



ABOUT THE PROPERTY

Prime Retail Opportunity on Eisenhower Drive! This retail center, built in 1990, is situated on busy Eisenhower Drive, with daily traffic counts exceeding 19,000. This shopping center offers prime frontage on Eisenhower Dr. Its end cap visibility and strong access make it ideally suited for service-oriented businesses, specialty shops, and boutique retailers.

Property Features:

- Four-bay retail center
- Unit C Available with 875 SF
- Open floor plans with restrooms and storage
- Immediate occupancy available

Located just off Abercorn St., this site offers excellent visibility and a high amount of customer traffic, perfect for your business.

HIGHLIGHTS

 \$32 PSF MODIFIED GROSS

 UNIT C WITH 875 SF

 PIN # 20534 02004

 LEASE TERM, NEGOTIABLE

 15 PARKING SPOTS AVAILABLE

 CENTRALLY LOCATED ON
EISENHOWER DR. OFF
ABERCORN ST., A HIGH RETAIL
AREA

KATIE CHANCY

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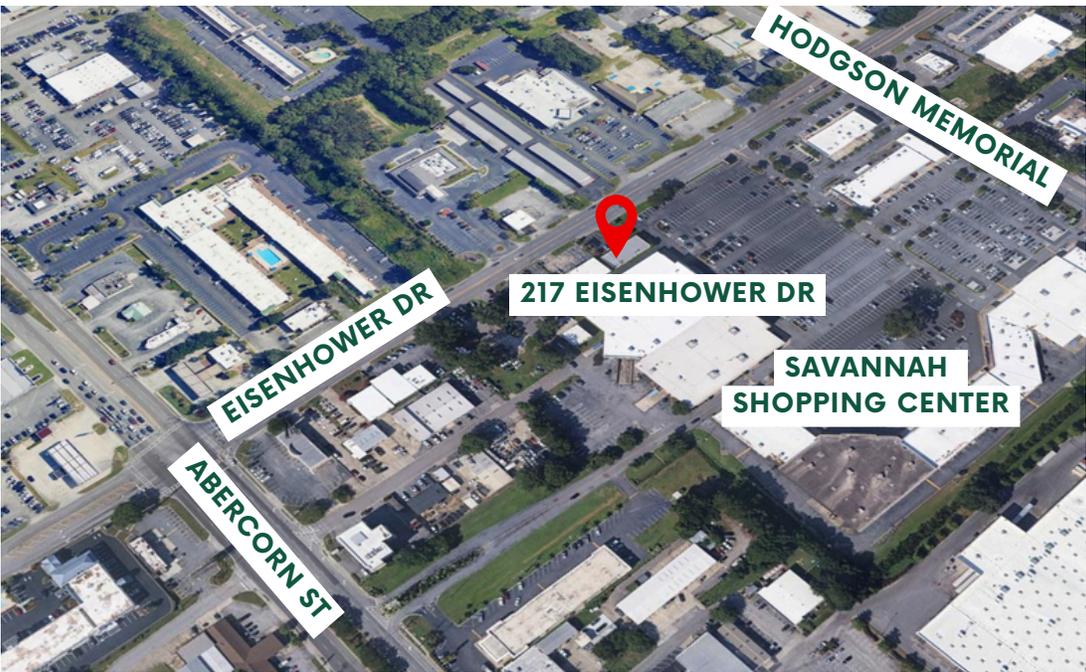
