

Demographic Detail Report

7602 Waters Ave, Savannah, GA 31406

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **6,824 SF**
 Year Built: **1984**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



Radius	1 Mile	3 Mile	5 Mile
Population			
2030 Projection	5,488	64,306	151,732
2025 Estimate	5,348	61,972	145,314
2020 Census	5,549	61,075	138,911
Growth 2025 - 2030	2.62%	3.77%	4.42%
Growth 2020 - 2025	-3.62%	1.47%	4.61%
2025 Population by Age			
	5,348	61,972	145,314
Age 0 - 4	310 5.80%	3,934 6.35%	9,303 6.40%
Age 5 - 9	279 5.22%	3,510 5.66%	7,968 5.48%
Age 10 - 14	286 5.35%	3,529 5.69%	8,029 5.53%
Age 15 - 19	290 5.42%	3,683 5.94%	8,490 5.84%
Age 20 - 24	308 5.76%	4,349 7.02%	10,380 7.14%
Age 25 - 29	364 6.81%	4,850 7.83%	11,574 7.96%
Age 30 - 34	413 7.72%	4,975 8.03%	11,582 7.97%
Age 35 - 39	406 7.59%	4,687 7.56%	10,727 7.38%
Age 40 - 44	355 6.64%	4,112 6.64%	9,366 6.45%
Age 45 - 49	301 5.63%	3,429 5.53%	7,778 5.35%
Age 50 - 54	278 5.20%	3,147 5.08%	7,224 4.97%
Age 55 - 59	272 5.09%	3,043 4.91%	7,112 4.89%
Age 60 - 64	306 5.72%	3,419 5.52%	8,138 5.60%
Age 65 - 69	316 5.91%	3,381 5.46%	8,228 5.66%
Age 70 - 74	280 5.24%	2,868 4.63%	7,060 4.86%
Age 75 - 79	240 4.49%	2,267 3.66%	5,599 3.85%
Age 80 - 84	163 3.05%	1,401 2.26%	3,462 2.38%
Age 85+	183 3.42%	1,390 2.24%	3,296 2.27%
Age 65+	1,182 22.10%	11,307 18.25%	27,645 19.02%
Median Age	40.30	37.30	37.50
Average Age	41.70	39.20	39.50



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Demographic Detail Report

7602 Waters Ave, Savannah, GA 31406

Radius	1 Mile	3 Mile	5 Mile
2025 Population By Race	5,348	61,972	145,314
White	3,089 57.76%	27,932 45.07%	60,357 41.54%
Black	1,398 26.14%	24,927 40.22%	64,377 44.30%
Am. Indian & Alaskan	9 0.17%	264 0.43%	654 0.45%
Asian	177 3.31%	1,560 2.52%	3,653 2.51%
Hawaiian & Pacific Island	13 0.24%	144 0.23%	226 0.16%
Other	662 12.38%	7,146 11.53%	16,047 11.04%
Population by Hispanic Origin	5,348	61,972	145,314
Non-Hispanic Origin	5,011 93.70%	57,779 93.23%	135,427 93.20%
Hispanic Origin	337 6.30%	4,193 6.77%	9,887 6.80%
2025 Median Age, Male	37.90	35.20	35.90
2025 Average Age, Male	39.40	37.40	38.00
2025 Median Age, Female	43.00	39.40	39.00
2025 Average Age, Female	43.90	40.80	40.80
2025 Population by Occupation Classification	4,416	50,258	118,317
Civilian Employed	2,893 65.51%	30,598 60.88%	71,402 60.35%
Civilian Unemployed	111 2.51%	929 1.85%	2,709 2.29%
Civilian Non-Labor Force	1,382 31.30%	17,186 34.20%	42,179 35.65%
Armed Forces	30 0.68%	1,545 3.07%	2,027 1.71%
Households by Marital Status			
Married	723	8,461	18,162
Married No Children	472	5,376	12,388
Married w/Children	251	3,085	5,774
2025 Population by Education	4,118	47,168	112,732
Some High School, No Diploma	214 5.20%	4,071 8.63%	10,572 9.38%
High School Grad (Incl Equivalency)	1,091 26.49%	12,193 25.85%	27,149 24.08%
Some College, No Degree	1,192 28.95%	13,055 27.68%	31,111 27.60%
Associate Degree	242 5.88%	4,199 8.90%	11,588 10.28%
Bachelor Degree	951 23.09%	8,275 17.54%	19,115 16.96%
Advanced Degree	428 10.39%	5,375 11.40%	13,197 11.71%



