

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

SUITE 102:	\$1,500/month, gross
SUITE 112:	\$18.00/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

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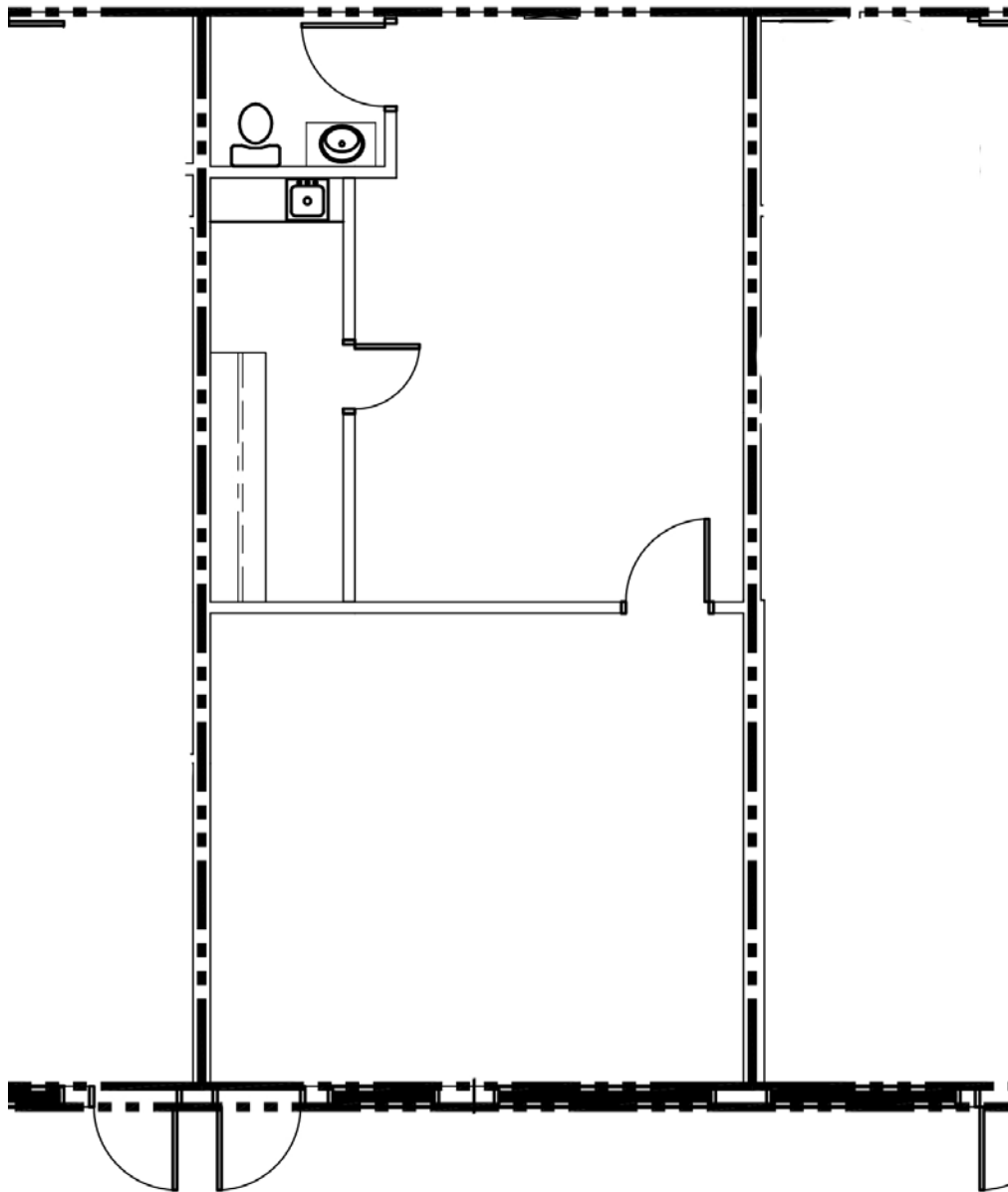
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Suite 102 | ±772 SF



