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Under New Ownership!

For Lease

# Food Lion Anchored Shopping Center

109 Minus Avenue, Garden City, GA 31408

- Retail space is available for lease at Garden Grove, a Food Lion anchored shopping center in Savannah
- Signage along Minus Avenue & Main Street - Highly Visible
- High traffic counts along Highway 21: 46,400 vehicles per day
- Excellent traffic exposure, location and demographics
- Property sits at the high traffic intersection of GA-21 & GA-25
- The shopping center is nestled in a dense suburban pocket with over 69,000 people within a 5-mile radius
- Less than one mile to the Port of Savannah, three miles from historic Downtown Savannah
- Recent parking lot upgrades
- New facade coming this year (2022)

Lease Rate:

\$18.00/SF<sub>NNN</sub>

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Accelerating success.

# Site Plan



## Garden Grove Tenant Mix

01	Food Lion	25,000 SF	11	RPM Coin Laundry	3,152 SF
02	Furniture Store	8,450 SF	12	Trojan Labor	1,500 SF
03	DTLR	6,500 SF	13	Las Veronica	1,600 SF
04	Concentra Health	6,400 SF	14	Leased	1,600 SF
05	Rent-a-Center	4,200 SF	15	Harry W. Brown Inc.	1,600 SF
06	Hopxing Chinese Rest.	1,600 SF	16	Booja Wireless	1,600 SF
<b>07</b>	<b>Vacant</b>	<b>3,500 SF</b>	<b>17</b>	<b>Vacant</b>	<b>1,600 SF</b>
08	X-Cell Communications	2,500 SF	<b>18</b>	<b>Vacant</b>	<b>1,000 SF</b>
09	Suave House Barber	2,400 SF	20	Fashion Nails	890 SF
10	Mutassa Bouie	2,000 SF	22	Jackson Hewitt	1,700 SF

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Port of Savannah

# Location Overview



MAIN STREET  
HIGHWAY 21

## Demographics

	1 Mile	5 Miles	10 Miles
Current Population	3,936	69,380	247,045
No. of Households	1,462	26,243	94,037
Avg. HH Income	\$43,890	\$59,311	\$73,312
Daytime Employees	2,529	63,070	139,618
Total Businesses	301	4,895	13,984
Traffic Counts	46,400 vehicles per day on Augusta Road		

Source: CoStar & GDOT 2022

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