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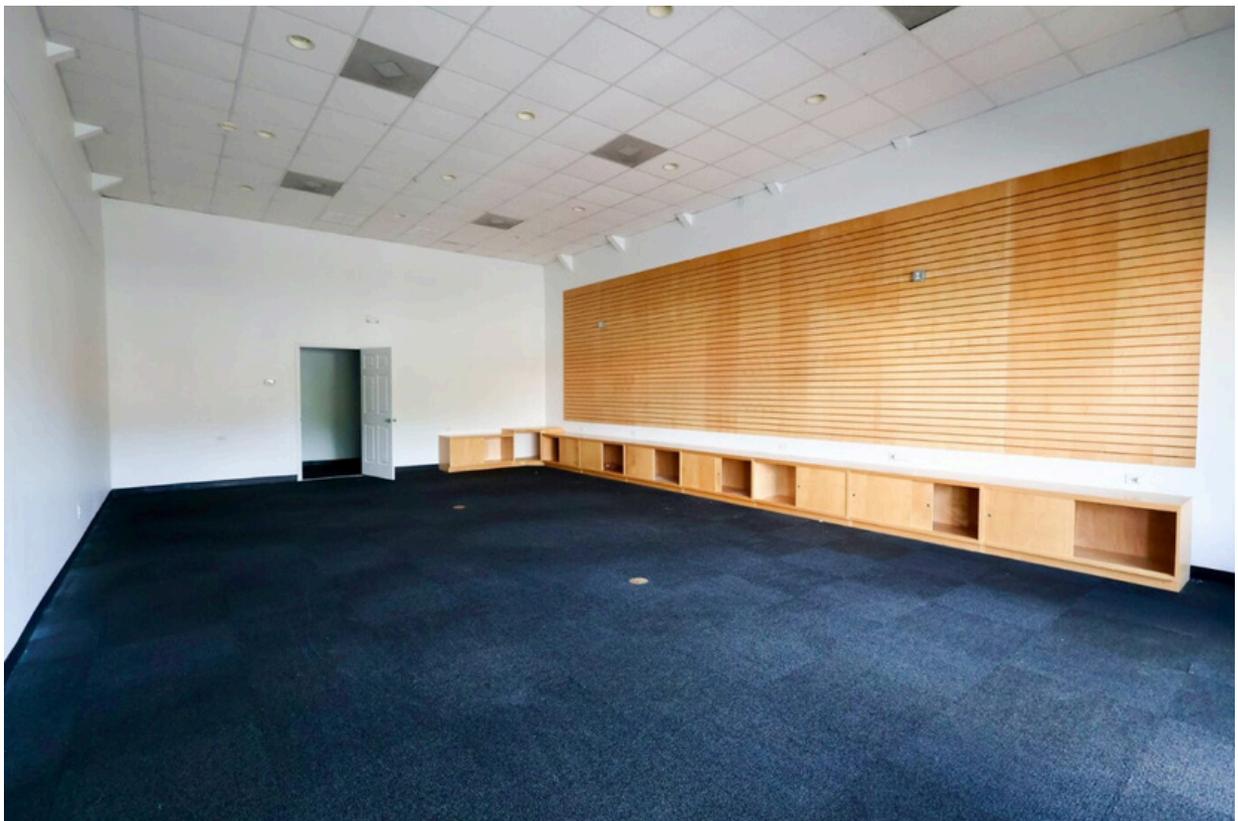
EXTERIOR PROPERTY IMAGES



LOCATION MAP



INTERIOR PROPERTY IMAGES- UNIT C



AREA DEMOGRAPHICS

2024 AREA DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
 POPULATION	25,403	145,287	246,216
 AVG. HH INCOME	\$66.5K	\$73.2K	\$82.9K
 NO. OF HOUSEHOLDS	10,694	59,535	97,673

DAYTIME EMPLOYMENT DEMOGRAPHICS

2024 AREA DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
EDUCATION & HEALTH	13,820	31,494	35,015
TRADE TRANSPORTATION	5,843	13,802	22,687
LEISURE & HOSPITALITY	3,500	11,343	19,366
FINANCIAL/PROFESSIONAL	5,474	14,698	21,523

CONSUMER SPENDING DEMOGRAPHICS

2024 DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
FOOD & ALCOHOL	\$71.2M	\$408M	\$744.6M
TRANSPORTATION & MAINTENANCE	\$63.9M	\$380.8M	\$711M
HOUSEHOLD	\$39.7M	\$242.4M	\$462.4M
ENTERTAINMENT, ETC.	\$41.1M	\$239.8M	\$440M

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