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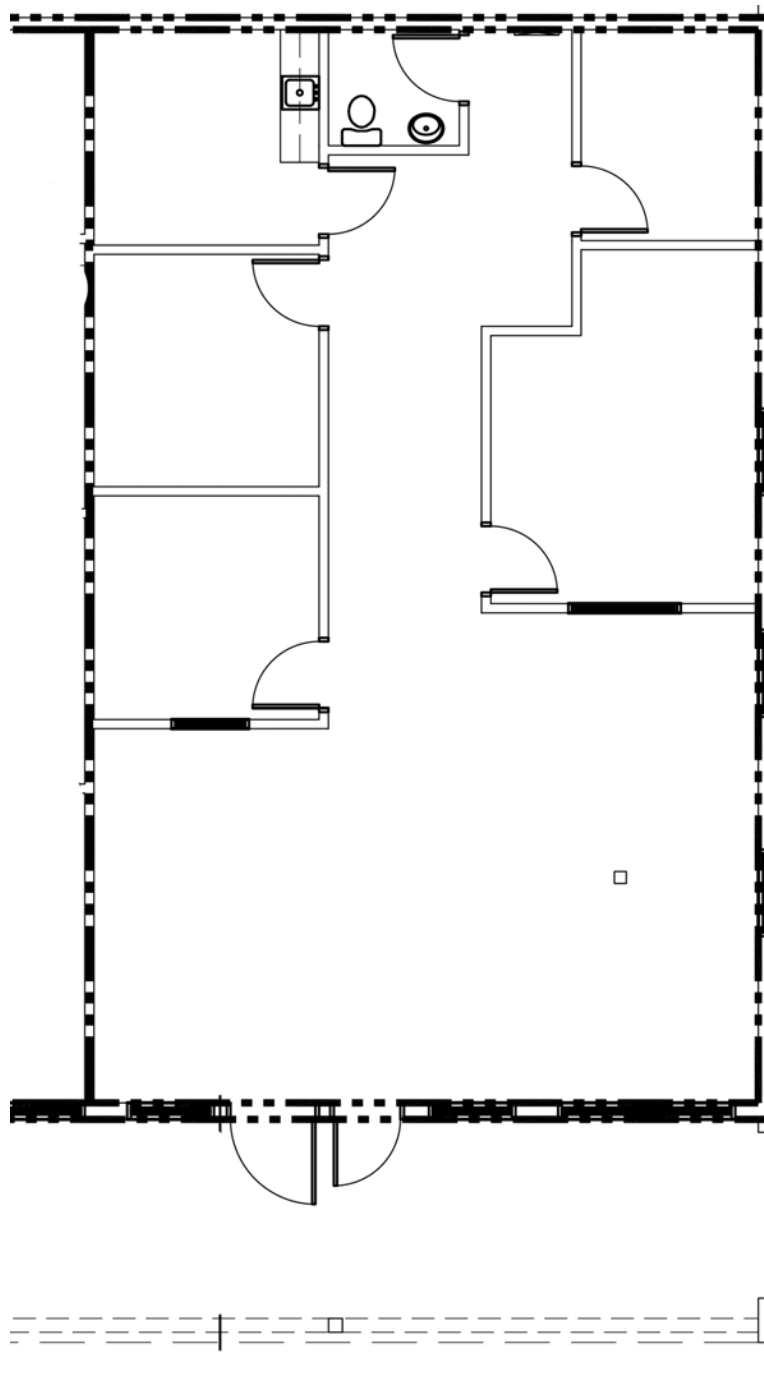
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Suite 112 | ±1,456 SF



