

FOR LEASE > OFFICE/RETAIL SPACE



Victory Drive Office/Retail Center

2250 EAST VICTORY DRIVE, SAVANNAH, GA 31404



Property Highlights

- > ±13,200 SF neighborhood office/retail center with two suites left available for lease:
 - > Suite 102: ±772 SF
 - > Suite 112: ±1,465 SF
- > Zoned: P-B-N, Neighborhood Business, City of Savannah
- > Monument signage and ample parking
- > 250 feet of frontage along Victory Drive (Highway 80) - with traffic counts of ±32,670 vehicles per day
- > Heavy commercial growth in the area

Lease Rate - REDUCED!

SUITE 102: ~~\$1,500/month, gross~~ \$1,350/month, gross
SUITE 112: ~~\$10.00/SF, NNN~~ \$16.50/SF, NNN

Demographics

POPULATION (2015):

1 Mile - 9,462
3 Miles - 68,742
5 Miles - 122,853

AVERAGE HH INCOME (2015):

1 Mile - \$43,583
3 Miles - \$49,058
5 Miles - \$49,556

NO. OF EMPLOYEES (2015):

1 Mile - 4,824
3 Miles - 26,517
5 Miles - 82,212

Source: Esri Business Analyst

SEBASTIAN FINDLAY
912 483 6160
SAVANNAH, GA
sebastian.findlay@colliers.com

DANNY CHASE, SIOR
912 662 8012
SAVANNAH, GA
danny.chase@colliers.com

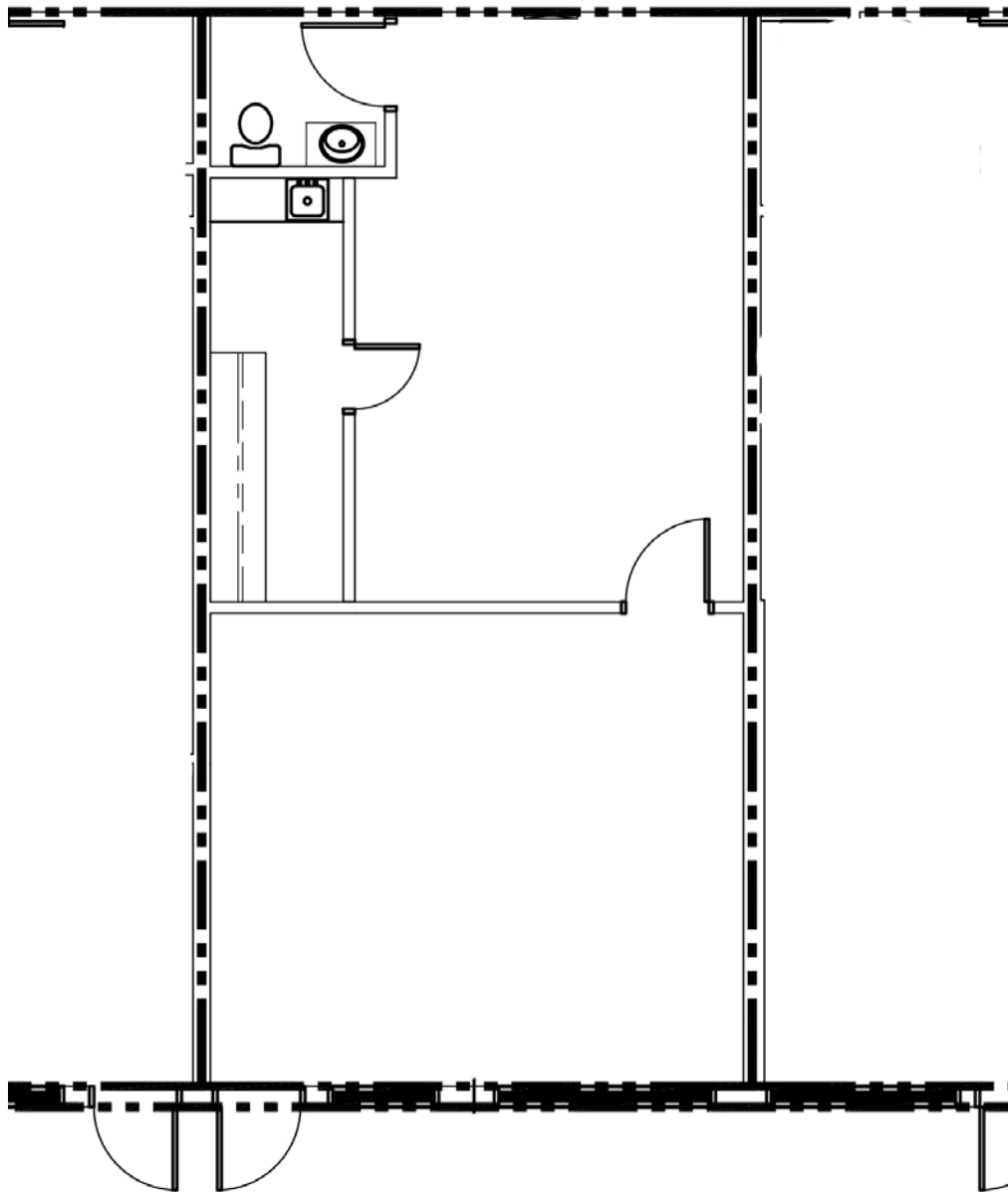
COLLIERS INTERNATIONAL
545 E. York Street
Savannah, GA 31401
www.colliers.com

