

A FOR LEASE OFFERING OF
EISENHOWER SQUARE SHOPPING CENTER - SUITE 5
1100 EISENHOWER DRIVE
SAVANNAH, CHATHAM COUNTY, GEORGIA 31404



WHITLEY AND ASSOCIATES, INC.
800 COMMERCIAL COURT, SUITE TWO
SAVANNAH, CHATHAM COUNTY, GEORGIA 31406

OFFERING DISCLAIMER

This offering summary has been prepared solely for informational purposes. It has been designed to assist a potential purchaser in determining whether it wishes to proceed with an in-depth investigation of the subject property.

While the information contained herein is from sources deemed reliable, it has not been independently verified by the owner, the owner's agent (Whitley & Associates, Inc.) or any of its affiliates. Therefore, neither the owner (JTM Capital), the owner's agent (Whitley & Associates, Inc.) nor its affiliates make any representations with respect to the information.

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Furthermore, the property as contemplated herein is being leased on an "as-is" and "where-is" basis with no Seller or Agency warranties or representations.

SUMMARY OF LEASE OFFERING

Address: Eisenhower Square Shopping Center
1100 Eisenhower Drive
Suite 5
Savannah, Chatham County, Georgia 31406

Location: Eisenhower Square Shopping Center occupies the northeast corner of the intersection of Eisenhower Drive and Waters Avenue.

Property Type: Neighborhood Shopping Center

Access: Eisenhower Square Shopping Center is accessible to vehicular traffic via multiple curb cuts located along the southside of the westbound lane of Eisenhower Drive, the eastside of the northbound lane of Waters Avenue and via a cross access easement associated with the adjacent property to the north.

Suite Size: 1,200 Useable Square Feet.

Offering Terms And Conditions: Five (5) year lease with a first year rate to commence at \$25.00 per square foot subject to four (4) percent annual adjustments on Triple Net Terms.

Tenant Allowance: Space to be delivered in "as is" condition subject to all systems being in good working order

Utilities: Tenant shall pay all utility charges associated with the demised.

Common Area Maintenance Charges: First year CAM charges are estimated to approximate \$4.80 per square foot.

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PROPERTY DESCRIPTION

The subject of this offering comprises an approximate 1,200 square foot suite located within the Eisenhower Shopping Center.

Eisenhower Square Shopping Center occupies the southeast corner of the intersection formed by Eisenhower Drive and Waters Avenue and was initially constructed circa 1986 (renovated 2016) on a site approximating 13.28 acres and was improved with an approximate 90,362 square foot retail neighborhood shopping center.

Subsequently and during 2022, the current owner subdivided the parent tract selling approximately 4.16 acres approximating the southeast corner of the to the Chatham County Board of Commissioners to be developed as a future location for public library.

The remainder 9.12 acres is improved with an approximate 76,070 square foot neighborhood shopping center inclusive of the suite which is the subject of this offering.

