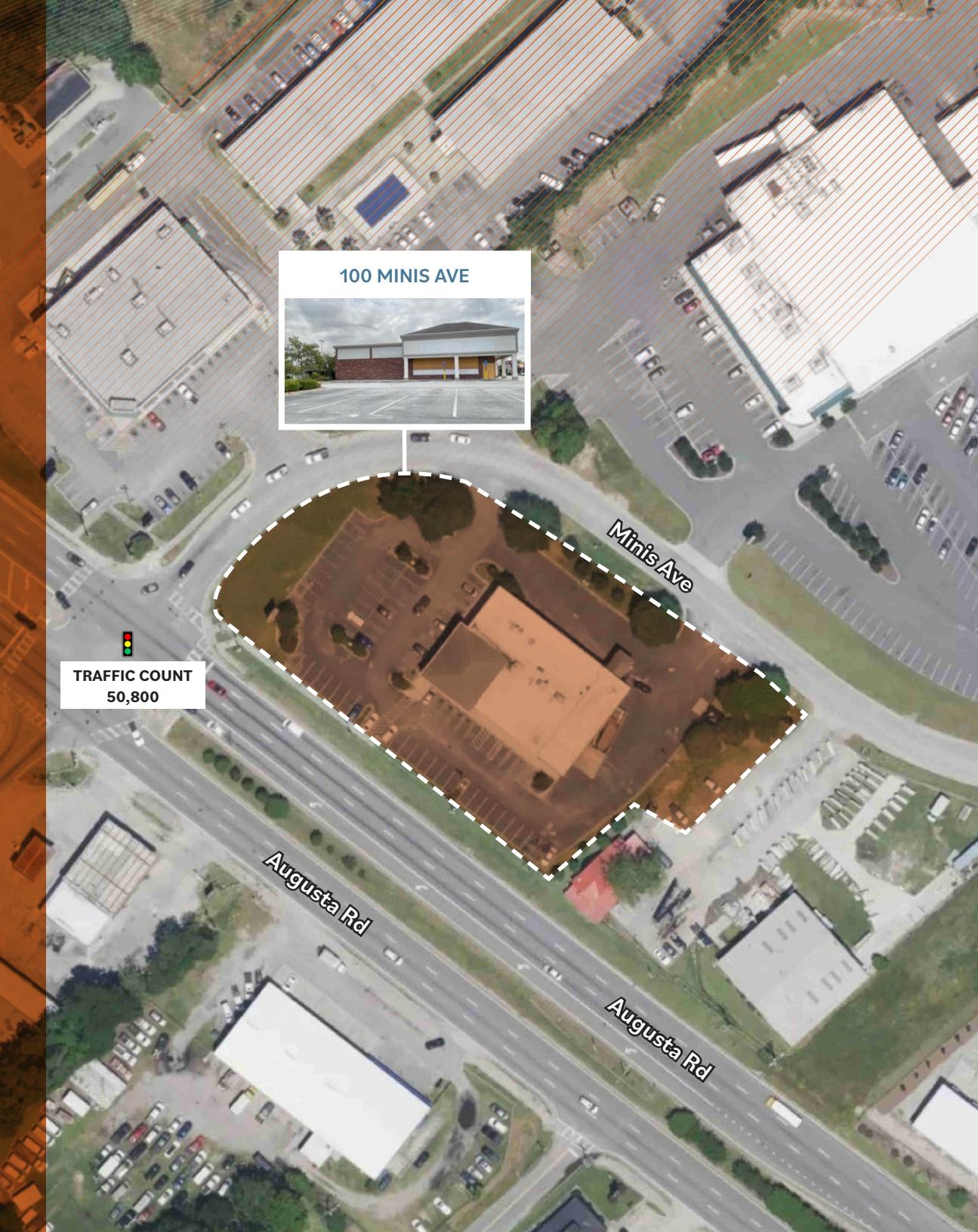


OFFERING MEMORANDUM

100 minis ave

SAVANNAH, GA 31408

CBRE



Executive Summary

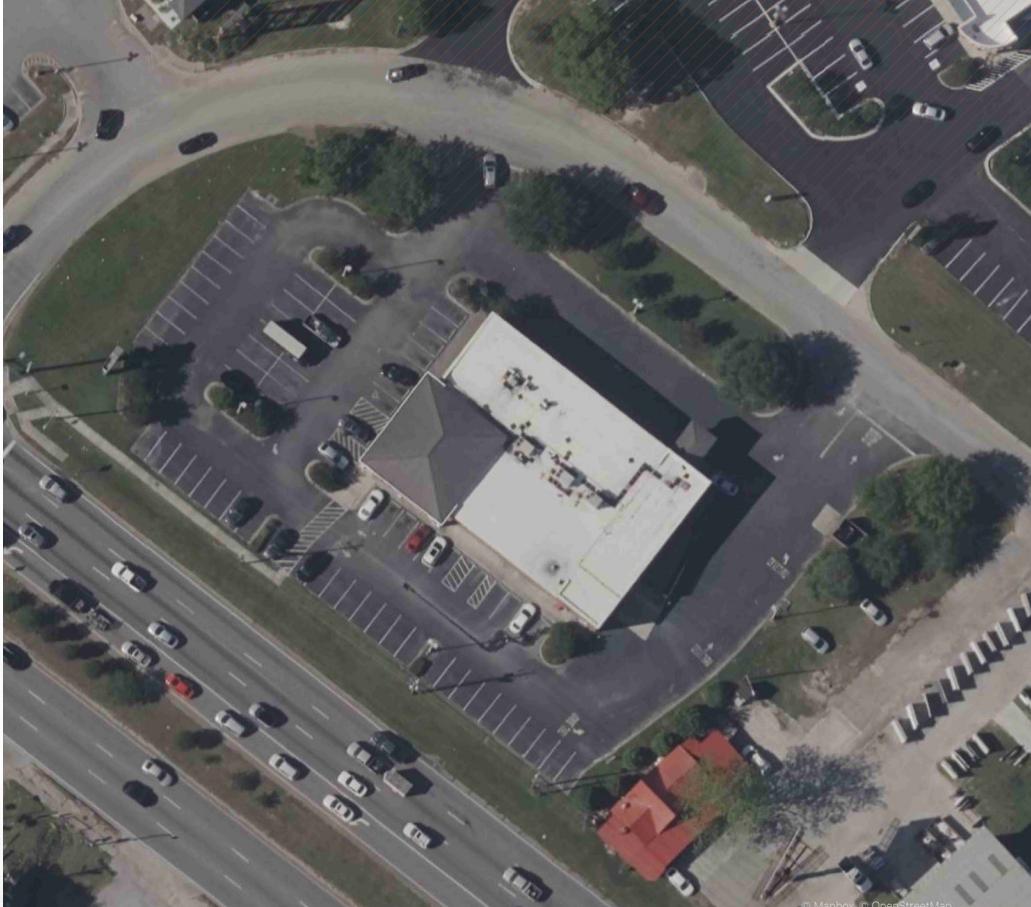
Prime Real Estate Opportunity: High-Traffic Location with Exceptional Visibility and Ample Parking.

This offering presents a rare opportunity to acquire or lease a highly desirable 10,650 square foot brick building situated on a prime corner location at the intersection of Augusta Road and Minis Avenue in Savannah, Georgia. This strategically positioned property benefits from exceptional visibility and high traffic counts, ensuring maximum exposure.

The building's robust brick construction offers enduring value and a classic aesthetic, while ample on-site parking provides convenient access for customers. The property's location is further enhanced by its proximity to a thriving mix of established retail, restaurant, and hospitality businesses. This established commercial corridor draws consistent foot traffic and creates a synergistic environment for businesses to flourish.

HIGHLIGHTS

- › **High Traffic Volume:** Substantial daily traffic count of 50,800 vehicles, driving consistent customer flow.
- › **Established Retail Corridor:** Surrounded by a thriving mix of complementary businesses, creating a synergistic retail environment.
- › **Visibility:** Located at the intersection of Augusta Road and Minis Avenue, maximum exposure.



