

THE MASSA CENTER

A mixed occupancy center in historic Port Wentworth



Scan to learn more about leasing opportunities for businesses and residential rentals

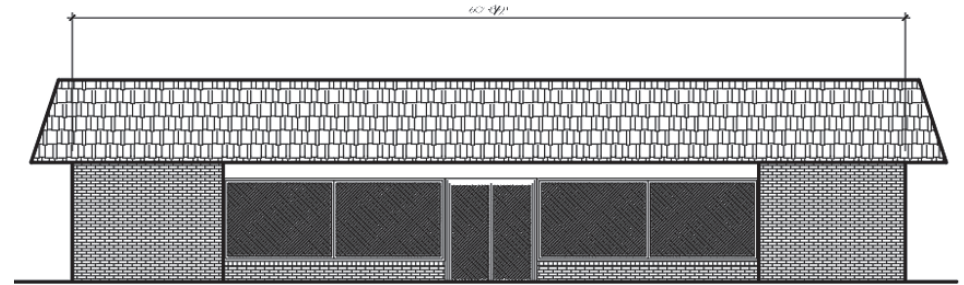
(912) 343-6454
205 South Coastal Highway
Port Wentworth, GA

THE SITE

205 S. Coastal Highway
Parcel ID: 7001305019
Owner: Massa Gaelle Fokou

Renovation Concept:

A mixed-use center that will support the Downtown Strategy for Port Wentworth. A property that benefits from high visibility and increased traffic being along a key corridor, aims to contribute to the visual character of the envisioned main street redevelopment as well as to add value to the growing neighborhood with reuse for residential, commercial and dining.



Existing:

A masonry building on a concrete foundation slab, with open web trusses, & wood-frame canopy.

Addition:

New stick-built on an extended concrete slab, two-story structure for residential units.

SITE PLAN

Neighborhood:

16700.00 P700 Port
Wentworth

Zoning: P-C-1

Class: C-3 Commercial Lots

Legal Description:

