



# Retail Space For Lease

1935 E Victory Drive, Savannah, GA 31404

- ±2,036 SF retail space available immediately for lease
- Located in Victory Square -- a highly desirable retail community with chains like Target, Home Depot, CVS Pharmacy, and Staples
- Fully built out kitchen -- Ideal for restaurant users
- Landlord to replace roof in Q1 2026
- Abundance of shared parking with AT&T, Wingstop, SmokeCity, Little Caesars Pizza, and Renegade Insurance
- E Victory Drive Frontage with 31,300 VPD
- Close proximity to Harry Truman Parkway and Daffin Park
- Less than 4 miles to Downtown Savannah

Lease Rate:

**\$35.00/SF NNN**

## Contact Us:

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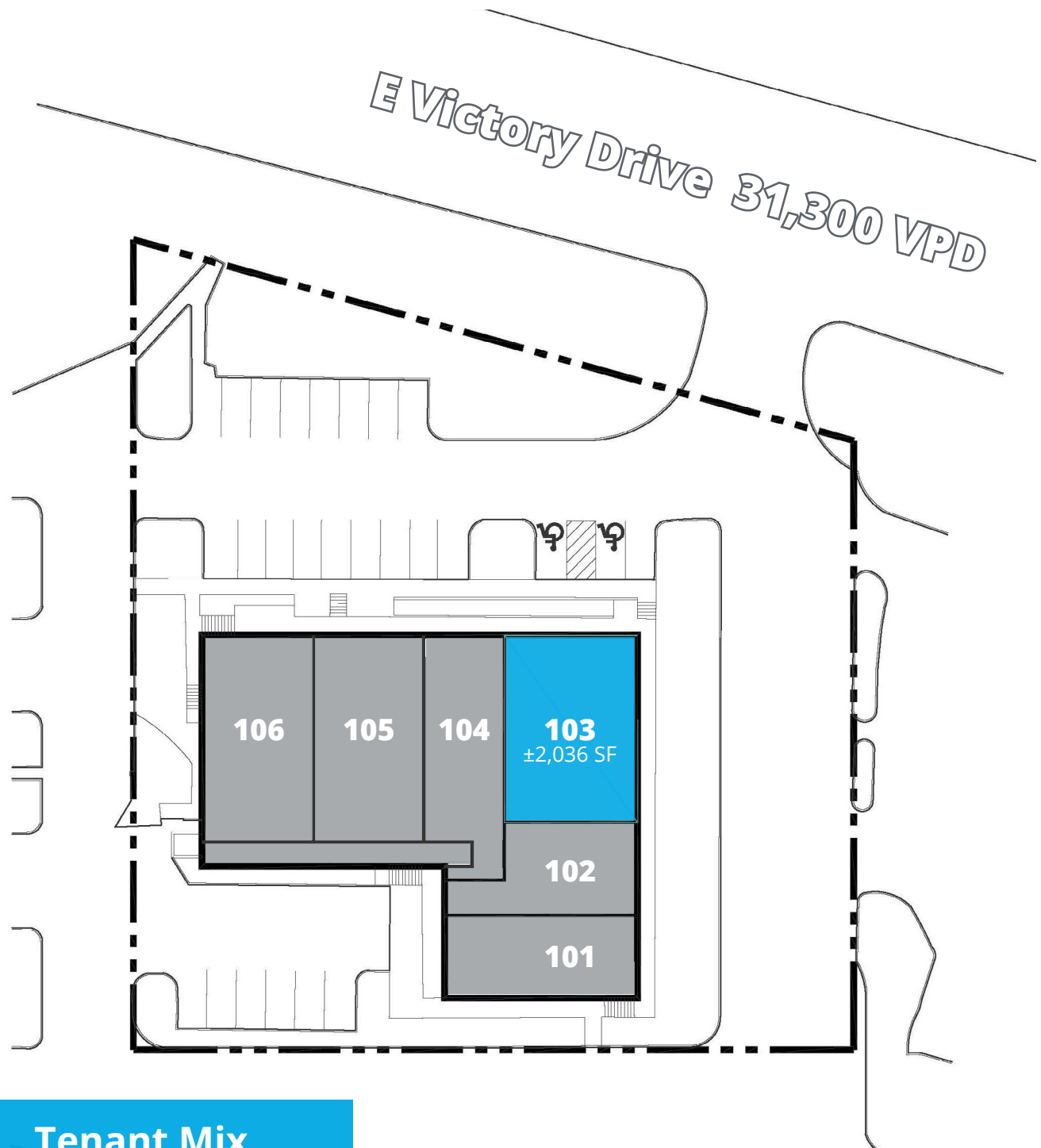
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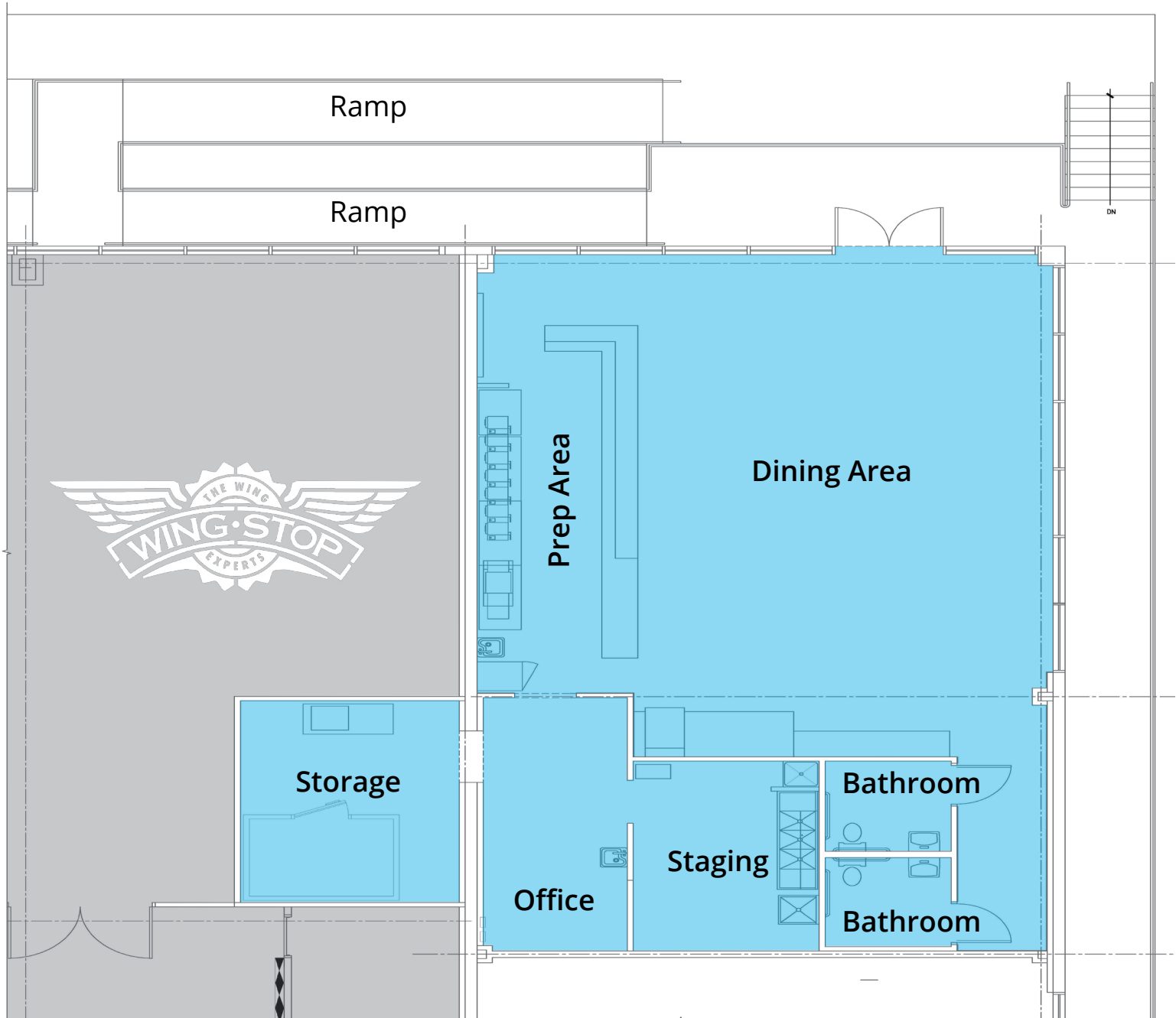
# Site Plan



## Tenant Mix

| Suite | Tenant               |
|-------|----------------------|
| 101   | Little Caesars Pizza |
| 102   | Renegade Insurance   |
| 103   | ±2,036 SF AVAILABLE  |
| 104   | Wingstop             |
| 105   | Smoke City           |
| 106   | AT&T                 |

# Floor Plan | ±2,036 SF









# Location Overview



## Demographics

|                    | 1 Miles  | 3 Miles  | 5 Miles  |
|--------------------|----------|----------|----------|
| Current Population | 11,511   | 75,771   | 123,197  |
| No. of Households  | 4,849    | 33,042   | 51,242   |
| Avg. HH Income     | \$76,452 | \$92,315 | \$90,469 |
| Daytime Employees  | 11,385   | 88,936   | 162,972  |
| Total Businesses   | 455      | 3,444    | 6,818    |

Source: CoStar & GDOT 2025

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