

~1.5 AC FORMER RESTAURANT PAD

FOR LEASE

4705 U.S. 80 E, SAVANNAH, GA 31410



LOCATION DESCRIPTION

Freestanding building located at Island Towne Center Shopping Center anchored by Publix and Walmart

PROPERTY HIGHLIGHTS

- 5,096 SF 2nd gen restaurant building situated on 1.48 AC
- Corner pad located at main access point to Towne Center Shopping Center
- Highly visible from US Hwy 80 E with 290 feet of frontage
- Surrounded by affluent population with strong tourism draw
- Adjacent retailers include Publix, Walmart, Anytime Fitness and Mavis
- Traffic Counts: US Hwy 80 E - 14,200 AADT; Islands Expressway - 21,400 AADT



| DEMOGRAPHICS | 3 MILES | 5 MILES | 10 MILES |
|-----------------------|----------|----------|----------|
| 2024 Total Population | 19,251 | 68,777 | 189,331 |
| 2024 Total Households | 8,740 | 28,517 | 78,531 |
| 2024 Median HH Income | \$82,292 | \$70,043 | \$60,268 |

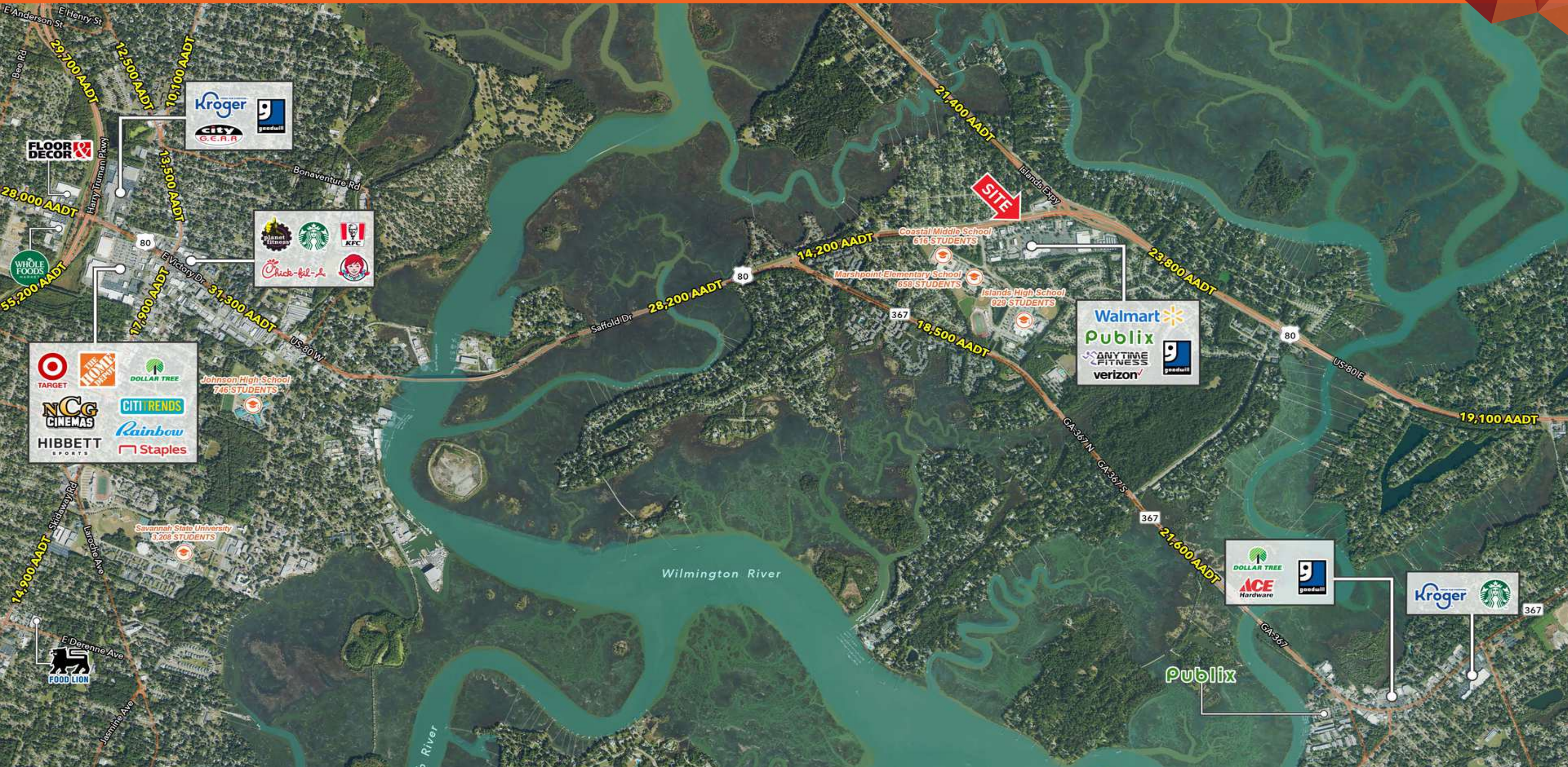


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