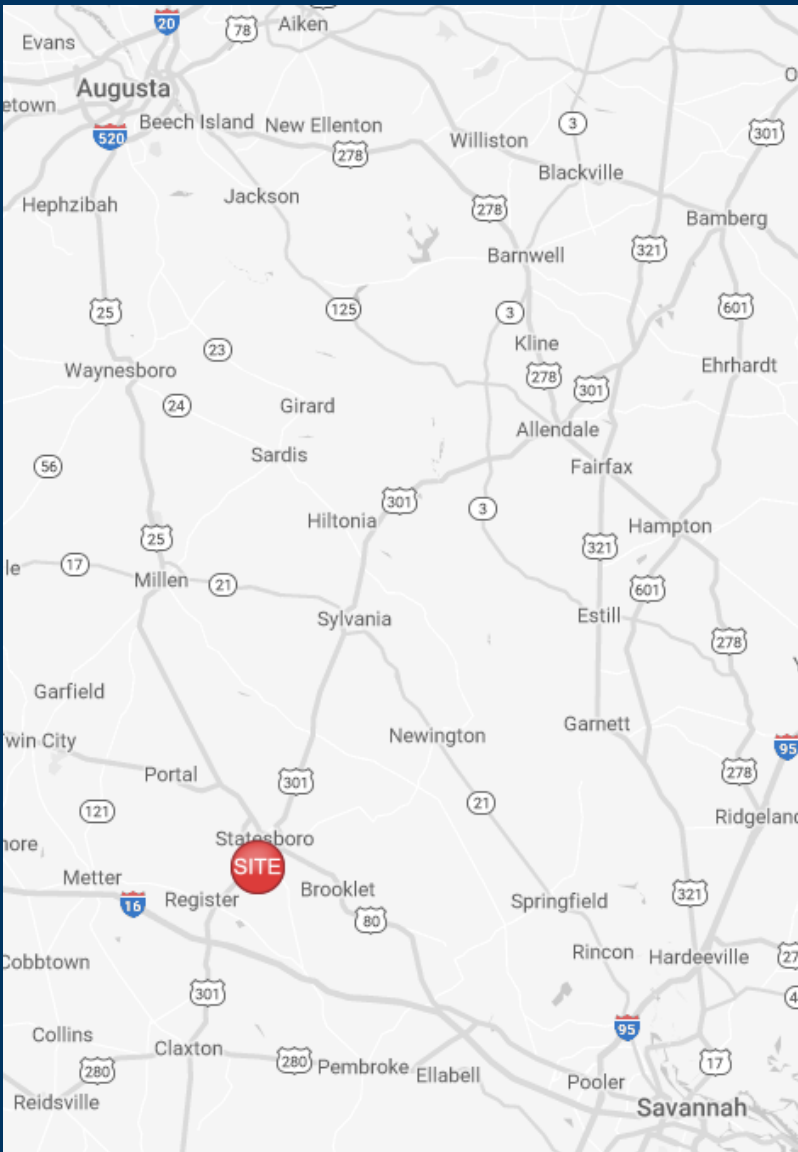


# University Station

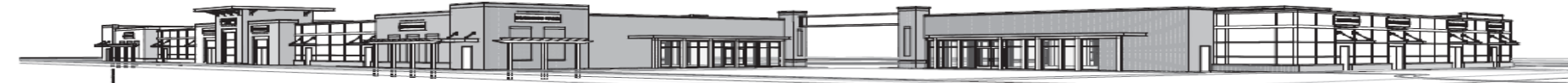
221-309 Tormenta Way  
Statesboro, GA 30458



## Leasing Contacts

Allie Hodge Motz  
678-501-5342  
allie@riverwoodproperties.com

[riverwoodproperties.com](http://riverwoodproperties.com)

