

FOR SALE > AUTO-DEALERSHIP/INVESTMENT PROPERTY



# 2237 Victory Drive

SAVANNAH, GA 31404



## Listing Details >

- > ±13,968 SF on ±1.8 Acres
- > Zoned: C1 - Commercial (City of Savannah)
- > Commercial visibility on Victory Drive, a rapidly developing corridor
- > Access by Victory Drive and Rowland Avenue
- > Subleased to American Car Center
- > Cap Rate: 7.85%

**ASKING PRICE: \$2,295,000**

## Demographics > (SOURCE: US CENSUS)

### POPULATION >

1 Mile - 10,732  
3 Miles - 72,718  
5 Miles - 126,999

### AVG. HH INCOME >

1 Mile - \$47,704  
3 Miles - \$53,360  
5 Miles - \$53,402

### TRAFFIC COUNTS >

Victory Drive - 29,800 vehicles per day

(SOURCE: GDOT 2015)

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At American Car Center, partnering with good people with credit problems is our focus and passion. Simply put, we feel that anyone with a good job should have an opportunity to drive a great, dependable vehicle. Also, we understand that difficult life events happen to good people, and that credit issues in the past should not necessarily determine your future. Over the last fifteen years, American Car Center has helped thousands of mid-south people drive an amazing vehicle.

We are committed to being the premiere used vehicle dealership in our region, which is why we offer, among other things:

- An enormous selection of late model, low mileage vehicles
- Up to 3 year, 36,000 mile warranty
- Oil changes for three years
- Multiple, convenient payment options including telephone and online payment
- A dedicated account representative to assist you throughout the life of your account
- Professional staff and great facilities.

(Source: [www.americancarcenter.com](http://www.americancarcenter.com))

## Lease Information >

SUBLESSEE:	American Car Center
SUBLEASE EXPIRATION:	12/31/2020
RENEWAL OPTIONS:	Four (4) three (3) year renewal options with 3% increase each term
RENT:	\$180,000.00/Year



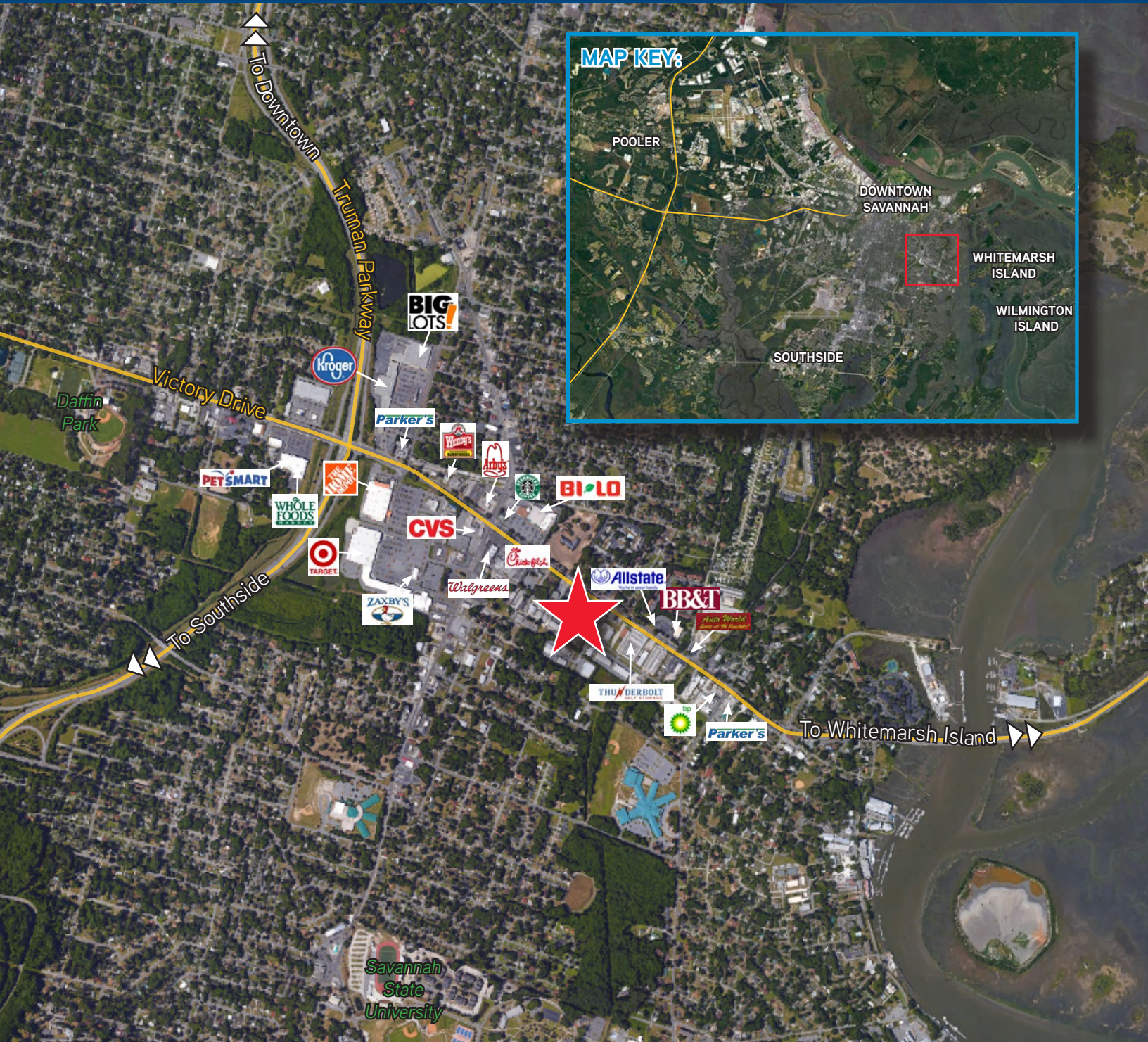


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