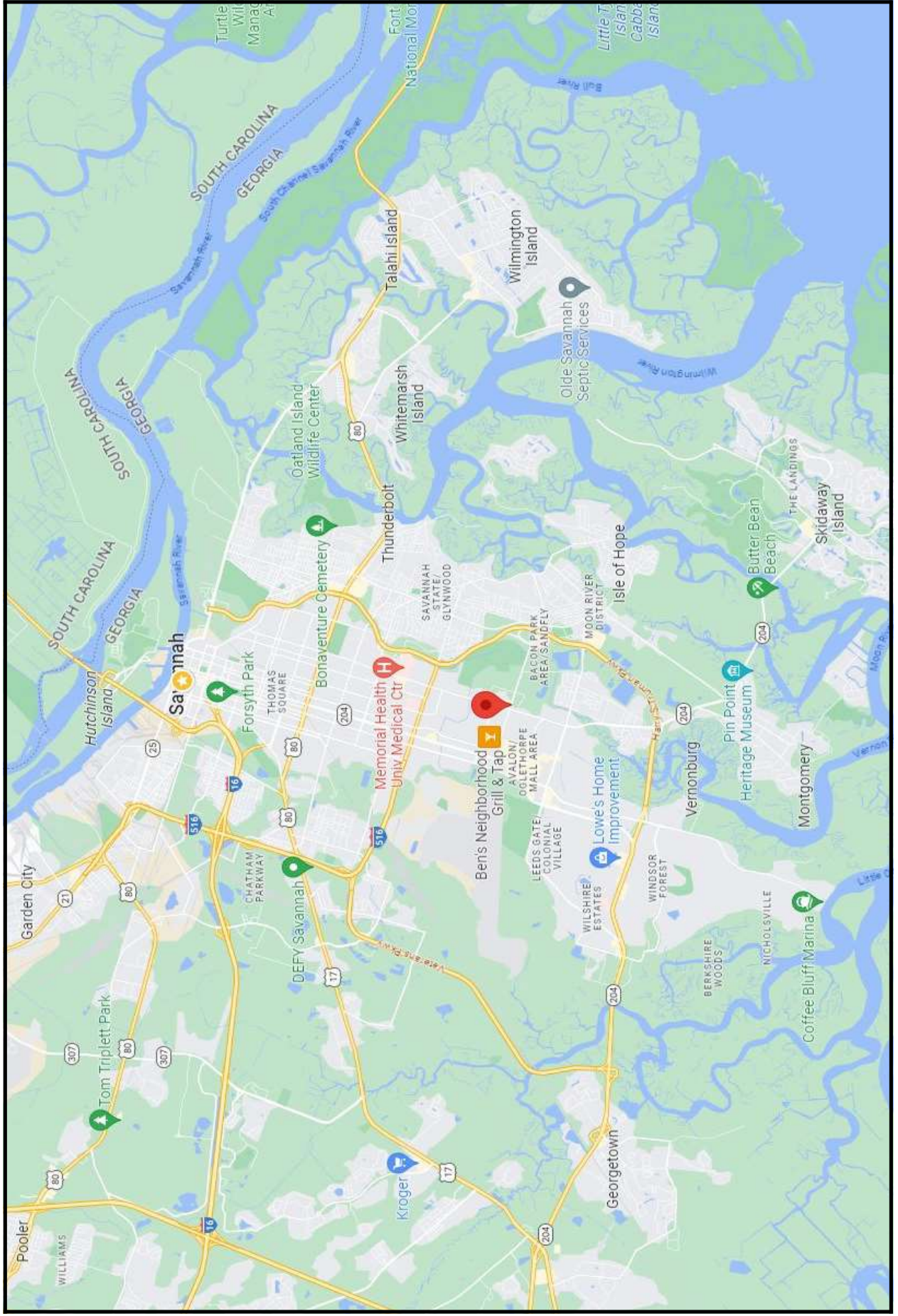
The center is currently anchored by Planet Fitness and other tenancies include Subway, Stoner's Pizza, Sushi-Zen, Iris Optical, Sit & Sleep Mattress, Friedman's Fine Arts, ABC Warehouse, H & R Block, Manpower, Nova Salons, Republic Finance, Savannah Indoor Golf Club, Natural Healing, Once Upon A Child, JAM Children's Gym, 1st Franklin Financial and Tier One Nutrition.

Internally, the subject suite is generally demised into retail display area, a singular private office, middle oriented and rear surplus inventory and storage areas, a break alcove and one, two-fixture non-gender restroom.