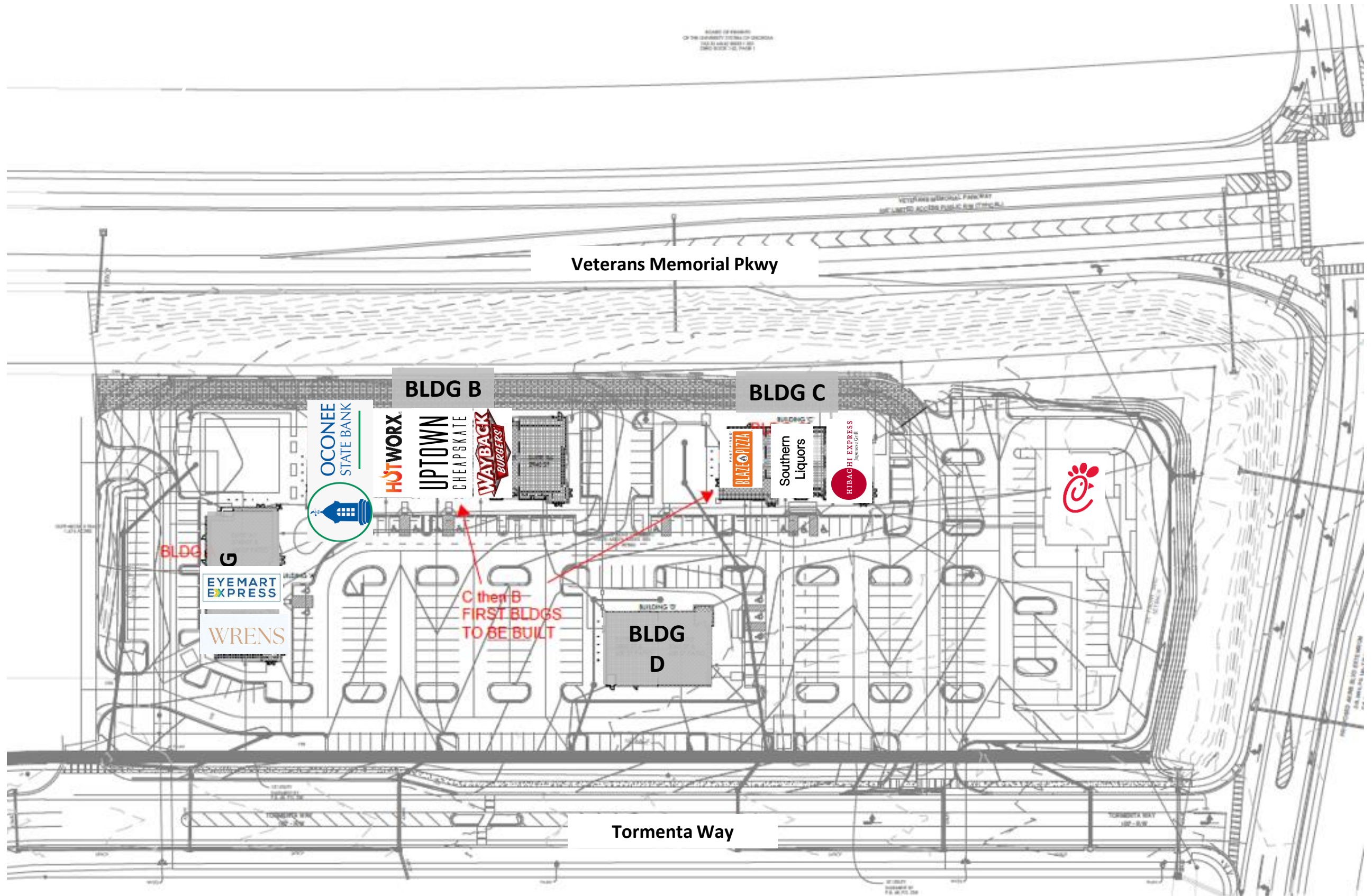


## Property Highlights

- This new development is located on Veterans Memorial Parkway in Statesboro, GA offering 3 separate retail buildings and one ground lease opportunity.
- Five minutes east of the affluent residential neighborhoods that surround the Forest Heights Country Club
- Located near the new Tormenta FC Stadium, multi-purpose soccer stadium complex that will feature a movie theater, two hotels, apartments and office space.
- Located steps away from Georgia Southern campus where record enrollment was hit with over 27,500 students.
- Located next to the #1 top performing Publix in GA, and #5 nationwide.
- Over 26,791 VPD