PRIME
LOCATION



AMPLE
PARKING



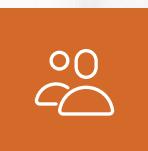
1.847
ACRES



MAJOR
INTERSECTION

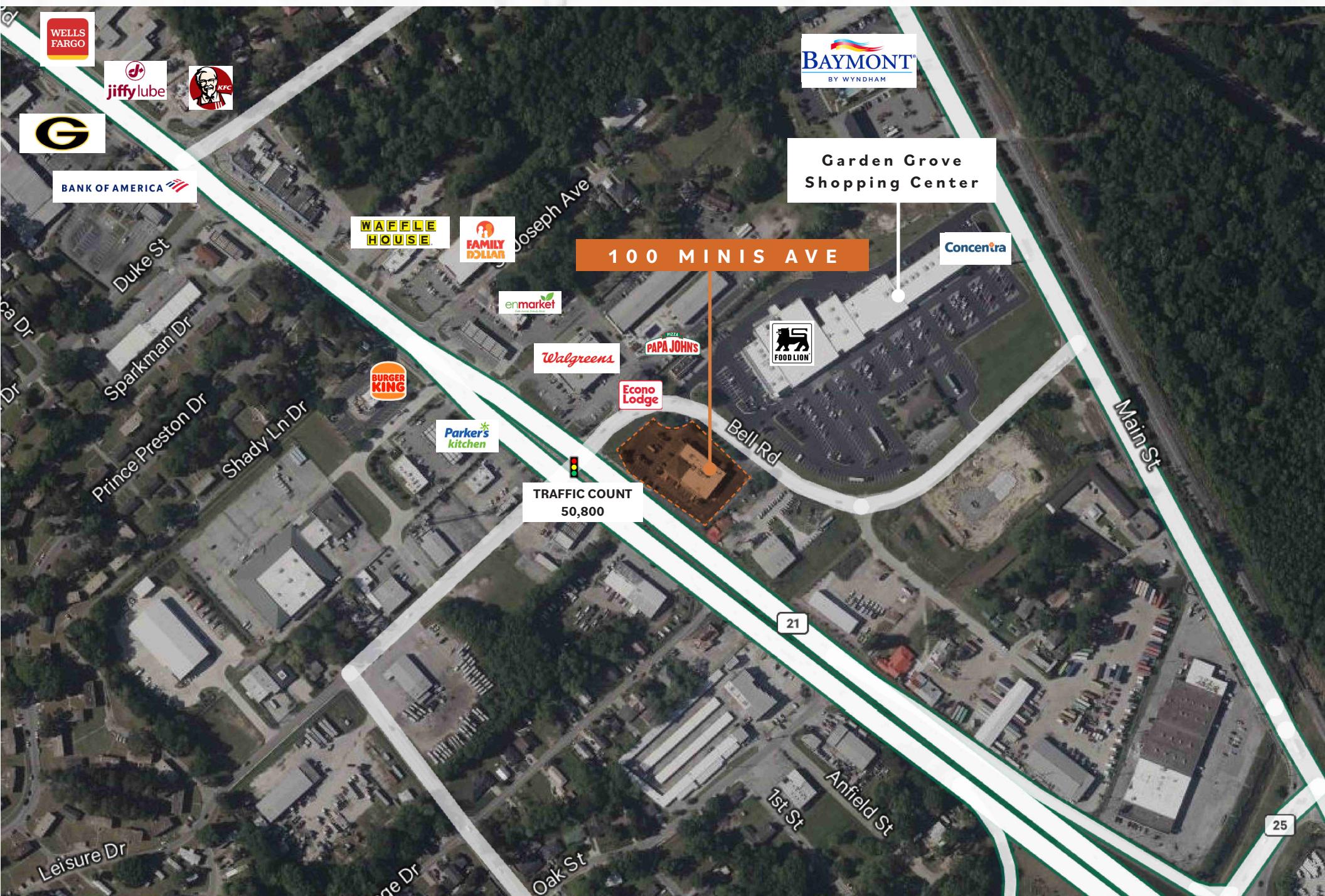