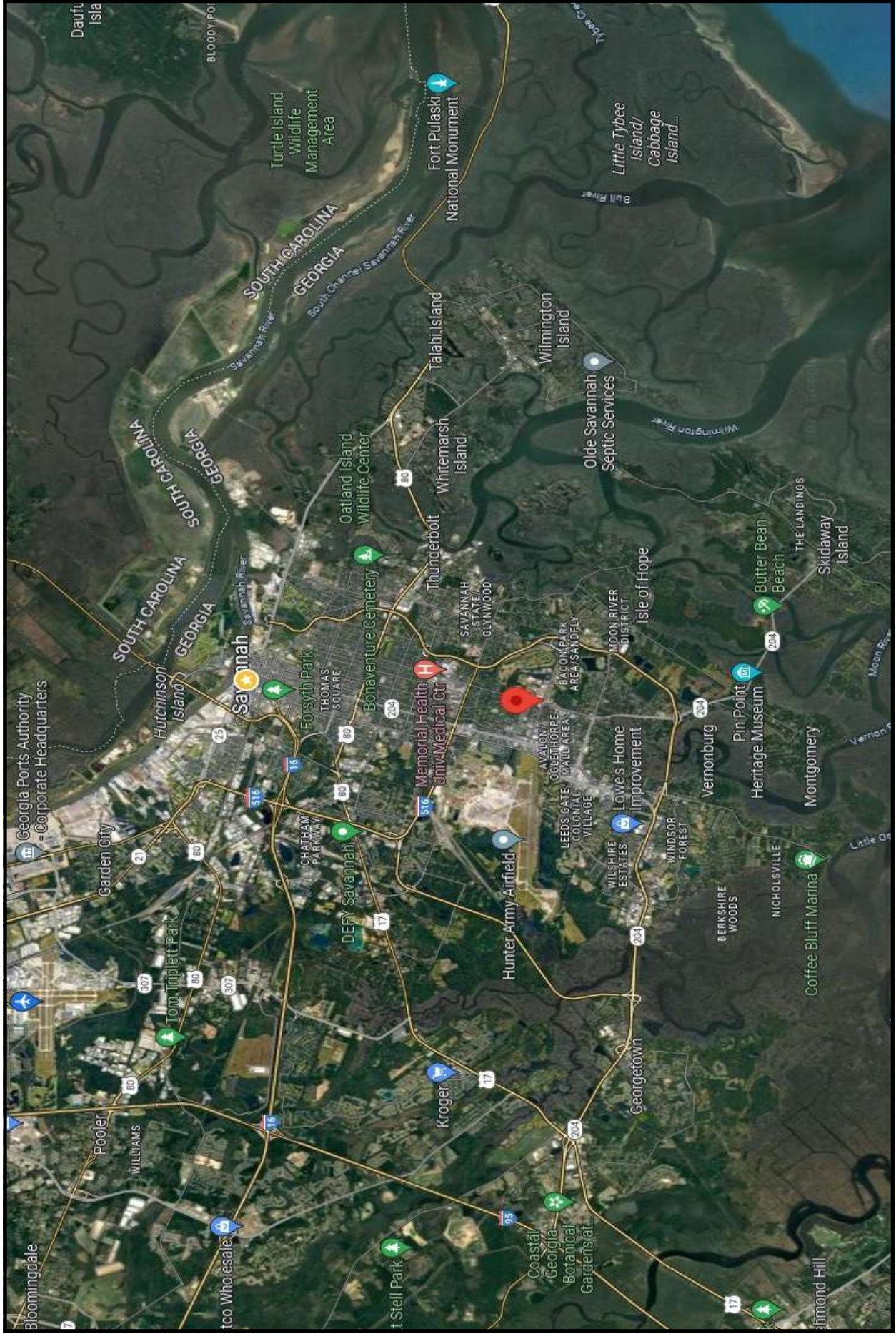
Interior finishes generally include vinyl plank and VCT floorings, painted gypsum wallboard walls and acoustical tile ceilings. Lighting is generally recessed fluorescent.

The entire premises is centrally heated and cooled and available to all municipal services.