**Site Access:** Property is accessible via Veterans Memorial Pkwy or Tormenta Way.





# UNIVERSITY STATION

Site Plan

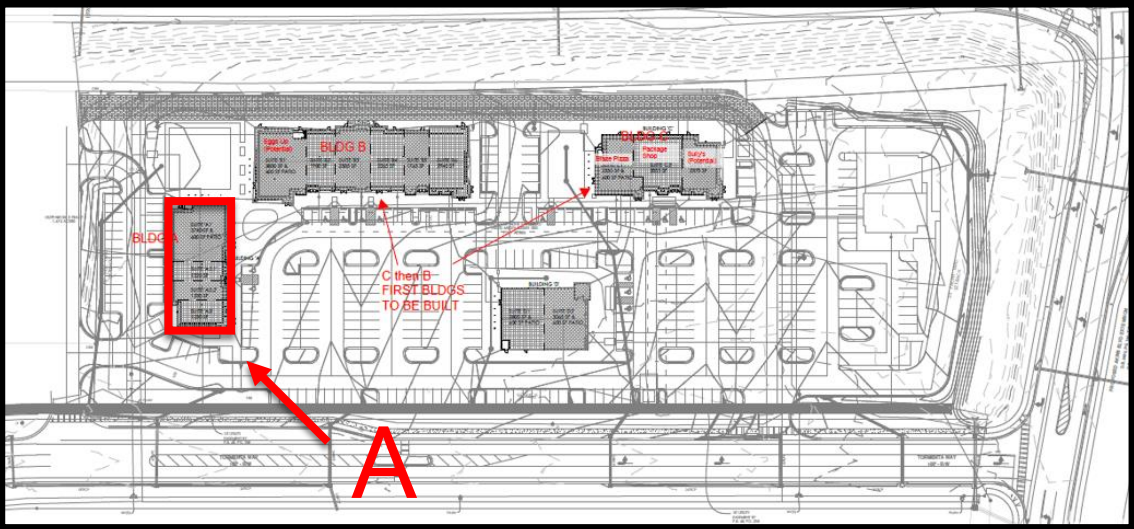
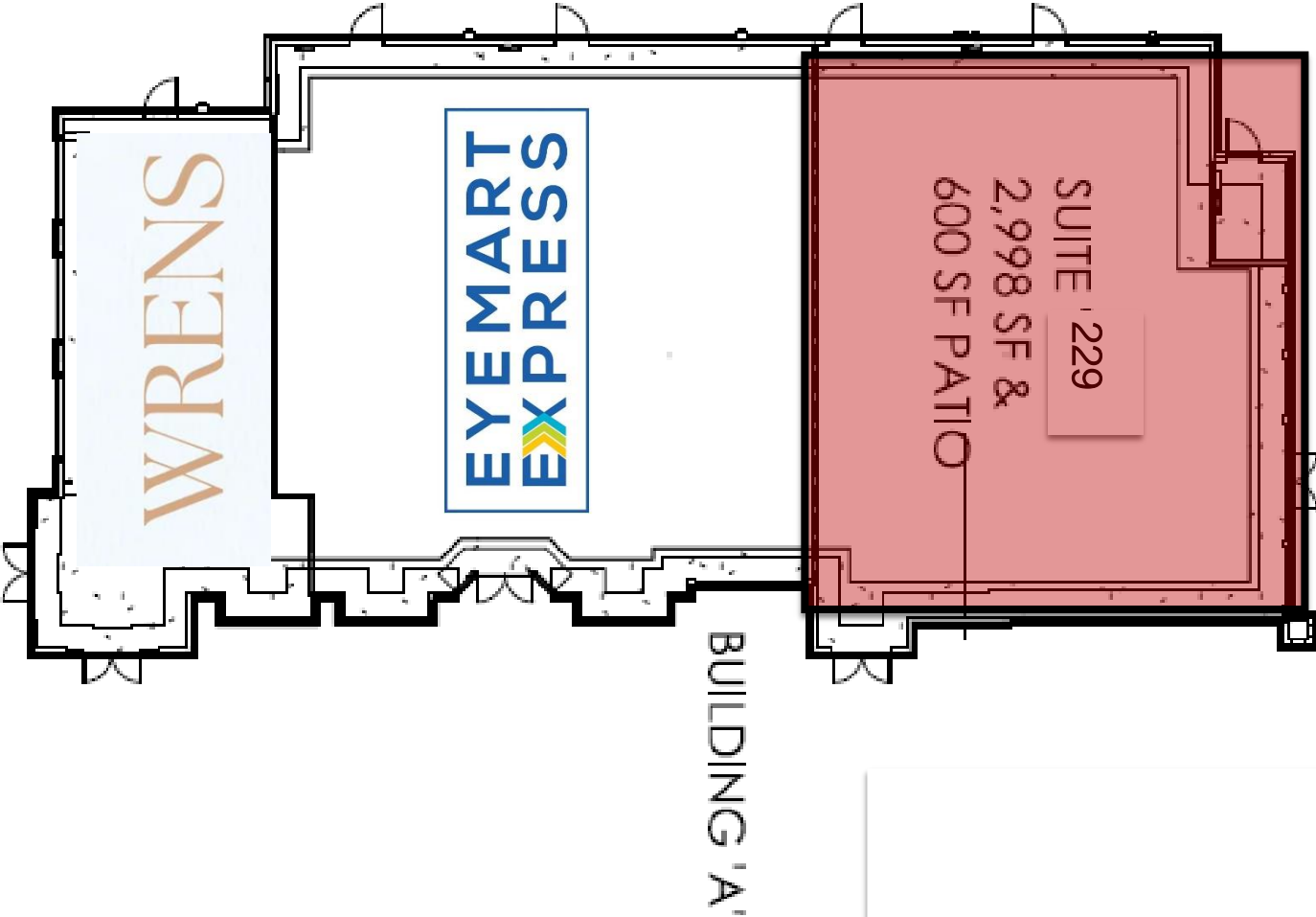
University Station