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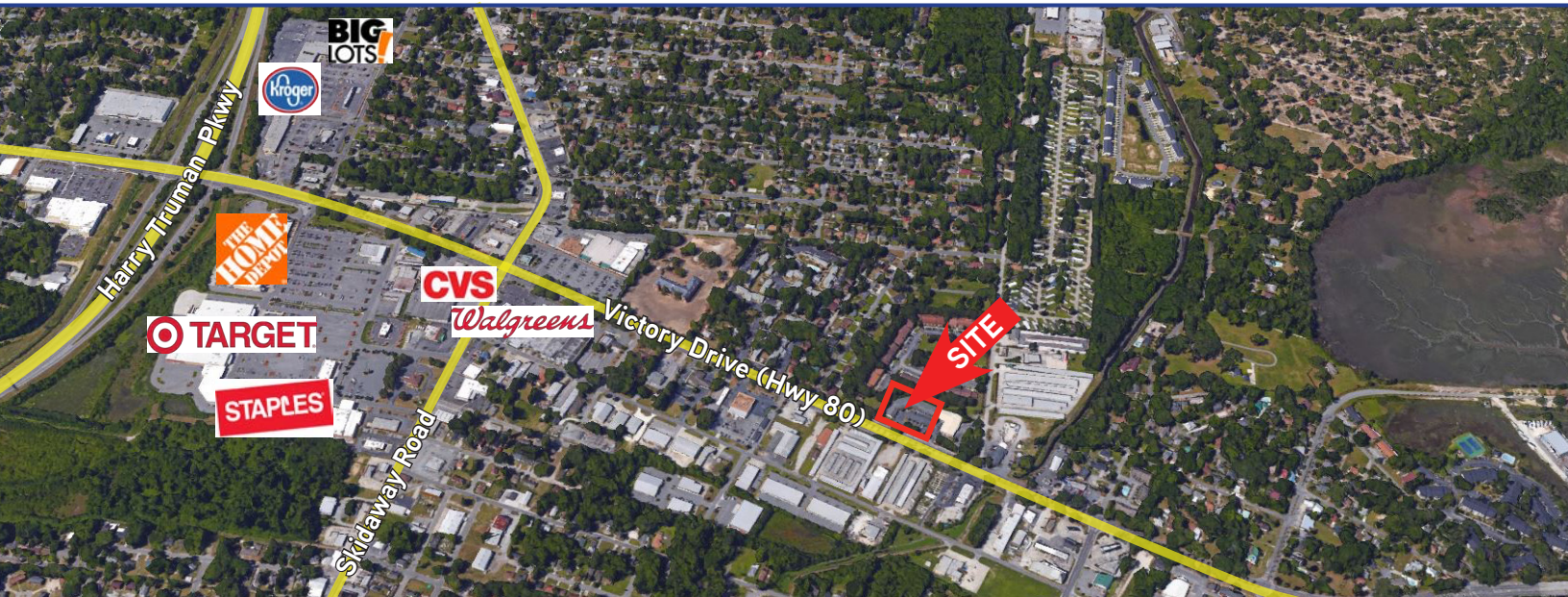
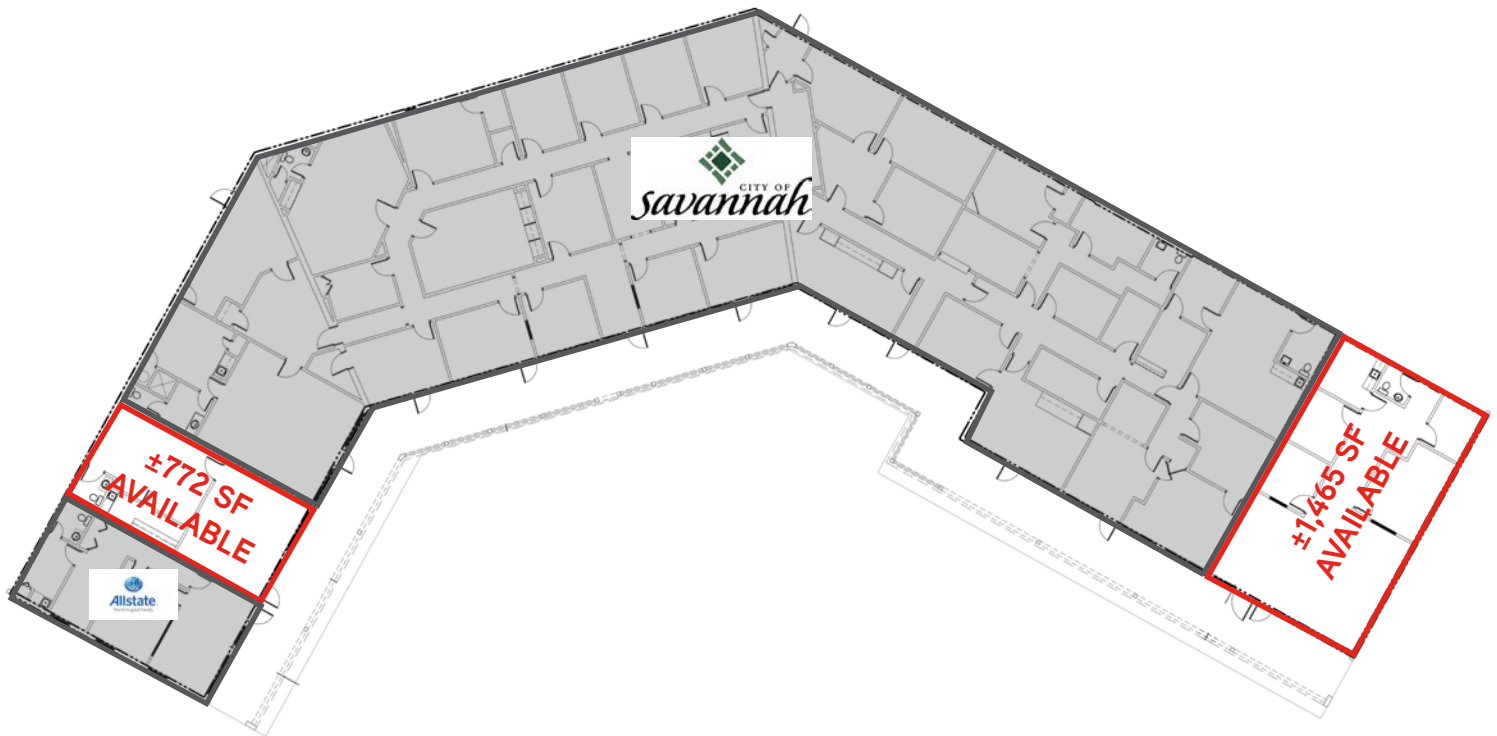
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Floor Plan



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