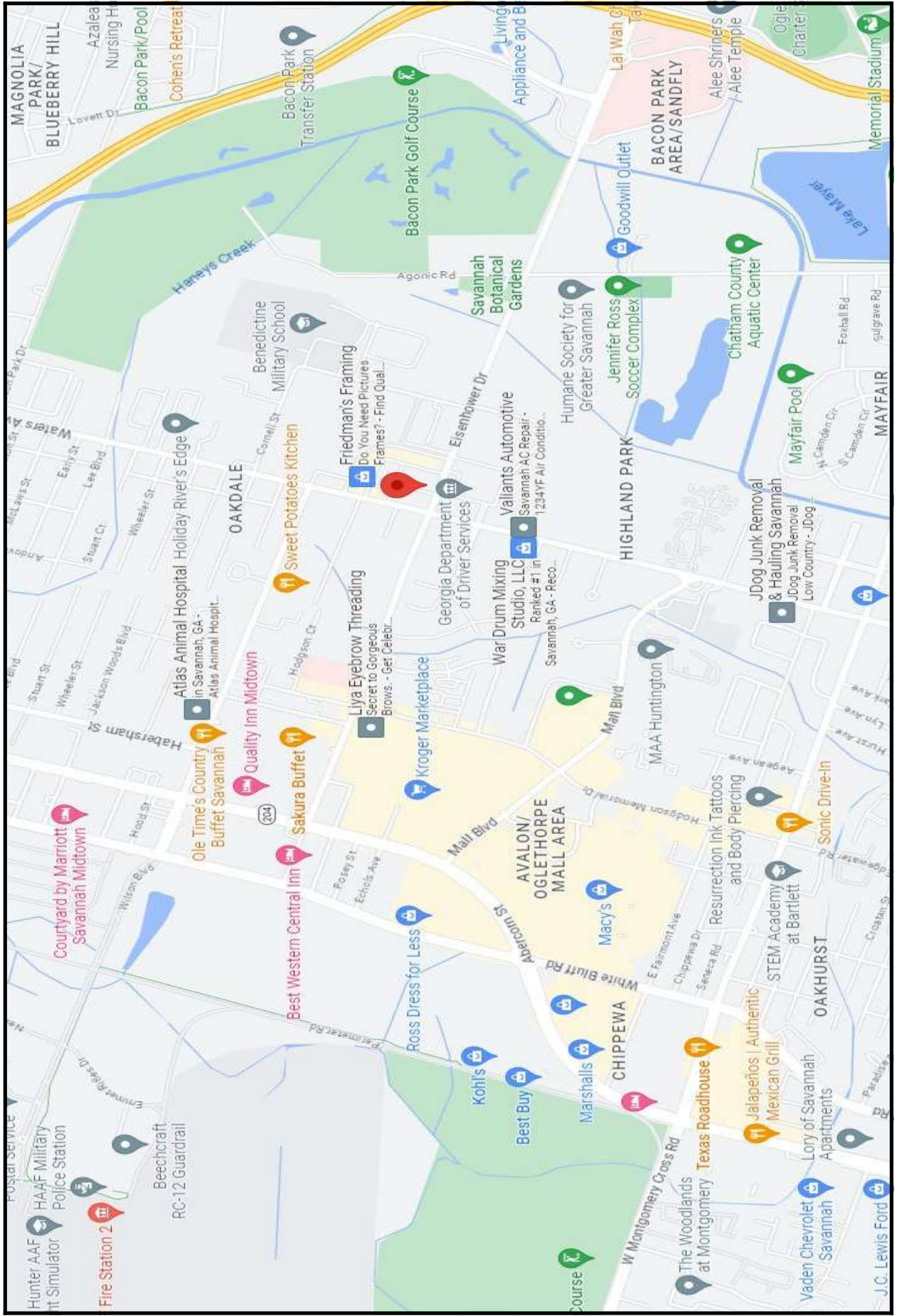
LOCATION MAPS



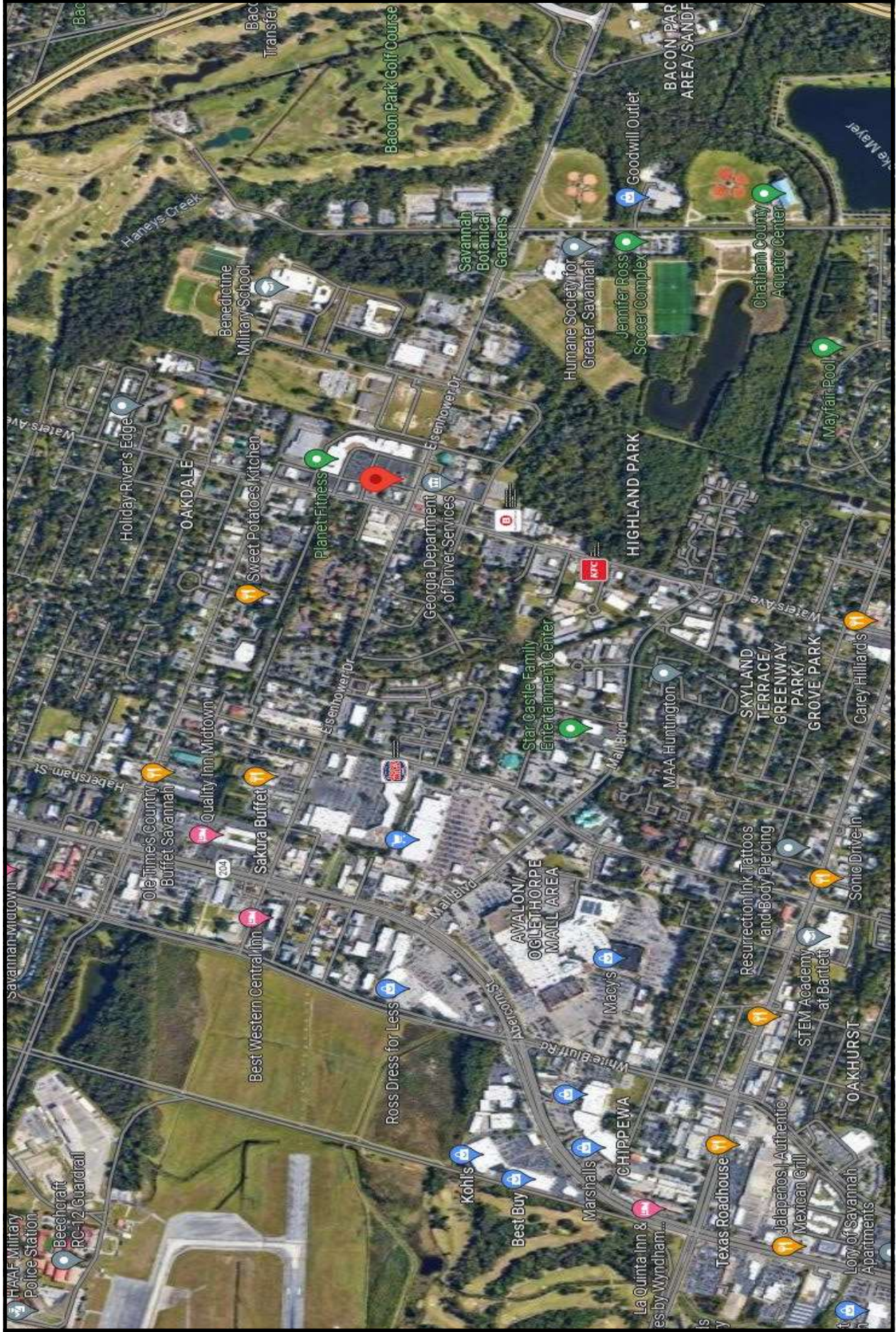
DIGITAL AREA MAP



AERIAL AREA MAP



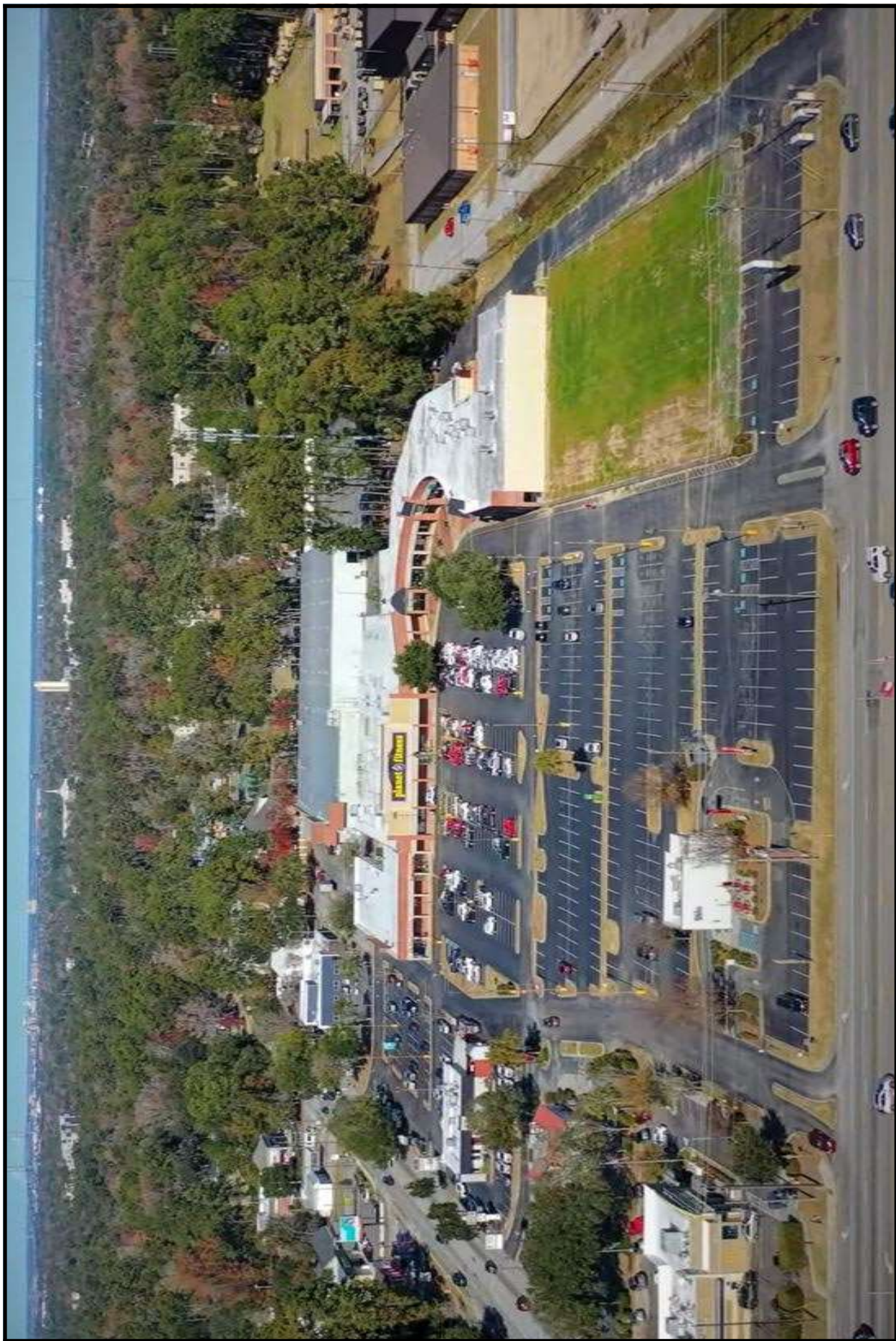
DIGITAL NEIGHBORHOOD MAP



AERIAL NEIGHBORHOOD MAP

SHOPPING CENTER AERIAL VIEWS



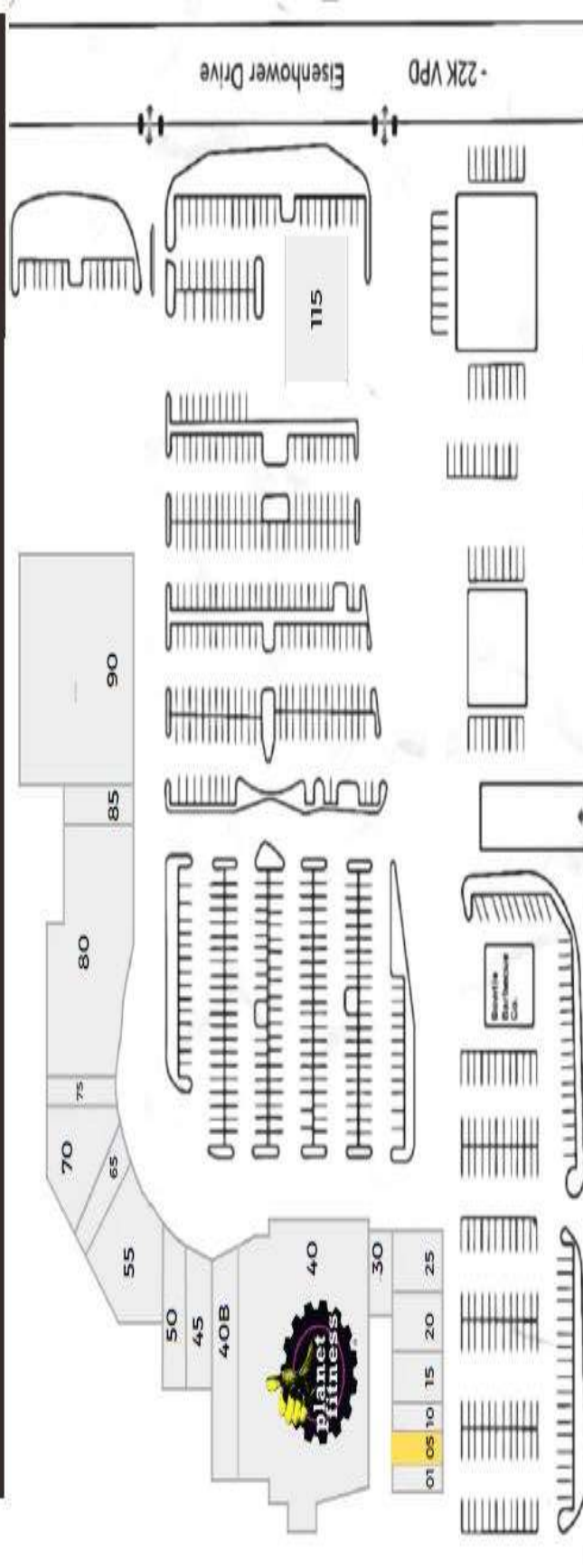


SITE PLAN



EISENHOWER SQUARE 1100 Eisenhower Drive | Savannah, GA 31406