Tenants

Building A

221	Wren's Apparel	1,387 SF
225	Eyemart Express	3,416 SF
229	Retail/Restaurant Space Available	2,998 SF
Availability:		2,998 SF

BLDG A





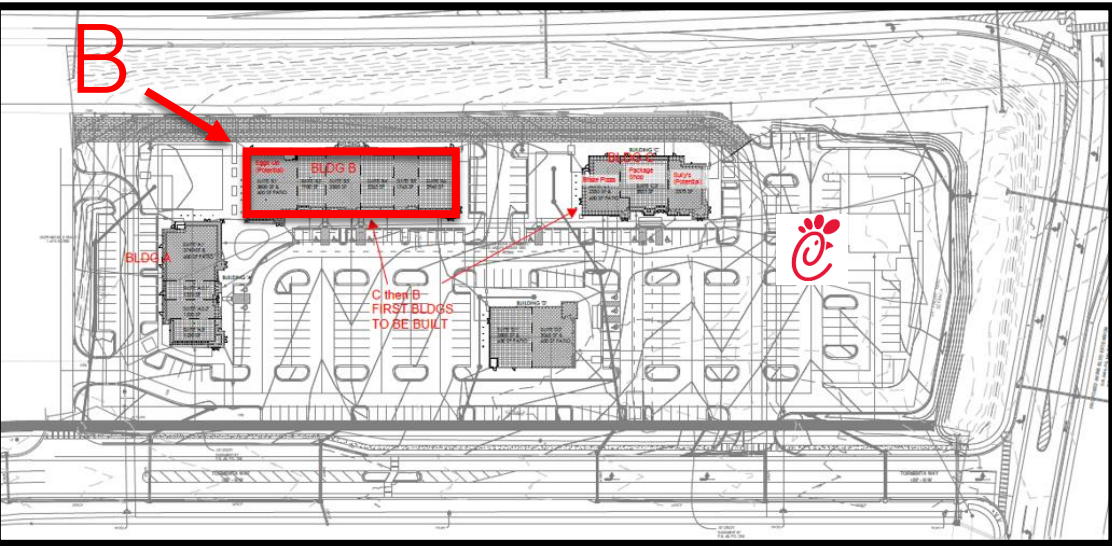
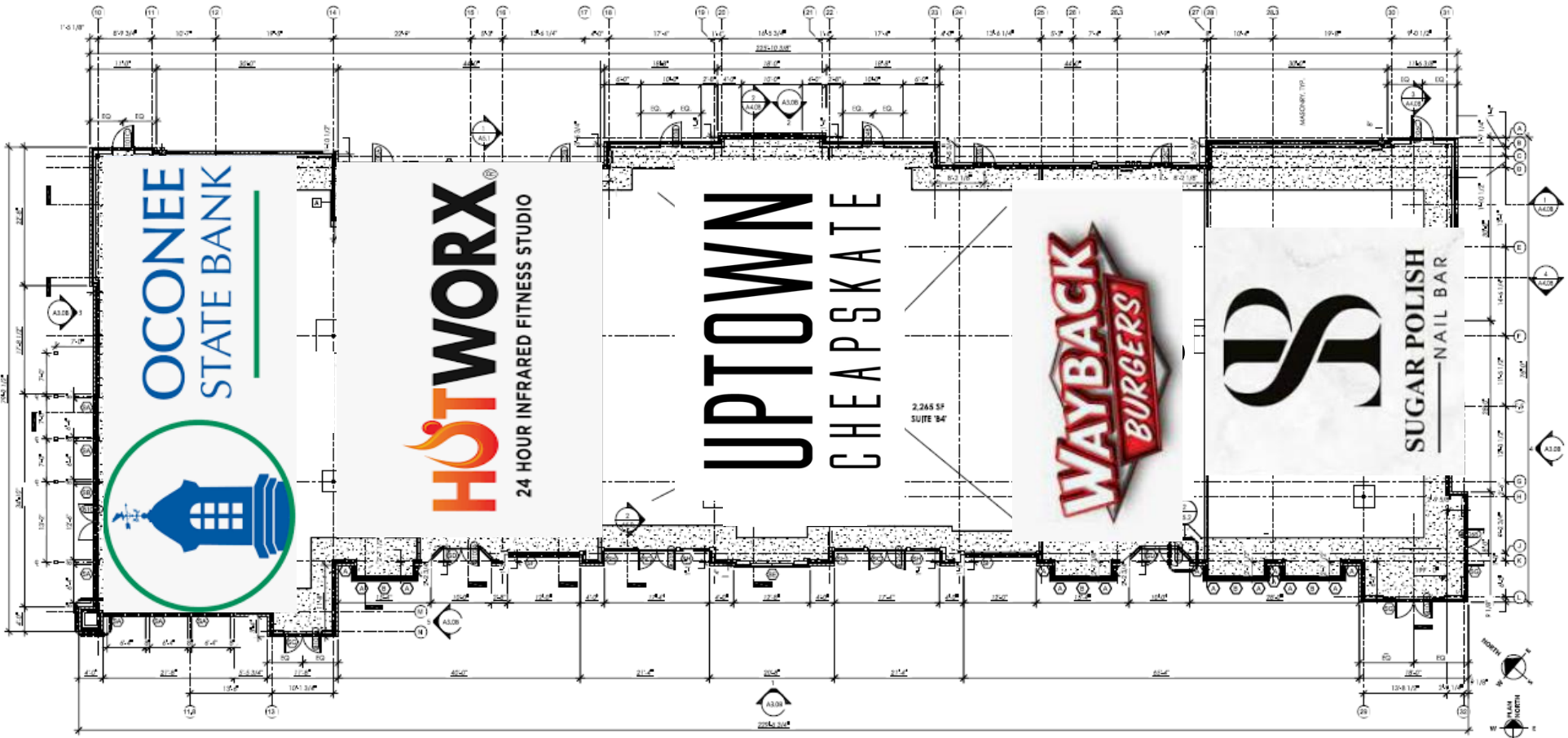
# University Station

## Tenants

### Building B

233	Oconee State Bank	3,765 SF
237	Hotworx	2,005 SF
241-245	Uptown Cheapskate	4,809 SF
249	Wayback Burger	1,765 SF
253	Sugar Polish Nail Bar	2,940 SF
GLA:		15,284 SF
Availability:		100% Leased

