



SOUTHEASTERN

DEVELOPMENT • BROKERAGE • CONSULTING

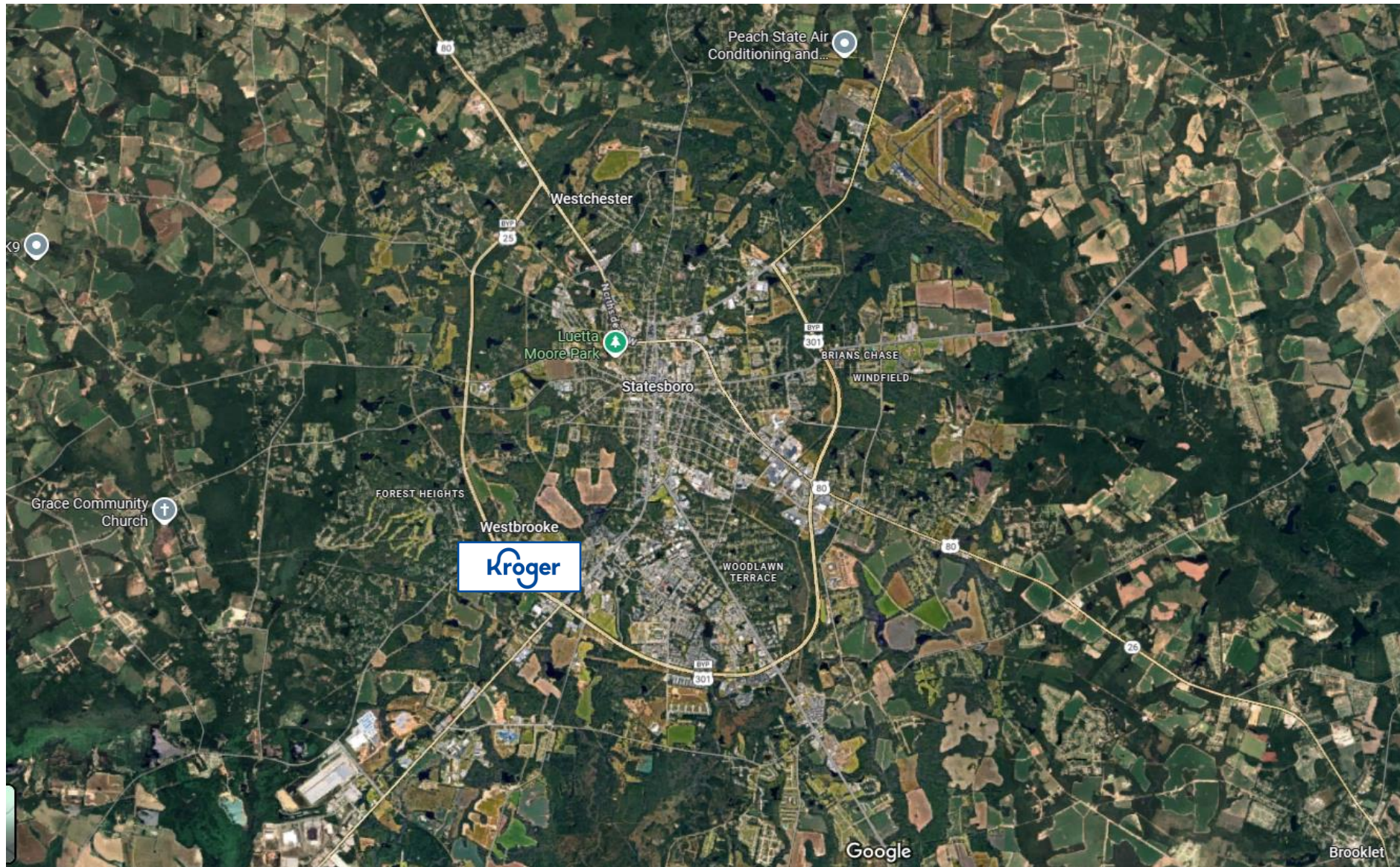
NEW KROGER MARKETPLACE – STATESBORO, GA

PAD SITES & RETAIL SPACE AVAILABLE

Veterans Memorial Pkwy & Cypress Lake Rd-Statesboro, GA

LOCATION

Veteran Memorial Pkwy & Cypress Lake Rd
Statesboro, GA



PROPERTY DETAILS

Address Veterans Memorial
Pkw & Cypress Lake
Rd

Estimated
Opening Fall 2027

Land Area 32 Acres

Commercial
Development Mixed-Use

Anchor Kroger Marketplace

Bulloch
County Population 2026 -
88,300

Georgia
Southern
University Student Population -
29,633



PROPERTY SUMMARY

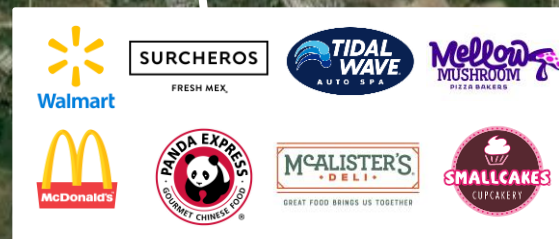
A new Kroger-anchored development in Statesboro, Georgia, is well-positioned to serve a rapidly expanding and dynamic market. The city has grown to more than 35,800 residents, while Bulloch County now exceeds 88,000, underscoring steady population gains. Georgia Southern University adds another powerful demand driver, with record enrollment of over 29,633 students in 2026 fueling consistent year-round traffic and seasonal spending peaks. Together, these dynamics create a strong foundation for daily-needs retail, supported by students, young families, and a growing workforce.

The broader region is experiencing transformative economic momentum. The Port of Savannah continues to post record throughput, and the Hyundai Metaplant—less than 40 minutes away—is slated to create more than 8,000 direct jobs and thousands more among suppliers. This surge is driving housing and service demand across Bulloch County.

DEMOGRAPHICS	AHI	Population
3 miles	\$ 62,880	33,661
5 miles	\$69,473	52,902
10 miles	\$76,376	73,310



SITE







SOUTHEASTERN

DEVELOPMENT • BROKERAGE • CONSULTING

CONTACT

Daniel Holloway
daniel.holloway@southeastern.company
706.524-5350

Chris Senn
Chris.senn@southeastern.company
706-421-9677

CONFIDENTIALITY & DISCLAIMER

DISCLAIMER

