

For Lease

Victory Station

1815 E Victory Dr | Savannah, GA 31404

Whitney Spangler

Vice President

404 574 1046

whitney.spangler@colliers.com

Tyler Mouchet

Senior Associate

912 662 8017

tyler.mouchet@colliers.com

David Martos

Associate

404 574 1003

david.martos@colliers.com

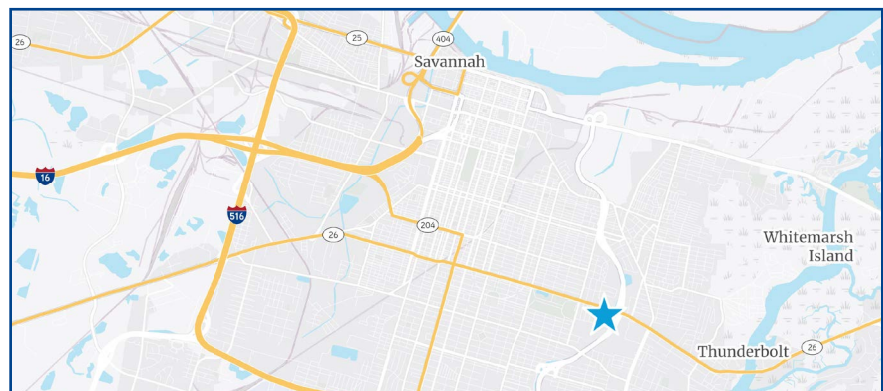
This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensors(s). ©2021 All rights reserved.

Property Highlights

- Located at the intersection of Victory Drive (28,800 VPD) and Harry Truman Parkway
- Excellent visibility with easy access via lighted intersection and 3 points of ingress/egress
- Anchored by the only Whole Foods in a 40 mile radius and serving metropolitan and downtown Savannah as well as the neighboring island communities.
- Strong co-tenancy including Chipotle, Petsmart, Zoe's Kitchen, Nothing Bundt Cakes, and T-Mobile.
- **Last Available Space: 2,622 SF**

Traffic Counts

- Victory Dr (West of Highway): **28,800 VPD**
- Victory Drive (East of Highway): **31,100 VPD**
- Harry Truman Parkway: **32,500 VPD**



Accelerating success.

[illegible]

Photos



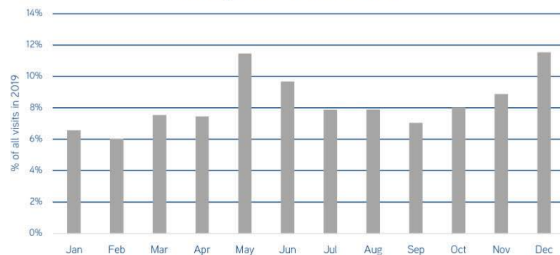
Site Plan



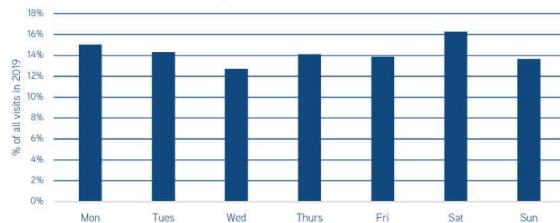
Suite	Tenant	SF
A	Whole Foods Market	35,081
B	PetSmart	13,865
C	Lash Lounge	1,200
D	World Finance	1,200
101	Chipotle	2,400
103	Posh Nails	1,440
104	T-Mobile	1,938
105	AVAILABLE	2,622
107	Zoe's Kitchen	2,800

Geofence Study & Demographics

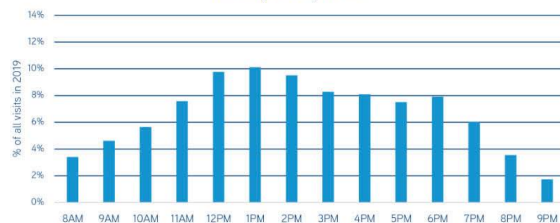
Monthly Visitor Traffic Patterns



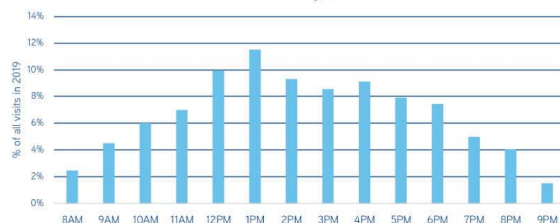
Weekly Visitor Traffic Patterns



Weekday Hourly Visits




Weekend Hourly Visits




KEY DEMOGRAPHICS (based on primary trade area)


150,511
2020 Total Population


35.3
2020 Median Age


58,936
2020 Total Households


Modest Income Homes
2020 Dominant Tapestry Segment


\$52,808
2020 Median Household Income