### BLDG B



# University Station

## Tenants

### Building C

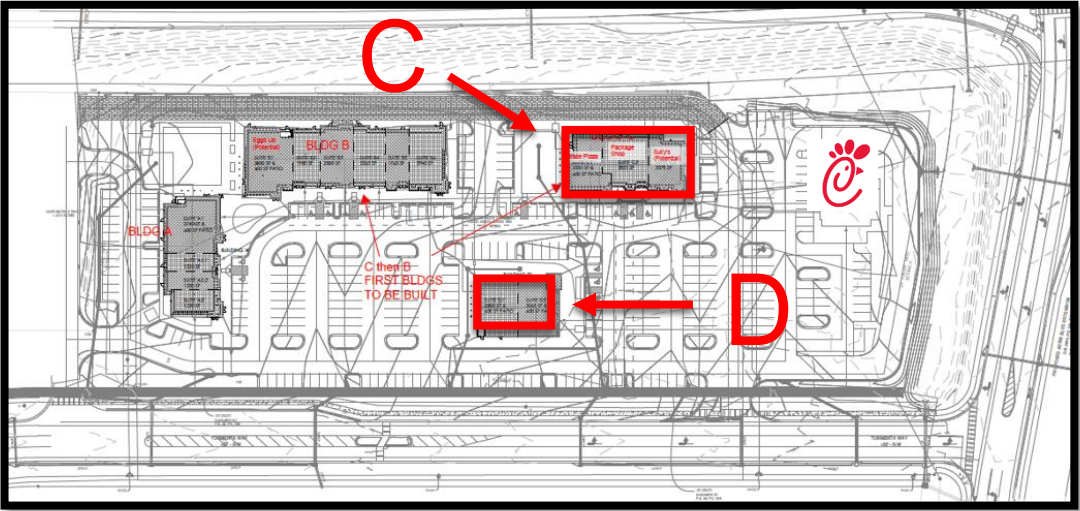
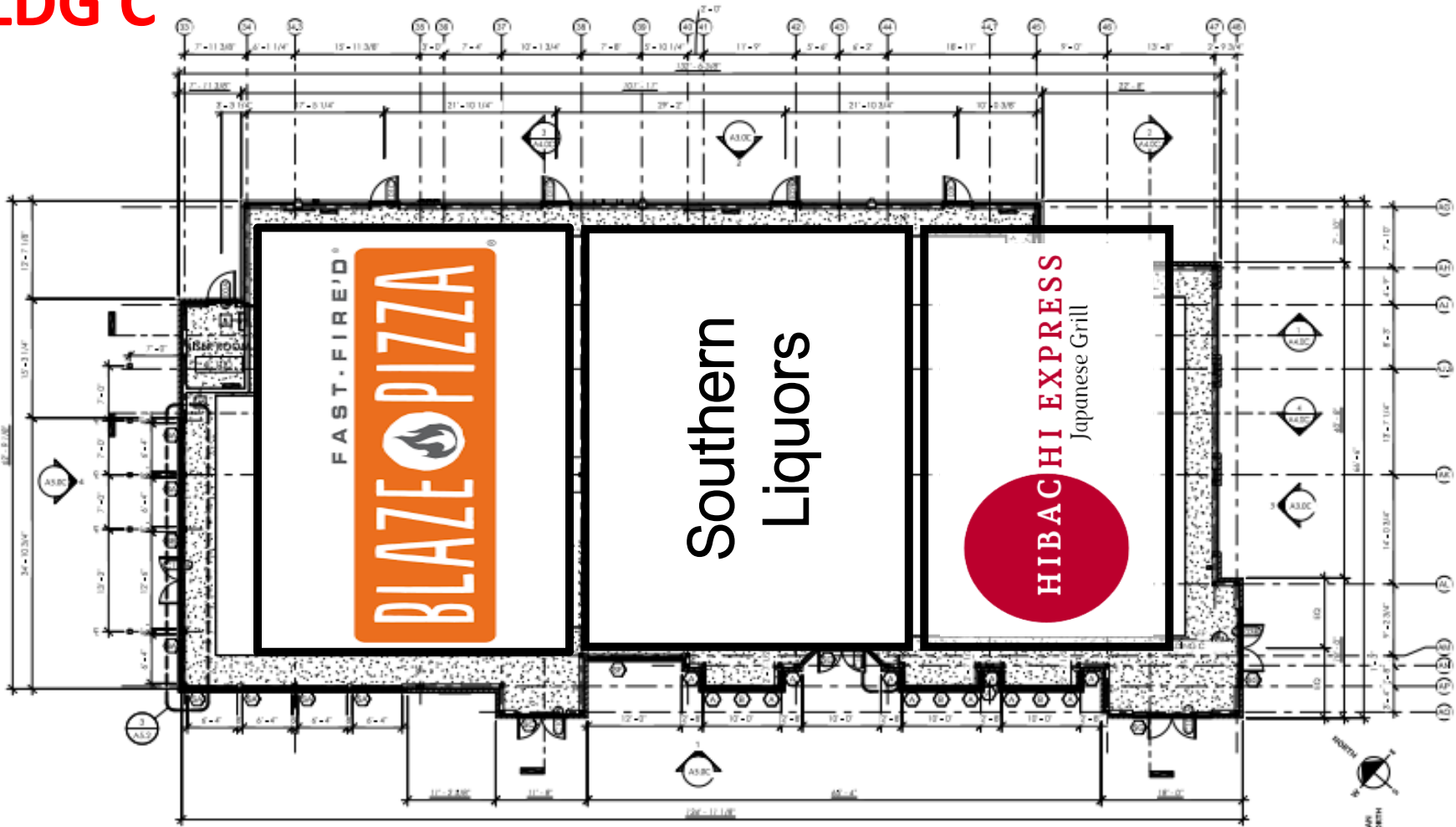
301	Blaze Pizza	2,550 SF
305	Southern Liquors	2,855 SF
309	Hibachi	2,375 SF