This presentation is provided solely for informational purposes and does not constitute an offer, solicitation, or recommendation. It is not intended to form the basis of any contract or commitment. No representation or warranty, express or implied, is made as to the accuracy, completeness, or reliability of the information, or data included herein, all of which are subject to change without notice. This presentation does not contain all necessary information to evaluate the Company. It should not be construed as legal, tax, or investment advice. Prospective clients are strongly advised to consult their own legal and financial advisors before making any decisions. To the fullest extent permitted by law, SOUTHEASTERN and its affiliates, subsidiaries, directors, employees, and agents disclaim any liability for loss or damage arising from the use of this presentation or its contents, whether caused by negligence or otherwise. 2026 SOUTHEASTERN. All rights reserved. No part of this material may be copied, shared, or reproduced without the prior written consent of SOUTHEASTERN.

CONFIDENTIALITY

The information contained in this brochure is proprietary and strictly confidential. It is intended solely for review by the recipient and may not be disclosed to any third party without prior written authorization from SOUTHEASTERN. This brochure has been prepared to provide general, unverified information to prospective clients and is intended only to establish preliminary interest and is not a substitute for independent due diligence. SOUTHEASTERN has not independently verified any of the information contained herein and makes no representations or warranties. All information is believed to be from reliable sources but is provided without verification or guarantee. Prospective clients are solely responsible for conducting their own investigation and verifying all relevant details.

NON-ENDORSEMENT NOTICE

SOUTHEASTERN is not affiliated with, sponsored by, or endorsed by any tenant, lessee, or entity mentioned or depicted in this brochure. Logos or corporate names are included solely for illustrative purposes. Their presence does not imply any relationship or endorsement. All information provided remains confidential and subject to the same limitations and disclaimers outlined above.