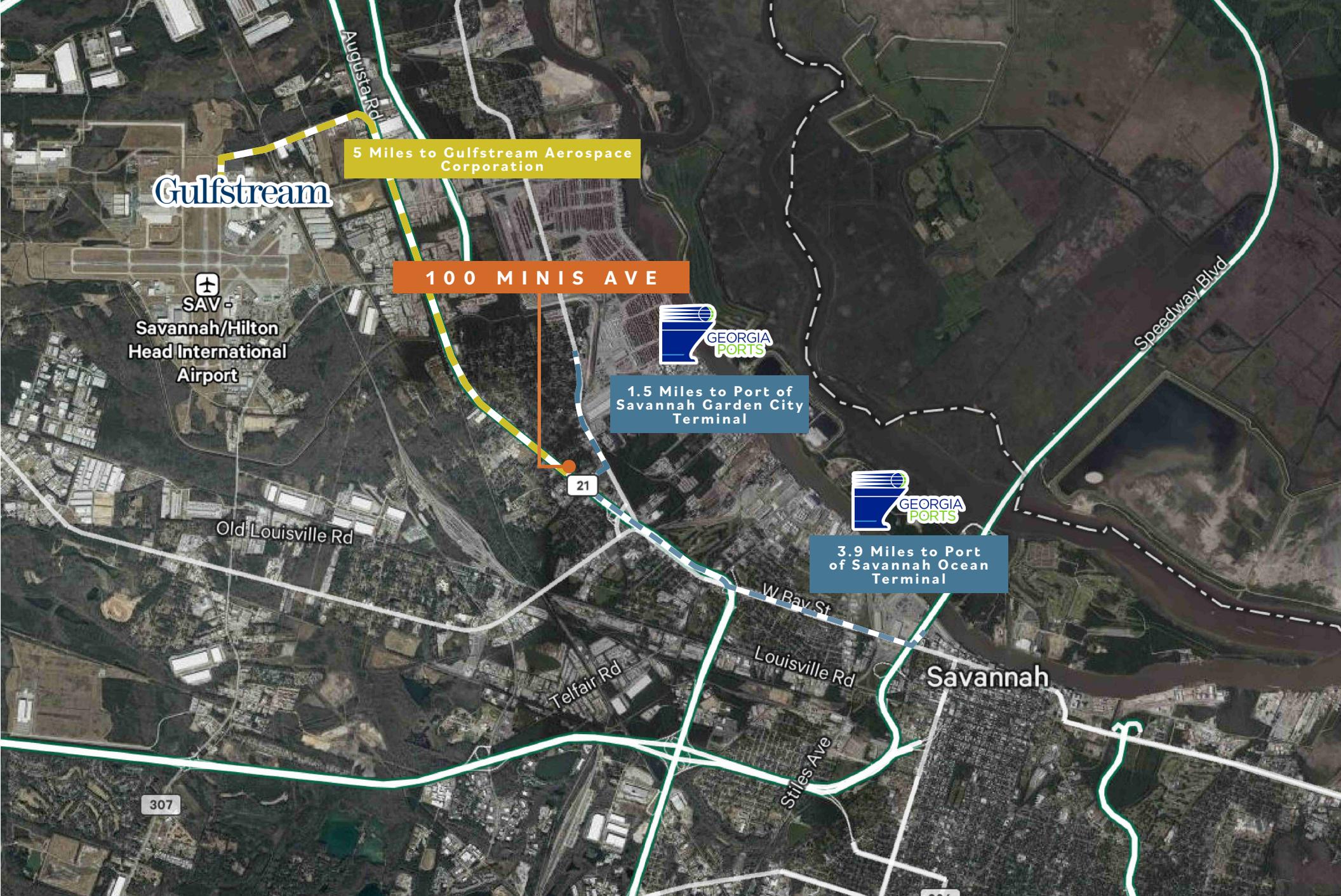
10,650 SF



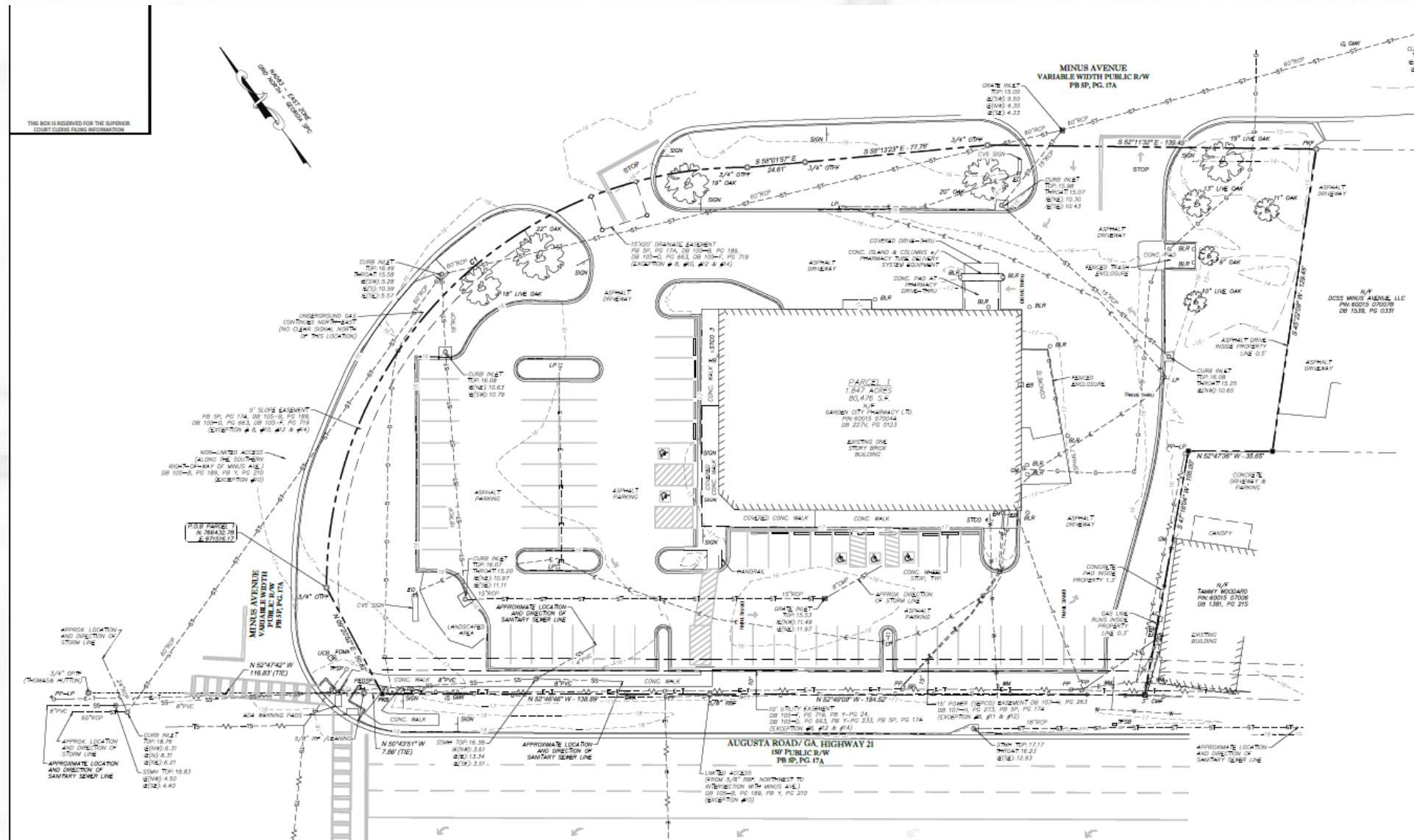
STRONG
DEMOGRAPHICS

Location Aerial





Site Plan





Savannah Georgia

Savannah: Your Gateway to a Thriving Market, Powered by a Growing Economy and Strategic Location.

