

VICTORY STATION

1801 - 1815 E Victory Drive, Savannah, GA 31404

EXECUTIVE SUMMARY



LOCATION OVERVIEW

New development anchored by Savannah's only Whole Foods Market

PROPERTY HIGHLIGHTS

- 2,537 SF space available.
- Situated on E. Victory Drive, just west of Truman Pkwy, the highly traveled routes to Savannah's Historic District as well as the beaches of Tybee Island.
- Nearby Memorial University Medical Center, a 622 bed hospital with 4,000 employees, is the region's only Level 1 Trauma Center & children's hospital, and the Savannah campus of Mercer University School of Medicine.
- 11.4 million tourists visit Savannah each year, spending two billion dollars.
- Traffic Counts: E. Victory Drive -- 28,400 AADT; Truman Parkway -- 29,100 AADT

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
2019 Population	85,333	132,339	225,083
2019 Total Households	33,198	50,641	86,874
2019 Average HH Income (\$)	64,112	64,556	73,109



EXCLUSIVE AGENT(S)

KELLY PULIGNANO • kelly.pulignano@tscg.com • 904.565.2635

 CLARION PARTNERS

TSCG

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SITE PLAN



SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
1815-101	Whole Foods	35,081 SF	102	Nothing Bundt Cakes	1,600 SF
1815-102	PetSmart	13,890 SF	103	Posh Nails	1,440 SF
1815-103	Lash Lounge	1,200 SF	104	Sprint	1,938 SF
1815-104	World Finance Corp. of GA	1,200 SF	106	Available	2,537 SF
101	Chipotle Mexican Grill	2,400 SF	107	Zoe's Kitchen	2,800 SF

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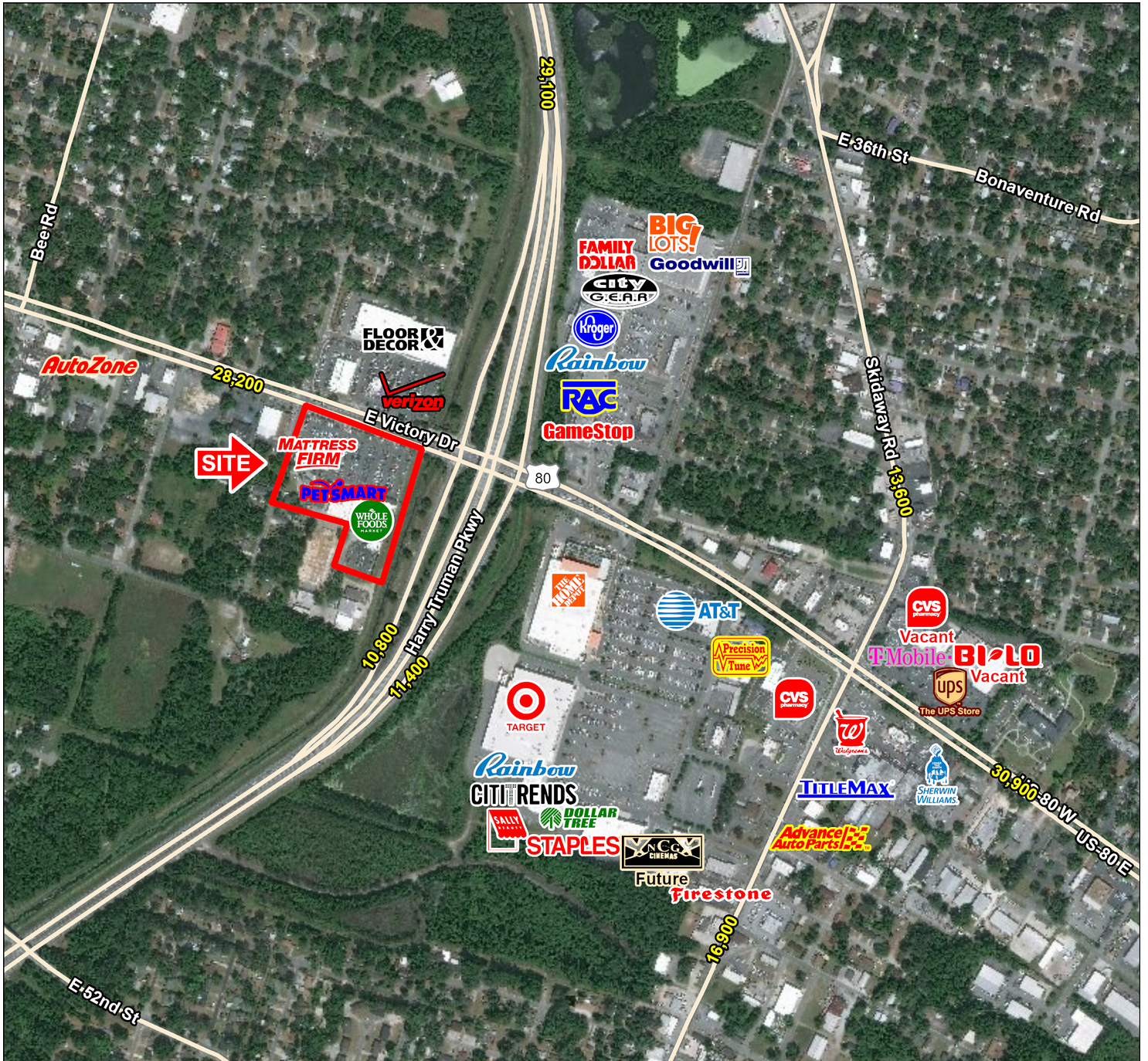
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RETAIL AERIAL



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