### Building D

Ground Lease Option

Up to 6,000 SF Building

BLDG C

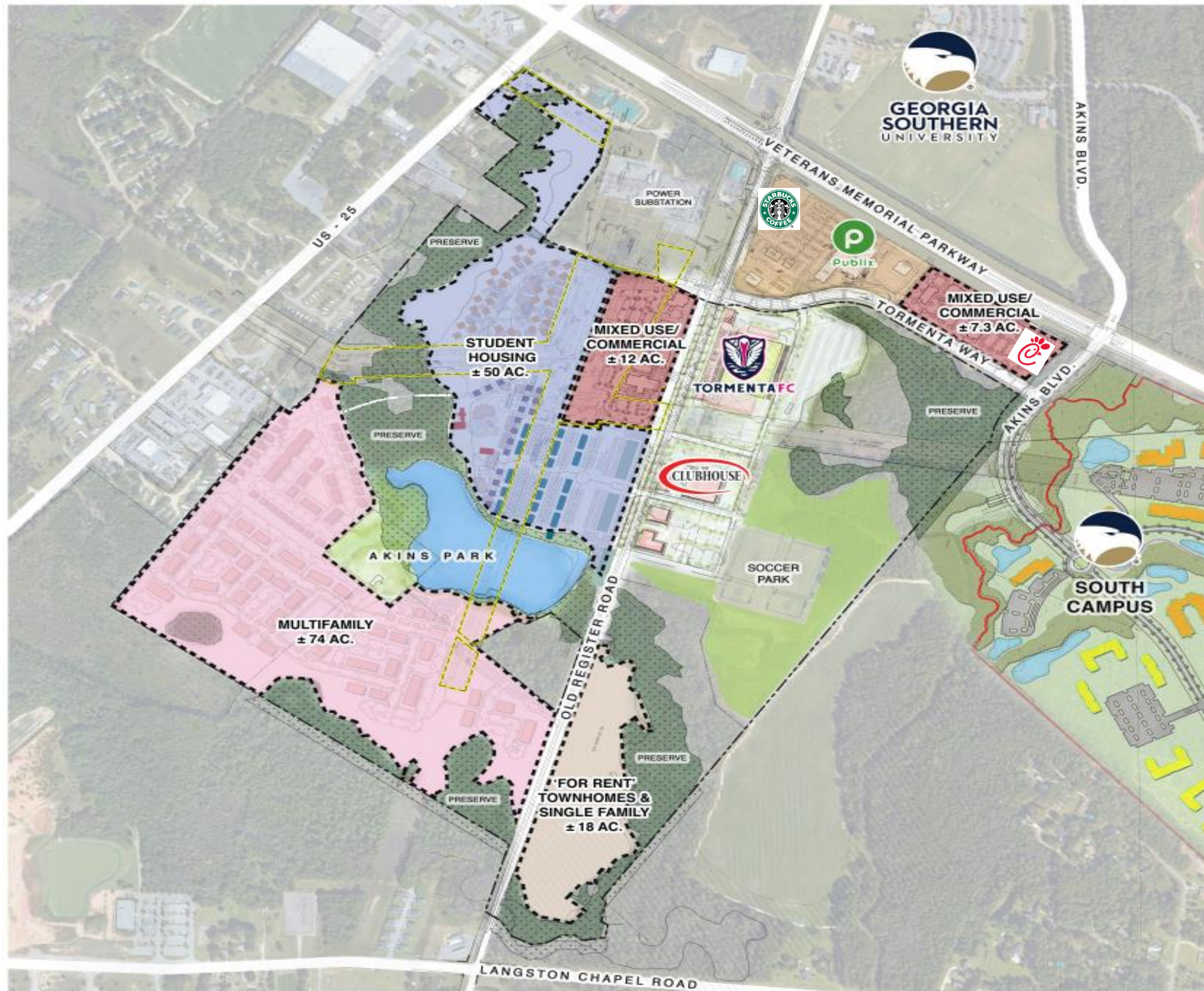


UNIVERSITY STATION

Site Plan







# UNIVERSITY STATION

*Site Plan*



# AREA DEMOGRAPHICS



2023  
Population

1 MILE	13,101
3 MILE	34,716
5 MILE	53,752



2023 Daytime  