Savannah, Georgia, presents a dynamic and diverse market, making it an increasingly attractive location for development and investment opportunities. Building on its established strengths, the Savannah metropolitan area continues to grow, boasting a strong population and a thriving economy. As of late 2023/early 2024, the area has seen a population increase of approximately 2% annually, now exceeding 420,000 residents. The labor market remains robust and competitive. Key sectors driving the economy include a booming tourism industry, a thriving logistics and transportation sector supported by the increasingly influential Port of Savannah, and a growing manufacturing base. The Port of Savannah is now one of the fastest-growing container ports in the US, and continues to be a central economic driver. With ongoing investments in infrastructure, including significant port expansions, and its iconic and vibrant historic district, Savannah offers a compelling opportunity, combining a thriving market with a skilled and growing labor force.

Furthermore, the Savannah area offers a compelling value proposition, with a cost of living that, while reflecting regional growth, remains competitive compared to many major metropolitan areas. Real estate trends indicate a steady appreciation in property values, creating opportunities for long-term investment. The city's commitment to strategic development, including infrastructure projects and urban revitalization initiatives, further enhances its appeal. This forward-thinking approach, coupled with a supportive business environment and a strong sense of community, positions Savannah as a prime location for businesses and individuals seeking growth and prosperity.

Savannah Georgia Continued

Savannah, Georgia is experiencing a period of unprecedented growth, making it a dynamic hub of opportunity. Fueled by a thriving tourism sector, a robust logistics and transportation network centered around the rapidly expanding Port of Savannah, and a burgeoning manufacturing base, the city's economy is booming. This growth is further supported by a strong emphasis on education, with institutions like Georgia Southern Armstrong Campus, Georgia Tech Savannah, and SCAD contributing to a skilled workforce and a vibrant cultural scene. Savannah's strategic location, coupled with ongoing infrastructure investments, positions it as a premier destination for businesses and individuals seeking a prosperous future.

Major Employers

- **Gulfstream Aerospace:** (Aerospace Manufacturing)
- **Memorial Health:** (Healthcare)
- **Savannah/Chatham Public School System:** (Education)
- **Georgia Ports Authority:** (Logistics/Port Operations)
- **Hunter Army Airfield:** (Military)
- **Hyundai:** (EV Manufacturing)

Area	Population
City of Savannah	153,455
Chatham County	308,850
Savannah MSA	437,261
Georgia	11,269,916

