



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:

Tyler Mouchet, CCIM

Associate Vice President

+1 912 662 8017

tyler.mouchet@colliers.com



Colliers | Savannah

545 E York Street

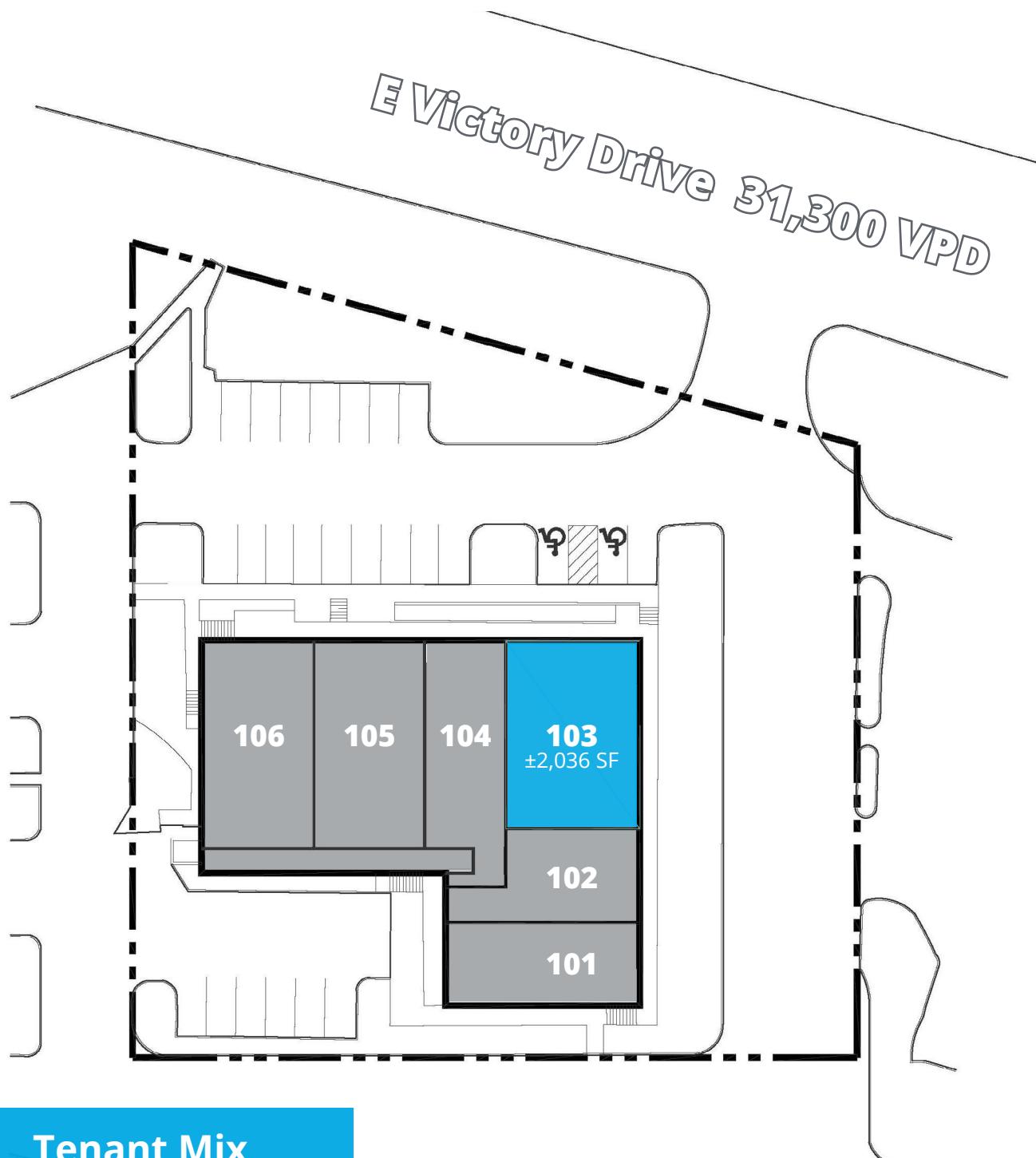
Savannah, GA 31401

P: +1 912 233 7111

F: +1 912 236 1200

colliers.com/savannah

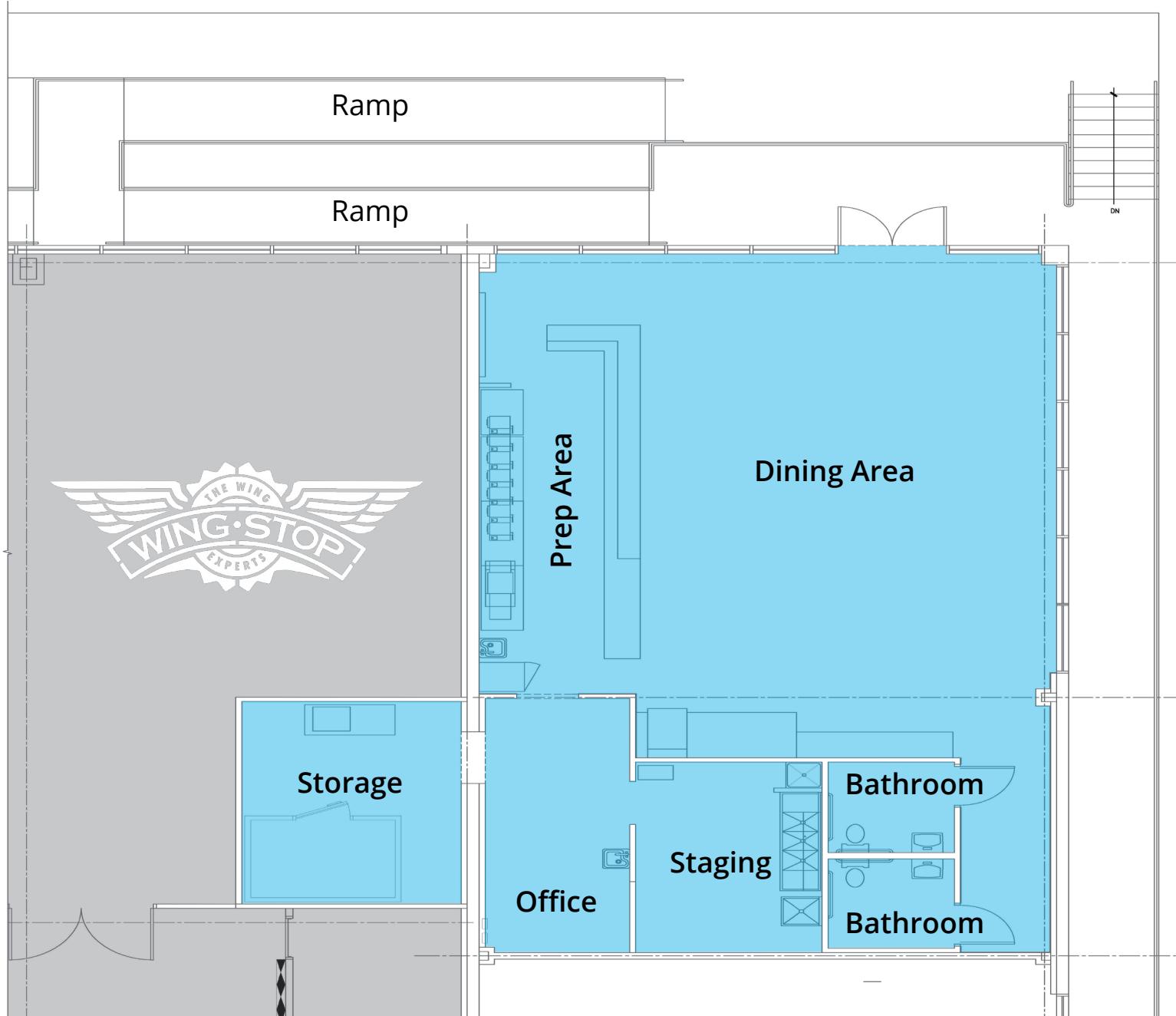
Site Plan



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



±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

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2025. All rights reserved.

Contact Us:

Tyler Mouchet, CCIM

Associate Vice President
+1 912 662 8017
tyler.mouchet@colliers.com



Colliers | Savannah

545 E York Street
Savannah, GA 31401
P: +1 912 233 7111
F: +1 912 236 1200
colliers.com/savannah