76,070 SF SHOPPING CENTER SITE PLAN



Waters Ave - 15K VPD

01	Subway	1,200 SF	50	Manpower	1,585 SF
05	VACANT	1,200 SF	55	Novo Salon Suites	5,152 SF
10	Stoner's Pizza	1,200 SF	65	Republic Finance	1,135 SF
15	Sushi Zen	1,800 SF	70	Savannah Indoor Golf	2,850 SF
20	Iris Optical	1,800 SF	75	Natural Healing Massage	1,215 SF
25	Sit N Sleep Mattress	2,800 SF	80	Once Upon a Child	8,005 SF
30	Friedman's Fine Arts	1,584 SF	85	1st Financial	2,000 SF
40	Planet Fitness	25,831 SF	90	JAM Children's Gym	8,640 SF
40B	ABC Liquor	8,272 SF	115	Tier One Nutrition	1,095 SF
45	H&R Block	2,860 SF			

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SUBJECT PHOTOGRAPHS



Easterly View (Front) Of The Western Elevation



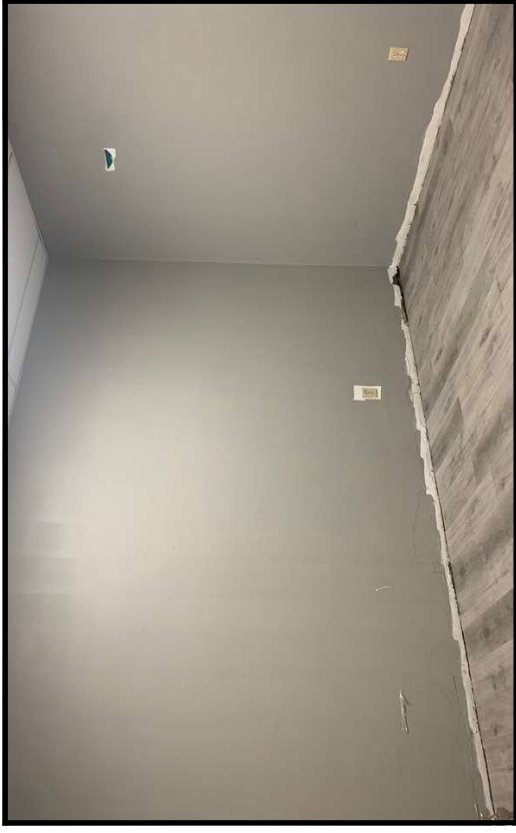
Southeasterly View Of The Western Elevation



Easterly View Of The Retail Display Area



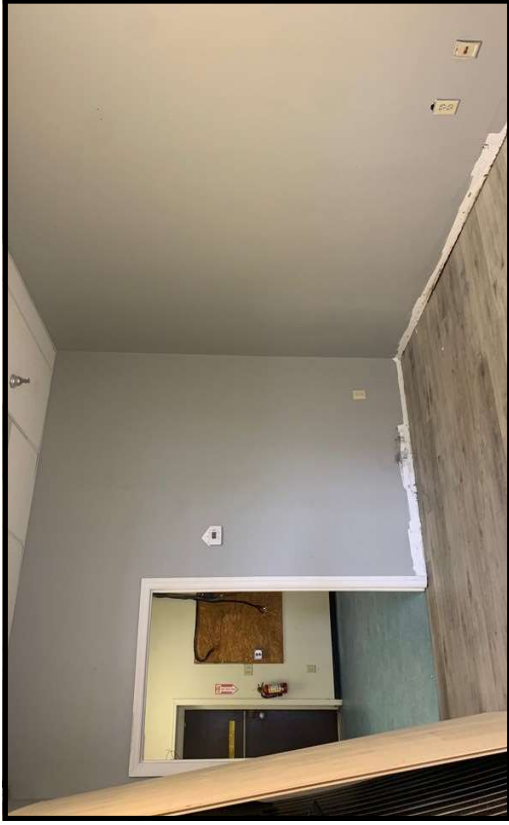
Westerly View Of The Retail Display Area



View Of The Private Office Area



View Of The Restroom



View Of The Middle Inventory-Storage Area



View Of The Rear Inventory-Storage Area