Lots 3 & 4 BLK 10 Crossgate Sub

Acres: 0.287

Deed Book: 3530

Deed Page: 0658

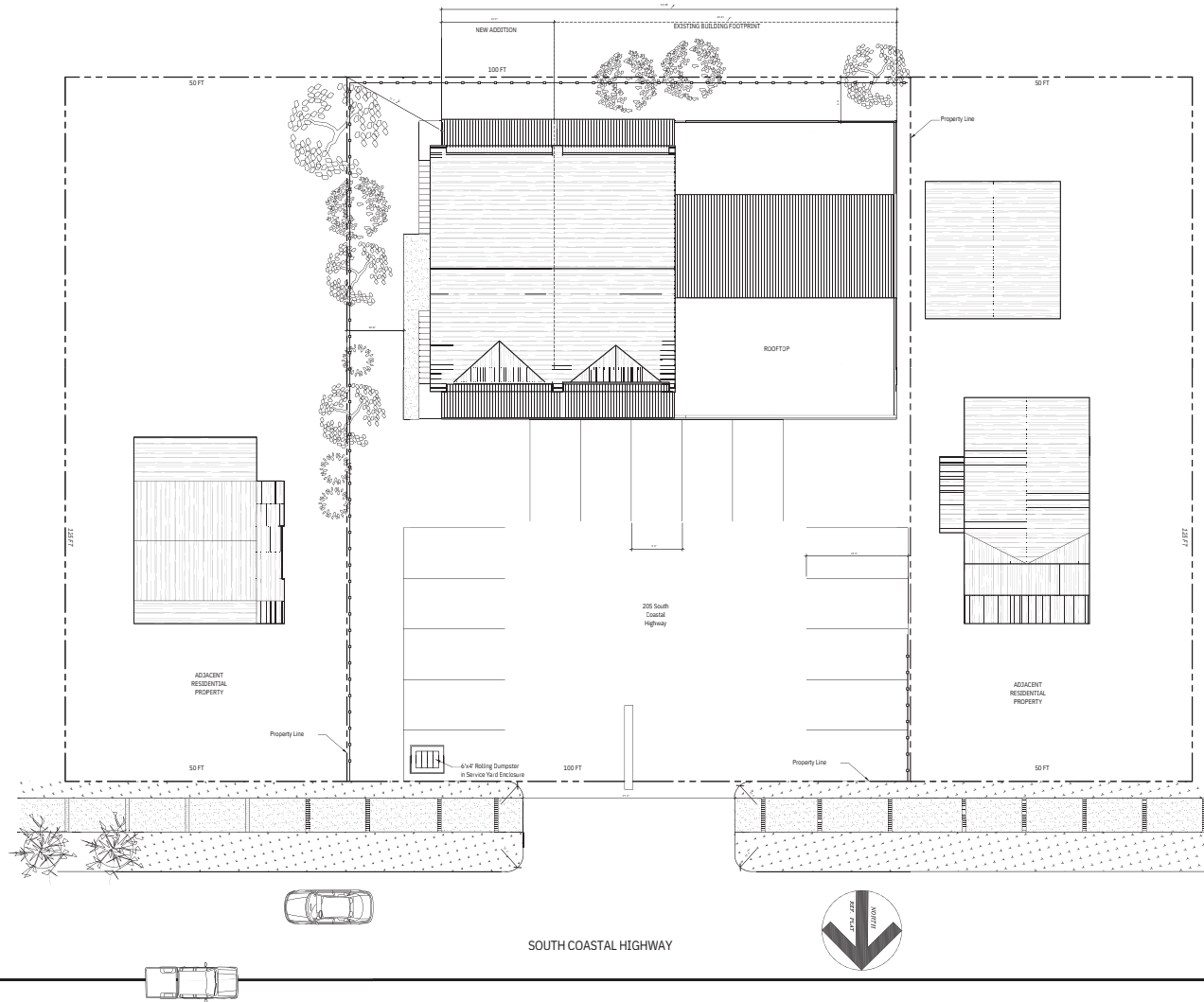
Land Code: G1-General
Commercial 1

Quality/Condition: 2/A-
Average

Total Area: 2,422

Paving-Concrete: 1,740

Paving-Asphalt: 4,500



1ST FLOOR PLAN

Occupancy Classification:

Group M (Mercantile)

Group B (Business)

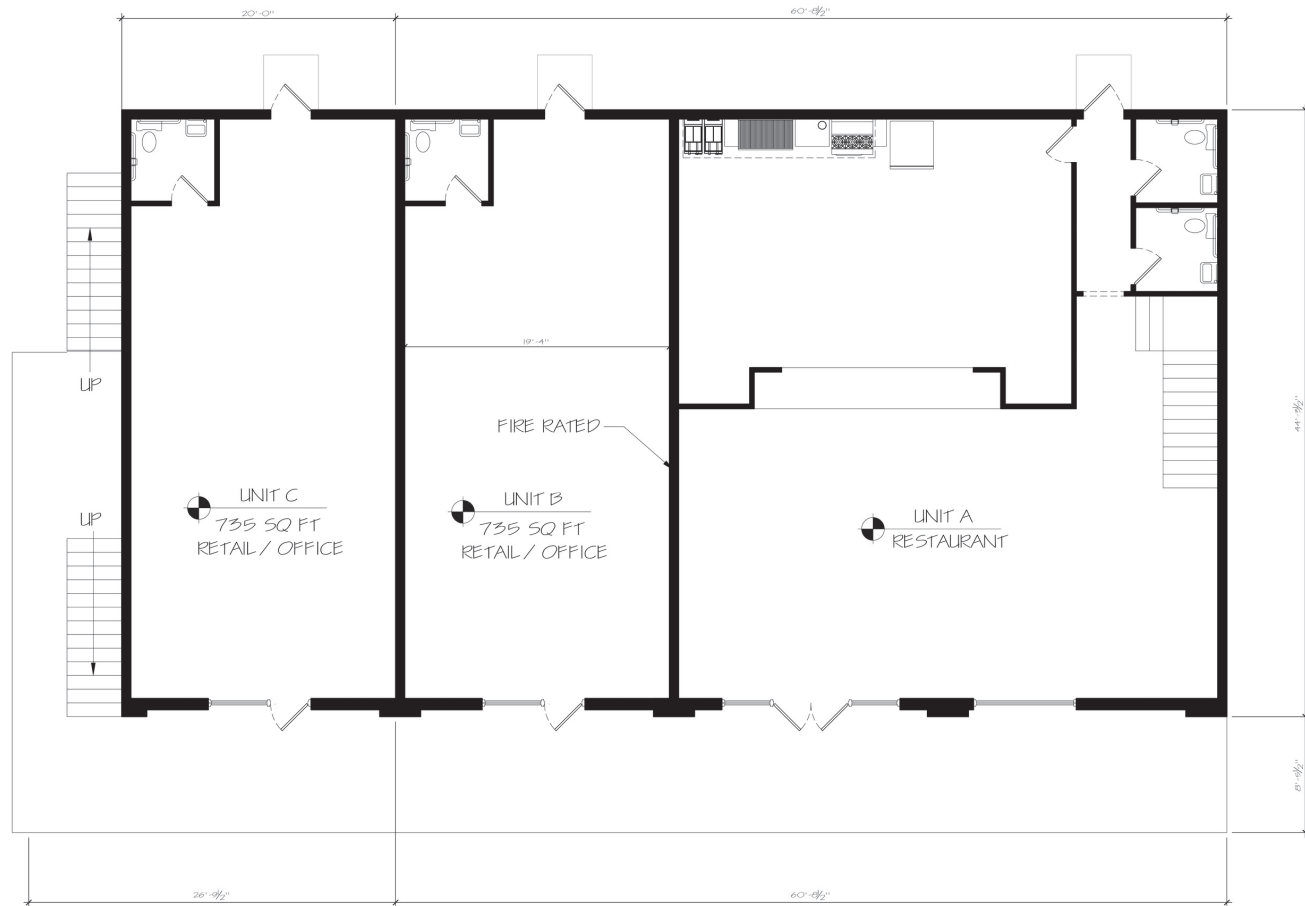
Uses:

Retail,
Office,
Take-out
Kitchen,
Short-stay
studios

New Square

Footage:

2,295
(2-Story
Addition,
Slab, Deck
and porch.



2ND FLOOR PLAN

Occupancy Classification:

Group M (Mercantile)

Group B (Business)

Uses:

Retail,
Office,
Take-out
Kitchen,
Short-stay
studios

New Square

Footage:

2,295
(2-Story
Addition,
Slab, Deck
and porch.