27K

Projected Population
Growth with the Next
5 years

3rd

Most Populated
MSA in GA

208K

Savannah MSA
Labor Force



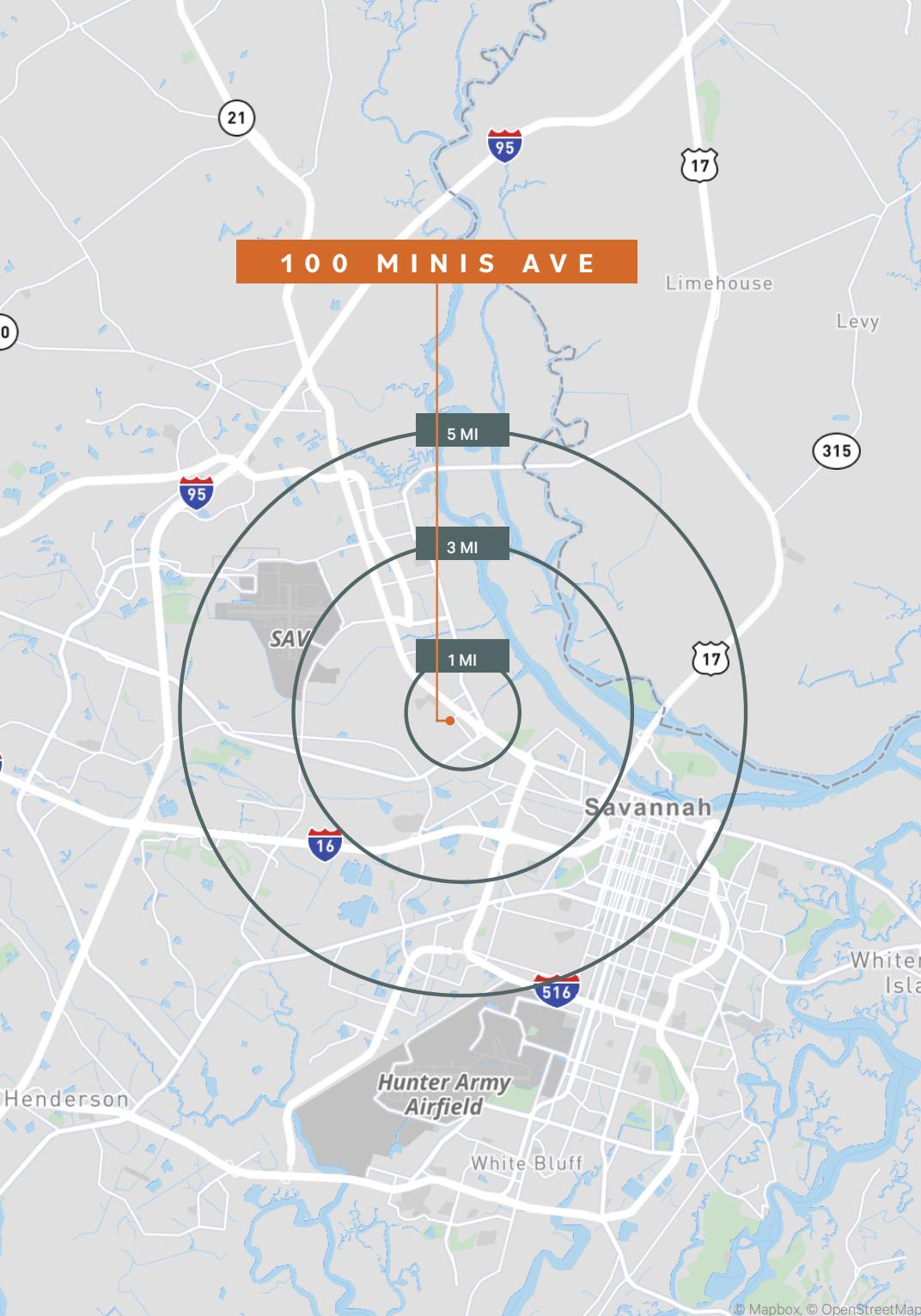
Port of Savannah: One of the fastest-growing container ports in the United States and fourth-busiest in the nation. This vital economic engine drives significant job growth and investment.

- Handled over 5.6 million TEUs of cargo in 2023, a record-breaking year.
- Supports over 400,000 jobs across Georgia.
- The Georgia Ports Authority is investing billions of dollars in infrastructure improvements to expand capacity and enhance efficiency



Logistics & Transportation: Savannah's strategic location and strong port infrastructure make it a major hub for logistics and transportation.

- Major logistics companies have a significant presence in Savannah, creating numerous job opportunities in warehousing, distribution, and transportation management.
- The region is experiencing rapid growth in the e-commerce sector, driving demand for logistics services.



AREA DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILES	5 MILES
POPULATION			
Current Year Estimate	4,192	17,939	70,561
2020 Population Census	4,141	18,582	67,911
2024-2029 Annual Population Growth Rate	0.23%	-0.67%	0.73%
GENERATIONS			
Generation Alpha	11.2%	9.7%	8.8%
Generation Z	23.1%	26.2%	30.9%
Millennials	23.8%	25.9%	24.8%
Generation X	20.3%	18.4%	15.8%
Baby Boomers	18.2%	16.2%	16.4%
Greatest Generations	3.4%	3.6%	3.3%
HOUSEHOLD INCOME			
Average Household Income	\$47,389	\$65,146	\$77,498
Median Household Income	\$36,775	\$48,091	\$49,993
HOUSING VALUE			
Median Home Price	\$195,588	\$172,397	\$276,897
Average Home Price	\$291,368	\$259,164	\$401,675

100 minis ave

SAVANNAH, GA 31408

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