FOR LEASE > OFFICE/RETAIL SPACE

Victory Drive Office/Retail Center

2250 EAST VICTORY DRIVE, SAVANNAH, GA 31404

Suite 102 | ±772 SF



SEBASTIAN FINDLAY
912 483 6160
SAVANNAH, GA
sebastian.findlay@colliers.com

DANNY CHASE, SIOR
912 662 8012
SAVANNAH, GA
danny.chase@colliers.com

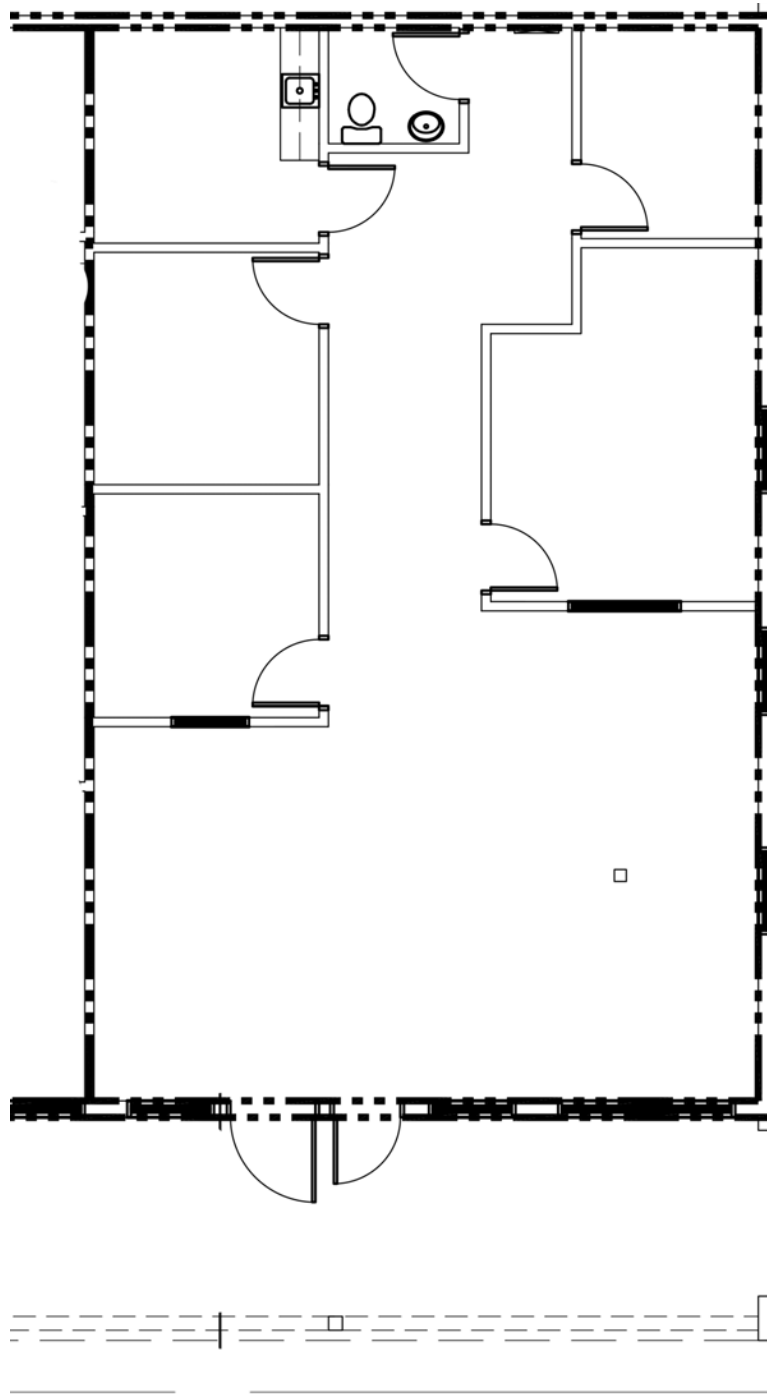
COLLIERS INTERNATIONAL
545 E. York Street
Savannah, GA 31401
www.colliers.com

