

## MONTGOMERY CROSS ROAD RETAIL

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**FOR LEASE** | 1932 E MONTGOMERY CROSS ROAD, SAVANNAH, GA 31406

## Join Domino's & Tropical Smoothie

- ±3,232 SF end-cap space available for lease (divisible to ±1,616 SF)
- Excellent visibility and traffic counts; Eisenhower Road sees ±20,510 cars per day
- Located at a signaled intersection [across the street from Sam's Club and Walmart](#)
- 75 shared parking spaces; Parking Ratio 6.6/1,000
- Two access points
- Prominent monument and building signage available
- Located near Isle of Hope and surrounded by retail, businesses and residential neighborhoods

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Lease Rate:

**\$34.00/SF** *NNN*

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LAKE MAYER PARK

MONTGOMERY CROSS ROAD



HARRY S TRUMAN PARKWAY



Contact us:






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## Demographics 2020

	1 Mile	3 Miles	5 Miles
 <b>Current Population</b>	5,360	39,563	123,480
 <b>No. of Households</b>	1,955	14,825	47,971
 <b>Avg. HH Income</b>	\$72,751	\$70,957	\$68,828
 <b>Daytime Employees</b>	3,232	34,604	57,149
 <b>Total Businesses</b>	283	4,106	6,287

## Savannah, Georgia

**#1 STATE FOR BUSINESS**  
**7 YEARS IN A ROW (2013-2019)**  
 Site Selection Magazine

- Top Tourist Destination
- Low Cost of Living
- Expanding Airport
- Innovative Education Options
- Large Military Installations
- Port of Savannah

**46.7%** Growth Projection  
 from 2020 to 2050



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