

FOR SUBLEASE > ±5,093 SF RESTAURANT BUILDING



Former Applebee's Restaurant

ISLAND TOWNE CENTRE | 4705 HIGHWAY 80, SAVANNAH, GA 31410

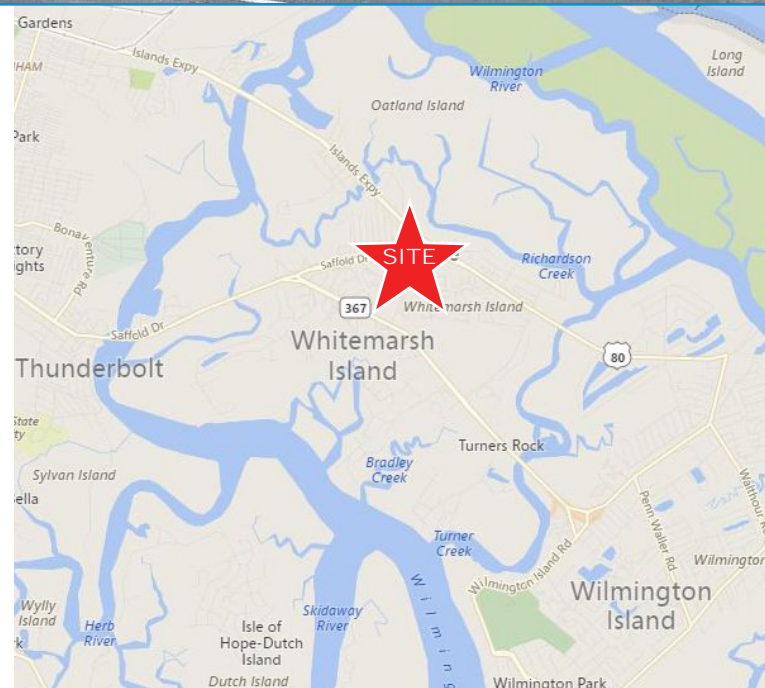


Property Highlights

- > **±5,093 SF turn-key restaurant** on Whitmarsh Island
- > **Located at the main entrance of Island Towne Centre, a Publix and Walmart anchored shopping center**
- > **Excellent visibility** and frontage on Highway 80
- > Abundant parking with **79 on-site parking spaces**
- > **Ready for occupancy**
- > Large dining room, full-service bar, stainless kitchen, walk-in freezer, dry storage area, waiting area, etc.

Pricing

FOR SUBLEASE > Please Inquire for Pricing



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Demographics

| | 1 Mile | 3 Miles | 5 Miles |
|----------------------|----------|----------|----------|
| Population | 5,036 | 20,392 | 72,630 |
| Average HH Income | \$99,432 | \$87,357 | \$74,875 |
| Daytime Employees | 1,442 | 7,080 | 22,341 |
| Total Businesses | 148 | 767 | 2,118 |
| Growth Est 2018-2023 | 4.53% | 4.69% | 5.09% |

Source: 2018 CoStar

Traffic Counts

±15,960 vehicles per day along Highway 80

±21,820 vehicles per day along Islands Expressway

Source: 2018 CoStar

Location Description

- > Located on Whitemarsh Island in Island Towne Centre, a **Publix and Walmart anchored shopping center**
- > High-traffic area: **±15,960 vehicles per day** in front of restaurant on Highway 80
- > Island Towne Centre **serves the surrounding residential communities** and is the only shopping center within a 3 mile radius
- > **Ideal location** to serve the daily traffic along Highway 80 and traffic coming to and from the Islands
- > **Surrounded established residential island communities**

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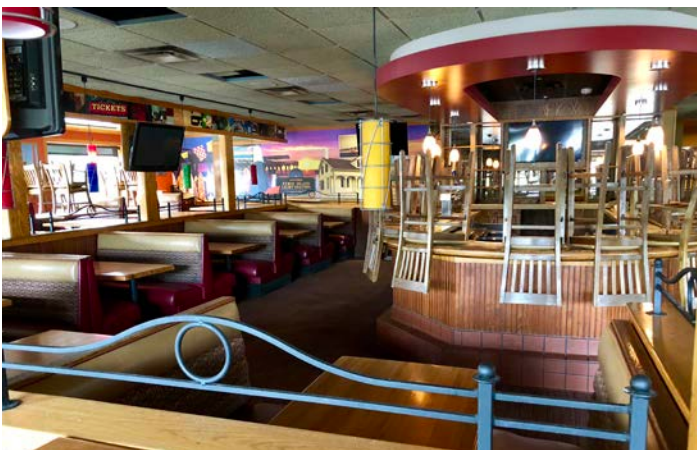
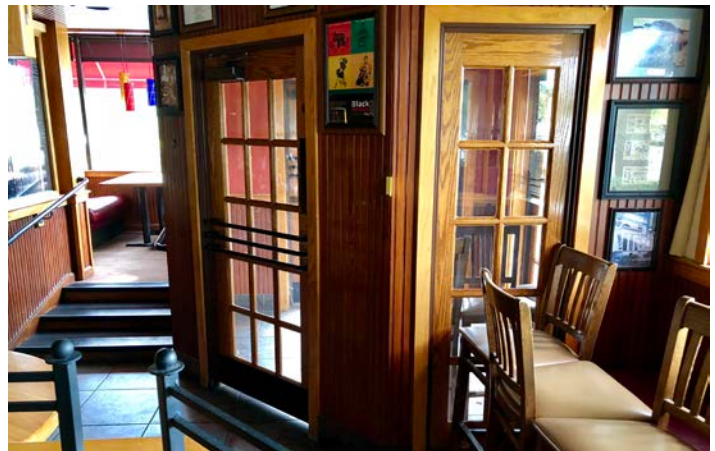
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