FOR LEASE > OFFICE/RETAIL SPACE

Victory Drive Office/Retail Center

2250 EAST VICTORY DRIVE, SAVANNAH, GA 31404

Suite 112 | ±1,456 SF



SEBASTIAN FINDLAY
912 483 6160
SAVANNAH, GA
sebastian.findlay@colliers.com

DANNY CHASE, SIOR
912 662 8012
SAVANNAH, GA
danny.chase@colliers.com

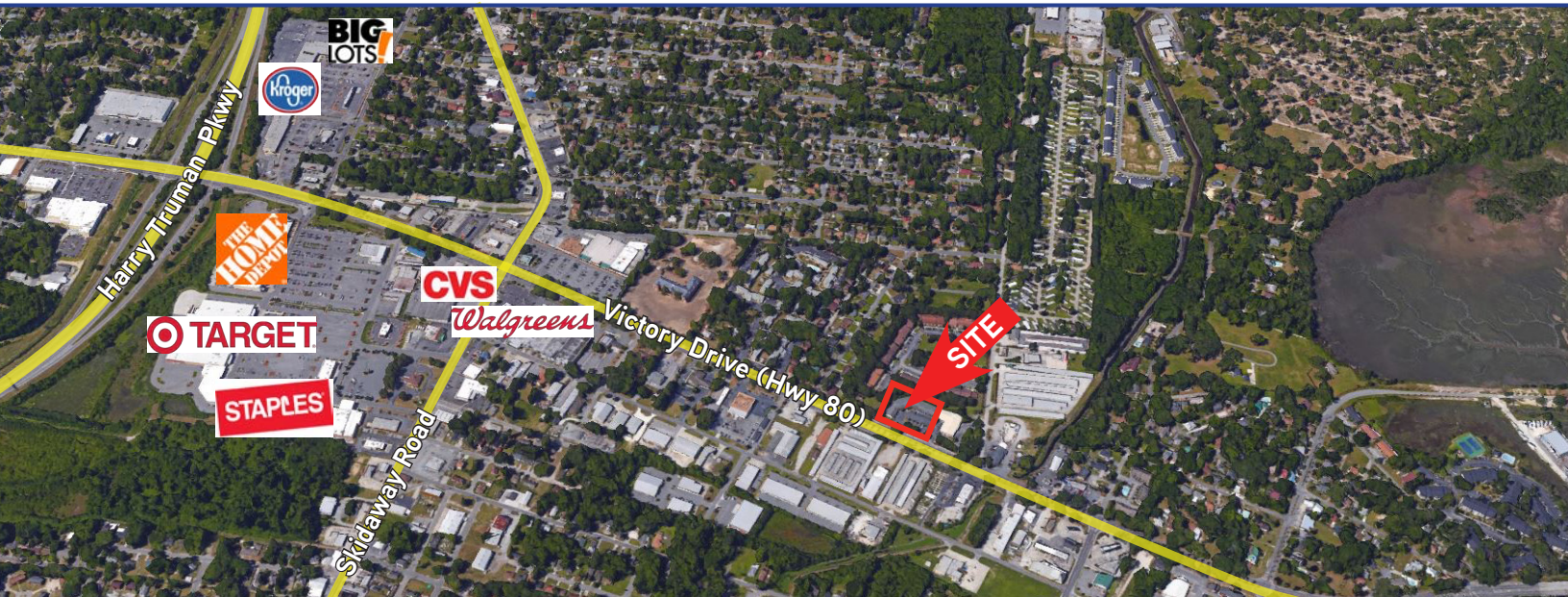
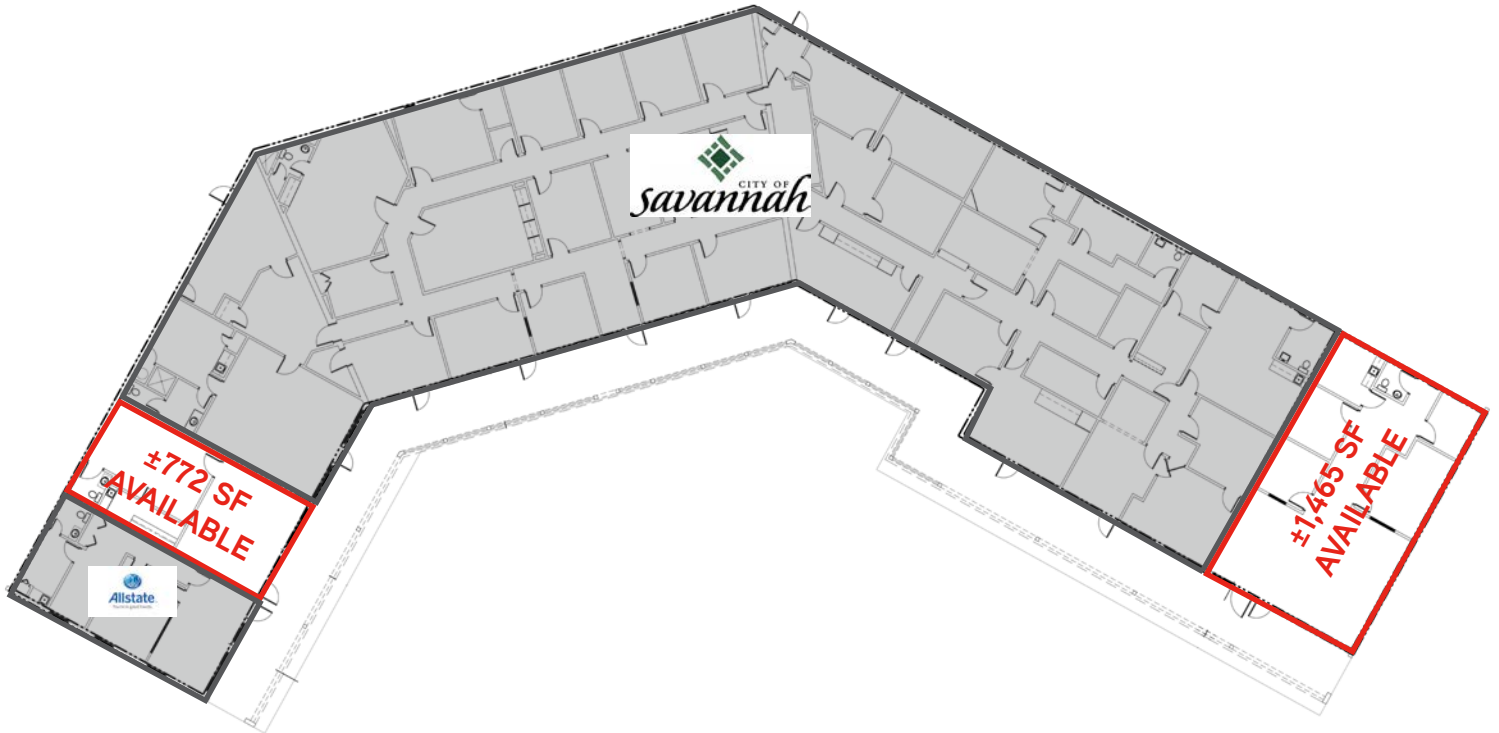
COLLIERS INTERNATIONAL
545 E. York Street
Savannah, GA 31401
www.colliers.com

FOR LEASE > OFFICE/RETAIL SPACE

Victory Drive Office/Retail Center

2250 EAST VICTORY DRIVE, SAVANNAH, GA 31404

Floor Plan



SEBASTIAN FINDLAY
912 483 6160
SAVANNAH, GA
sebastian.findlay@colliers.com

DANNY CHASE, SIOR
912 662 8012
SAVANNAH, GA
danny.chase@colliers.com

The information contained herein has been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No responsibility is assumed for any inaccuracies. Readers are encouraged to consult their professional advisers prior to acting on any of the material contained in this report.