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Radius	1 Mile	3 Mile	5 Mile
2025 Population by Occupation	5,691	56,514	129,945
Real Estate & Finance	251 4.41%	1,372 2.43%	3,475 2.67%
Professional & Management	1,615 28.38%	14,456 25.58%	32,988 25.39%
Public Administration	120 2.11%	1,351 2.39%	2,770 2.13%
Education & Health	891 15.66%	8,382 14.83%	18,045 13.89%
Services	578 10.16%	7,315 12.94%	17,529 13.49%
Information	37 0.65%	460 0.81%	1,297 1.00%
Sales	727 12.77%	6,360 11.25%	14,827 11.41%
Transportation	244 4.29%	834 1.48%	2,224 1.71%
Retail	326 5.73%	3,575 6.33%	8,033 6.18%
Wholesale	94 1.65%	595 1.05%	1,367 1.05%
Manufacturing	161 2.83%	2,055 3.64%	4,331 3.33%
Production	203 3.57%	4,145 7.33%	10,255 7.89%
Construction	123 2.16%	1,798 3.18%	3,731 2.87%
Utilities	84 1.48%	2,090 3.70%	5,378 4.14%
Agriculture & Mining	0 0.00%	35 0.06%	241 0.19%
Farming, Fishing, Forestry	0 0.00%	35 0.06%	116 0.09%
Other Services	237 4.16%	1,656 2.93%	3,338 2.57%
2025 Worker Travel Time to Job	2,718	29,900	67,819
<30 Minutes	2,077 76.42%	23,994 80.25%	54,878 80.92%
30-60 Minutes	610 22.44%	4,752 15.89%	10,390 15.32%
60+ Minutes	31 1.14%	1,154 3.86%	2,551 3.76%
2020 Households by HH Size	2,564	24,603	56,916
1-Person Households	1,077 42.00%	8,220 33.41%	19,319 33.94%
2-Person Households	818 31.90%	8,009 32.55%	18,692 32.84%
3-Person Households	320 12.48%	3,831 15.57%	8,749 15.37%
4-Person Households	199 7.76%	2,704 10.99%	5,919 10.40%
5-Person Households	101 3.94%	1,135 4.61%	2,608 4.58%
6-Person Households	36 1.40%	454 1.85%	1,021 1.79%
7 or more Person Households	13 0.51%	250 1.02%	608 1.07%
2025 Average Household Size	2.00	2.30	2.20
Households			
2030 Projection	2,529	25,761	62,644
2025 Estimate	2,462	24,827	59,862
2020 Census	2,564	24,603	56,916
Growth 2025 - 2030	2.72%	3.76%	4.65%
Growth 2020 - 2025	-3.98%	0.91%	5.18%



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Radius	1 Mile	3 Mile	5 Mile
2025 Households by HH Income	2,460	24,828	59,863
<\$25,000	495 20.12%	4,782 19.26%	13,371 22.34%
\$25,000 - \$50,000	585 23.78%	5,057 20.37%	13,082 21.85%
\$50,000 - \$75,000	454 18.46%	5,082 20.47%	10,426 17.42%
\$75,000 - \$100,000	300 12.20%	2,981 12.01%	6,983 11.66%
\$100,000 - \$125,000	290 11.79%	2,183 8.79%	5,068 8.47%
\$125,000 - \$150,000	104 4.23%	1,345 5.42%	2,719 4.54%
\$150,000 - \$200,000	150 6.10%	1,636 6.59%	3,608 6.03%
\$200,000+	82 3.33%	1,762 7.10%	4,606 7.69%
2025 Avg Household Income	\$73,735	\$84,358	\$82,272
2025 Med Household Income	\$60,926	\$62,826	\$58,463
2025 Occupied Housing	2,463	24,827	59,862
Owner Occupied	1,111 45.11%	12,110 48.78%	28,351 47.36%
Renter Occupied	1,352 54.89%	12,717 51.22%	31,511 52.64%
2020 Housing Units	2,647	27,467	66,844
1 Unit	1,425 53.83%	18,730 68.19%	44,709 66.89%
2 - 4 Units	203 7.67%	3,275 11.92%	10,323 15.44%
5 - 19 Units	788 29.77%	3,569 12.99%	7,505 11.23%
20+ Units	231 8.73%	1,893 6.89%	4,307 6.44%
2025 Housing Value	1,111	12,110	28,352
<\$100,000	136 12.24%	842 6.95%	2,389 8.43%
\$100,000 - \$200,000	115 10.35%	1,955 16.14%	4,240 14.95%
\$200,000 - \$300,000	323 29.07%	3,715 30.68%	8,005 28.23%
\$300,000 - \$400,000	248 22.32%	2,110 17.42%	4,163 14.68%
\$400,000 - \$500,000	174 15.66%	1,480 12.22%	3,025 10.67%
\$500,000 - \$1,000,000	99 8.91%	1,706 14.09%	4,801 16.93%
\$1,000,000+	16 1.44%	302 2.49%	1,729 6.10%
2025 Median Home Value	\$294,272	\$287,698	\$294,278
2025 Housing Units by Yr Built	2,776	28,082	68,314
Built 2010+	105 3.78%	2,193 7.81%	6,675 9.77%
Built 2000 - 2010	69 2.49%	1,548 5.51%	4,652 6.81%
Built 1990 - 1999	166 5.98%	2,304 8.20%	5,759 8.43%
Built 1980 - 1989	661 23.81%	4,729 16.84%	8,483 12.42%
Built 1970 - 1979	756 27.23%	4,631 16.49%	8,582 12.56%
Built 1960 - 1969	366 13.18%	3,511 12.50%	8,309 12.16%
Built 1950 - 1959	579 20.86%	5,752 20.48%	9,989 14.62%
Built <1949	74 2.67%	3,414 12.16%	15,865 23.22%
2025 Median Year Built	1974	1972	1969



