delivering 2026

PARCEL B
±1 - 1.74 AC

PARCEL A
±1 - 1.76 AC

0.2 Miles to Hwy 17

FORD AVENUE (16,300 VPD)

0.9 Miles to I-95

THE *Averly* RICHMOND HILL

Property Summary

Unlock high-visibility retail potential with these ground lease outparcels (±1.0 – 1.76 AC) located at The Averly Richmond Hill — a brand-new ±291-unit apartment and townhome community in one of coastal Georgia's fastest-growing markets. These premier sites are situated along one of Richmond Hill's busiest corridors, offering unmatched exposure and convenience.

Available Outparcels

Parcel A | ±1 - 1.76 AC

Parcel B | ±1 - 1.74 AC



THE
Averly
RICHMOND HILL

FOR GROUND LEASE

±1 – 1.76 AC Retail Outparcels

PARCEL B
±1 - 1.74 AC

PARCEL A
±1 - 1.76 AC

FORD AVENUE (16,300 VPD)

FOR GROUND LEASE | RETAIL OUTPARCELS

0.9 Miles to I-95

FORD AVENUE (16,300 VPD)

0.2 Miles to Hwy 17

25' BUFFER

PARCEL A
±1 - 1.76 AC

20' ADJACENT PROPERTY BUFFER

60'
PUBLIC
R/W

25' BUFFER

PARCEL B
±1 - 1.74 AC

20' ADJACENT PROPERTY BUFFER

Public Road to Hwy 17

THE
Averly
RICHMOND HILL

Market Overview & Demographics

The City of Richmond Hill blends historical allure with ongoing growth and development. With its rich history and thriving local businesses, the community showcases its Southern charm.

3
Miles

18,188 Total Population
6,305 No. of Households
\$94,933 Avg. Household Income
\$162.8 Million Annual Retail Expenditure

5
Miles

29,898 Total Population
10,461 No. of Households
\$100,065 Avg. Household Income
\$307.6 Million Annual Retail Expenditure

7
Miles

51,622 Total Population
18,977 No. of Households
\$101,939 Avg. Household Income
\$545.3 Million Annual Retail Expenditure

2.5%

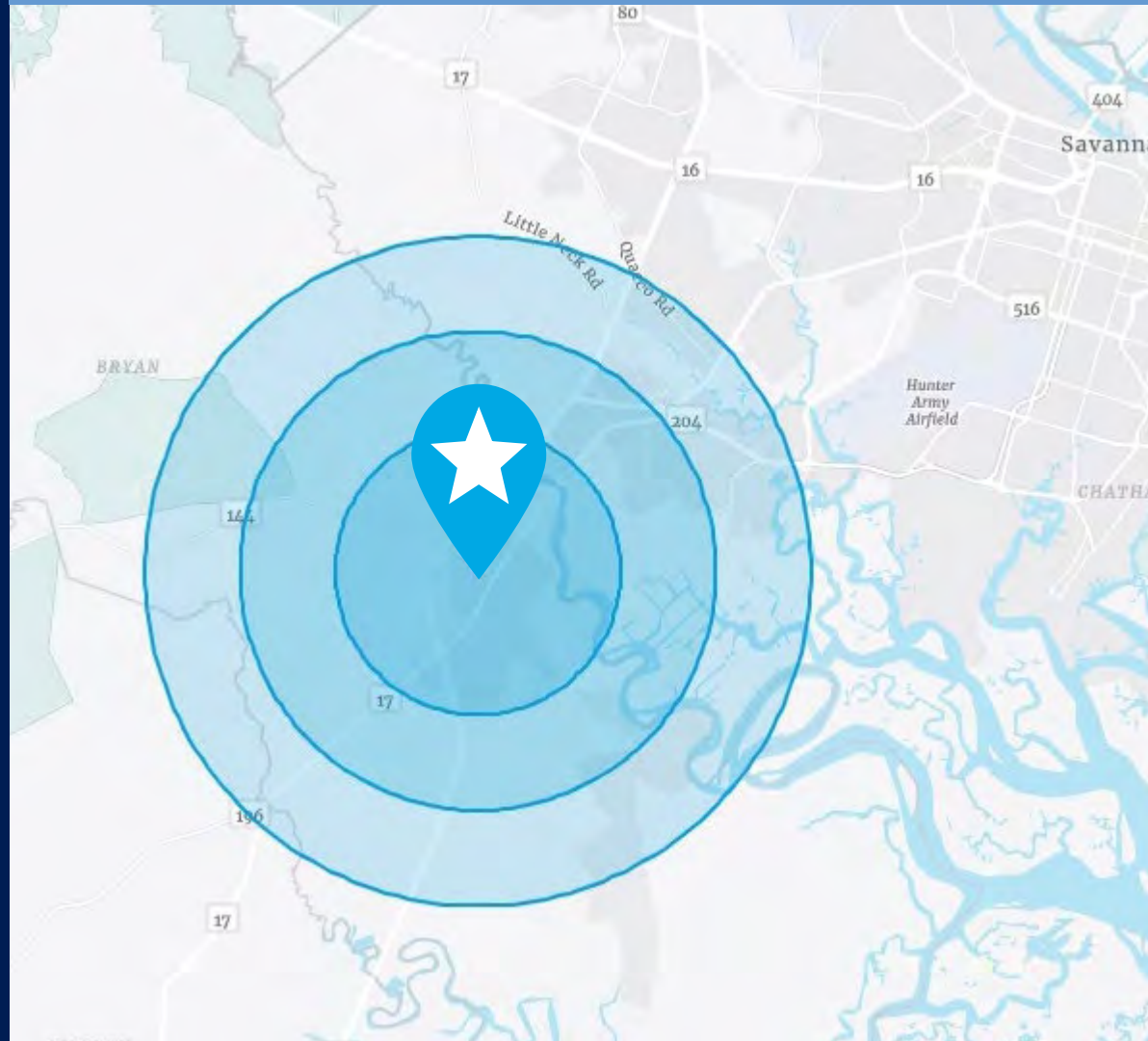
Proj. Population
Growth in the
Next 5 Years

#1

Fastest Growing
County in the
State of GA

#6

Fastest Growing
County in the
Nation



Central Location



Surrounding Area



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Retail Outparcels

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Frontage on Ford Avenue

Contact Us:



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