Population

1 MILE	705
3 MILE	12,152
5 MILE	17,610



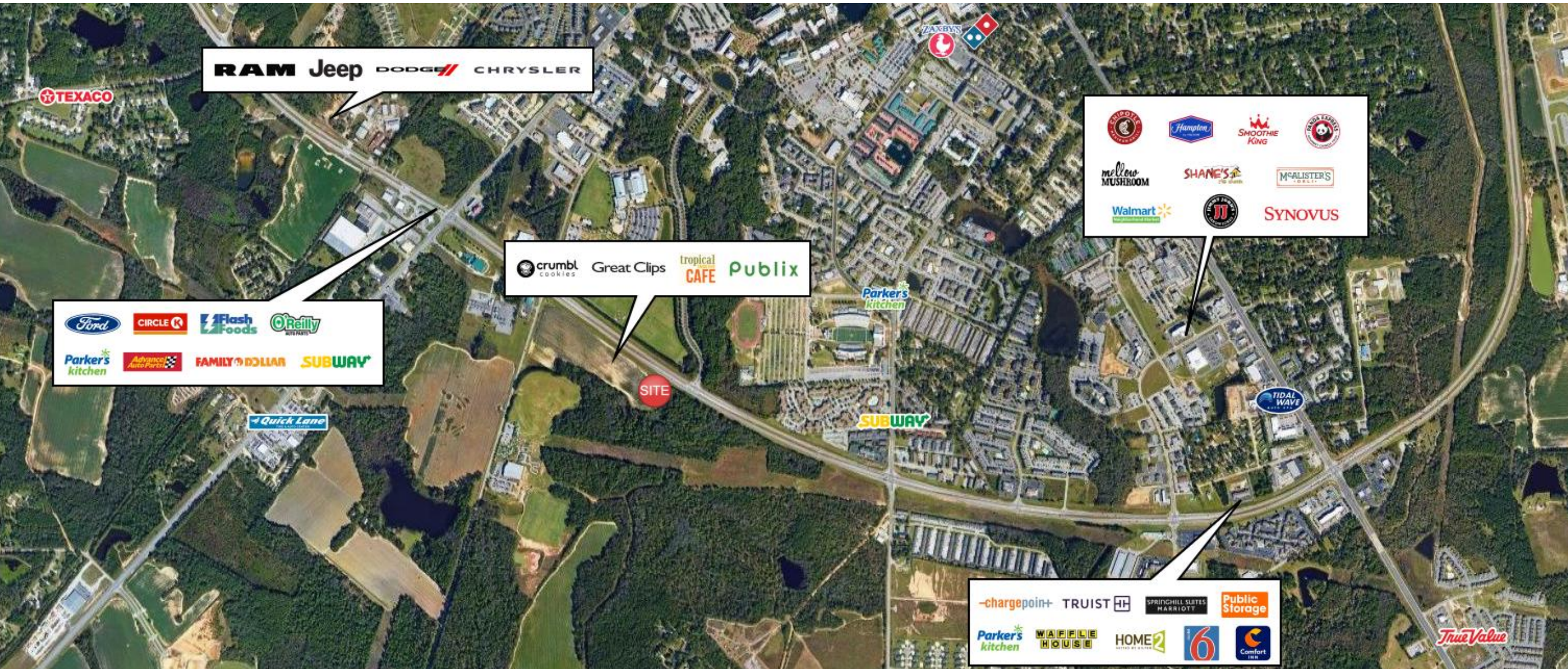
Household 2023

1 MILE	3,551
3 MILE	12,365
5 MILE	19,556



Household  
Income

1 MILE	\$33,690
3 MILE	\$57,482
5 MILE	\$68,196



## UNIVERSITY STATION

Trade Area Overview

RIVERWOOD  
PROPERTIES, LLC