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Demographic Summary Report

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Hawaiian & Pacific Island	13 0.24%	144 0.23%	226 0.16%
Other	662 12.38%	7,146 11.53%	16,047 11.04%
U.S. Armed Forces	30	1,744	2,267
Households			
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2025 Estimate	2,462	24,827	59,862
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Income: <\$25,000	495 20.12%	4,782 19.26%	13,371 22.34%
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Income: \$150,000 - \$200,000	150 6.10%	1,636 6.59%	3,608 6.03%
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2025 Avg Household Income	\$73,735	\$84,358	\$82,272
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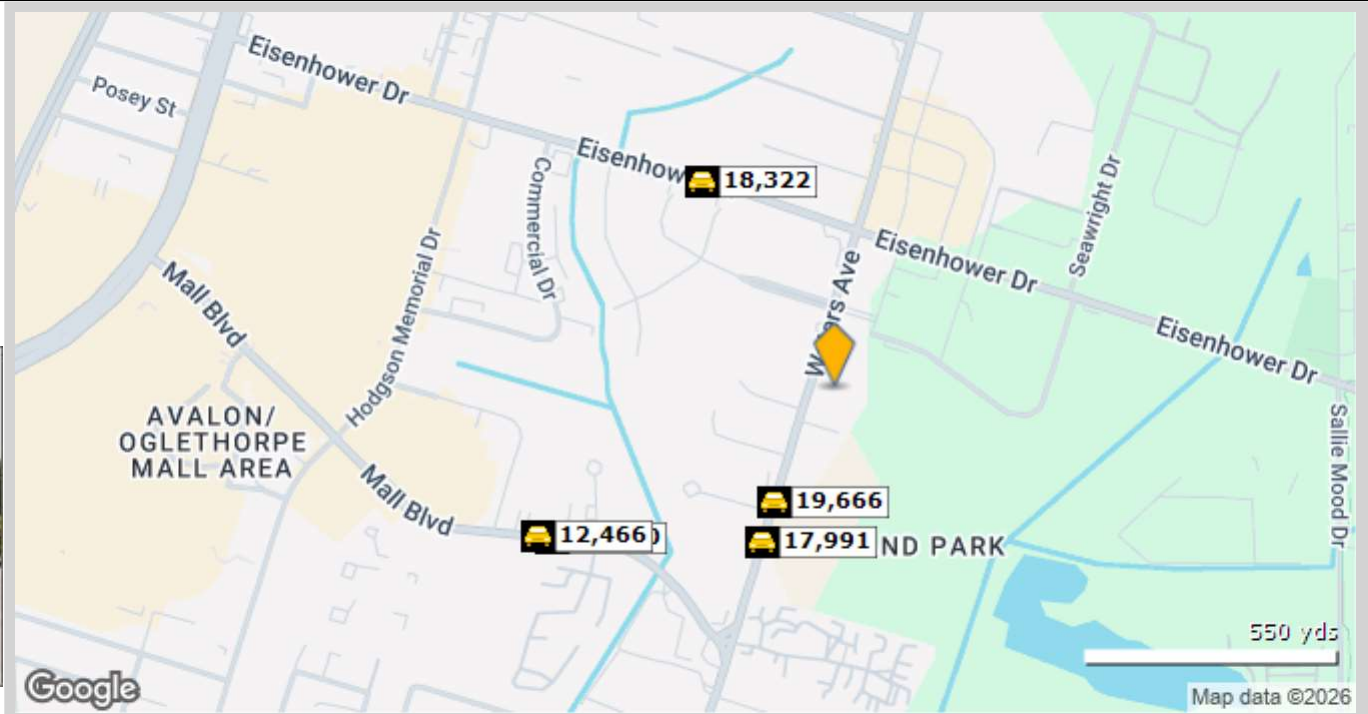
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Traffic Count Report

7602 Waters Ave, Savannah, GA 31406

Building Type: **General Retail**
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 GLA: **6,824 SF**
 Year Built: **1984**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: -



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Waters Ave	Mall Ter	0.01 S	2025	19,666	MPSI	.15
2 Waters Avenue	Mall Ter	0.04 N	2020	17,795	MPSI	.21
3 Waters Avenue	Mall Ter	0.04 N	2024	17,768	MPSI	.21
4 Waters Avenue	Mall Ter	0.04 N	2023	18,177	MPSI	.21
5 Waters Avenue	Mall Ter	0.04 N	2025	17,991	MPSI	.21
6 Eisenhower Drive	Noble Oaks Dr	0.05 E	2022	18,175	MPSI	.31
7 Eisenhower Drive	Noble Oaks Dr	0.05 E	2024	18,325	MPSI	.31
8 Eisenhower Drive	Noble Oaks Dr	0.05 E	2025	18,322	MPSI	.31
9 Mall Blvd	Mall Ct	0.06 E	2022	13,270	MPSI	.40
10 Mall Boulevard	Mall Ct	0.06 E	2024	12,466	MPSI	.41



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Demographic Trend Report

1 Mile Radius

7602 Waters Ave, Savannah, GA 31406

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 Year Built: **1984**

Total Available: **0 SF**
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Description	2020	2025	2030
Population	5,549	5,348	5,488
Age 0 - 4	289 5.21%	310 5.80%	318 5.79%
Age 5 - 9	299 5.39%	279 5.22%	310 5.65%
Age 10 - 14	294 5.30%	286 5.35%	298 5.43%
Age 15 - 19	289 5.21%	290 5.42%	296 5.39%
Age 20 - 24	405 7.30%	308 5.76%	306 5.58%
Age 25 - 29	485 8.74%	364 6.81%	333 6.07%
Age 30 - 34	420 7.57%	413 7.72%	376 6.85%
Age 35 - 39	339 6.11%	406 7.59%	404 7.36%
Age 40 - 44	298 5.37%	355 6.64%	398 7.25%
Age 45 - 49	303 5.46%	301 5.63%	358 6.52%
Age 50 - 54	284 5.12%	278 5.20%	312 5.69%
Age 55 - 59	340 6.13%	272 5.09%	284 5.17%
Age 60 - 64	337 6.07%	306 5.72%	282 5.14%
Age 65 - 69	330 5.95%	316 5.91%	289 5.27%
Age 70 - 74	277 4.99%	280 5.24%	279 5.08%
Age 75 - 79	223 4.02%	240 4.49%	243 4.43%
Age 80 - 84	148 2.67%	163 3.05%	183 3.33%
Age 85+	190 3.42%	183 3.42%	217 3.95%
Age 15+	4,668 84.12%	4,475 83.68%	4,560 83.09%
Age 20+	4,379 78.92%	4,185 78.25%	4,264 77.70%
Age 65+	1,168 21.05%	1,182 22.10%	1,211 22.07%
Median Age	39	40	41
Average Age	41.30	41.70	41.90
Population By Race	5,549	5,348	5,488
White	3,302 59.51%	3,089 57.76%	3,173 57.82%
Black	1,470 26.49%	1,398 26.14%	1,432 26.09%
Am. Indian & Alaskan	7 0.13%	9 0.17%	11 0.20%
Asian	231 4.16%	177 3.31%	181 3.30%
Hawaiian & Pacific Islander	16 0.29%	13 0.24%	14 0.26%
Other	523 9.43%	662 12.38%	677 12.34%



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Demographic Trend Report

1 Mile Radius

7602 Waters Ave, Savannah, GA 31406

Description	2020	2025	2030
Population by Race (Hispanic)	344	337	346
White	73 21.22%	73 21.66%	73 21.10%
Black	13 3.78%	4 1.19%	4 1.16%
Am. Indian & Alaskan	3 0.87%	4 1.19%	6 1.73%
Asian	0 0.00%	0 0.00%	1 0.29%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other	255 74.13%	255 75.67%	262 75.72%
Household by Household Income	2,565	2,460	2,528
<\$25,000	654 25.50%	495 20.12%	499 19.74%
\$25,000 - \$50,000	616 24.02%	585 23.78%	604 23.89%
\$50,000 - \$75,000	543 21.17%	454 18.46%	440 17.41%
\$75,000 - \$100,000	201 7.84%	300 12.20%	319 12.62%
\$100,000 - \$125,000	300 11.70%	290 11.79%	300 11.87%
\$125,000 - \$150,000	64 2.50%	104 4.23%	116 4.59%
\$150,000 - \$200,000	69 2.69%	150 6.10%	164 6.49%
\$200,000+	118 4.60%	82 3.33%	86 3.40%
Average Household Income	\$67,197	\$73,735	\$75,080
Median Household Income	\$50,425	\$60,926	\$62,544



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