

RETAIL PROPERTY FOR SALE



PROPERTY DESCRIPTION

This two tenant retail offering is anchored by Harbor Freight (12,850 sq. ft.) and has a restaurant space (1,900 sq. ft.) available with a new lease signed June 2025. The offering cap rate of 8.47%, based on current income and expenses (security patrol not included on reimbursement or expense) presents a great opportunity for the new owner to grow the return. Harbor Freight has occupied the building since 2002 and has completed two renovations and expansions since the original occupancy. The building exterior was e-painted in March 2025 and a new roof was installed on Harbor Freight February 2025. The base rate for Harbor Freight is under current market rates and provides stability for future lease extensions and upside potential.

There is excess land with frontage on Largo Drive available for future development. The Harbor Freight Lease allows for up to a 4,000 sq. ft. single or multi-tenant building.

PROPERTY HIGHLIGHTS

- Excess Land
- Heart of Southside Retail

RYAN T. SCHNEIDER, CCIM

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OFFERING SUMMARY

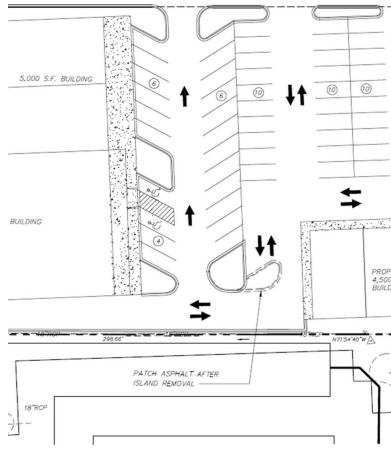
Sale Price:	Inquire
Number of Units:	2
Lot Size:	1.83 Acres
Building Size:	14,750 SF
NOI:	Inquire
Cap Rate:	8.47%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,071	16,872	34,153
Total Population	11,945	40,017	82,690
Average HH Income	\$64,338	\$75,811	\$82,250

P I E R
COMMERCIAL REAL ESTATE

HARBOR FREIGHT TOOLS BUILDING
12313 LARGO DR, SAVANNAH, GA 31419

RETAIL PROPERTY FOR SALE

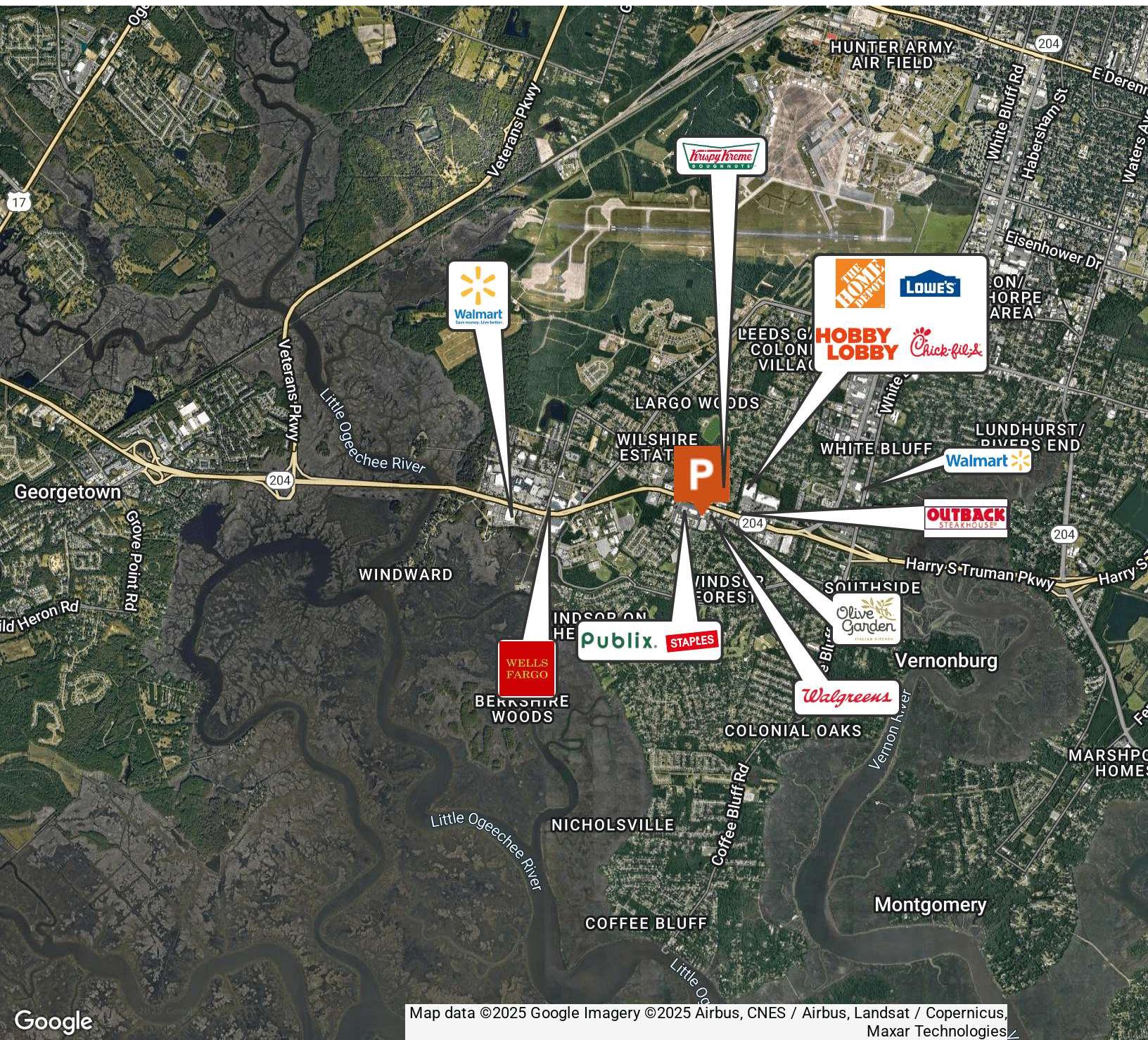


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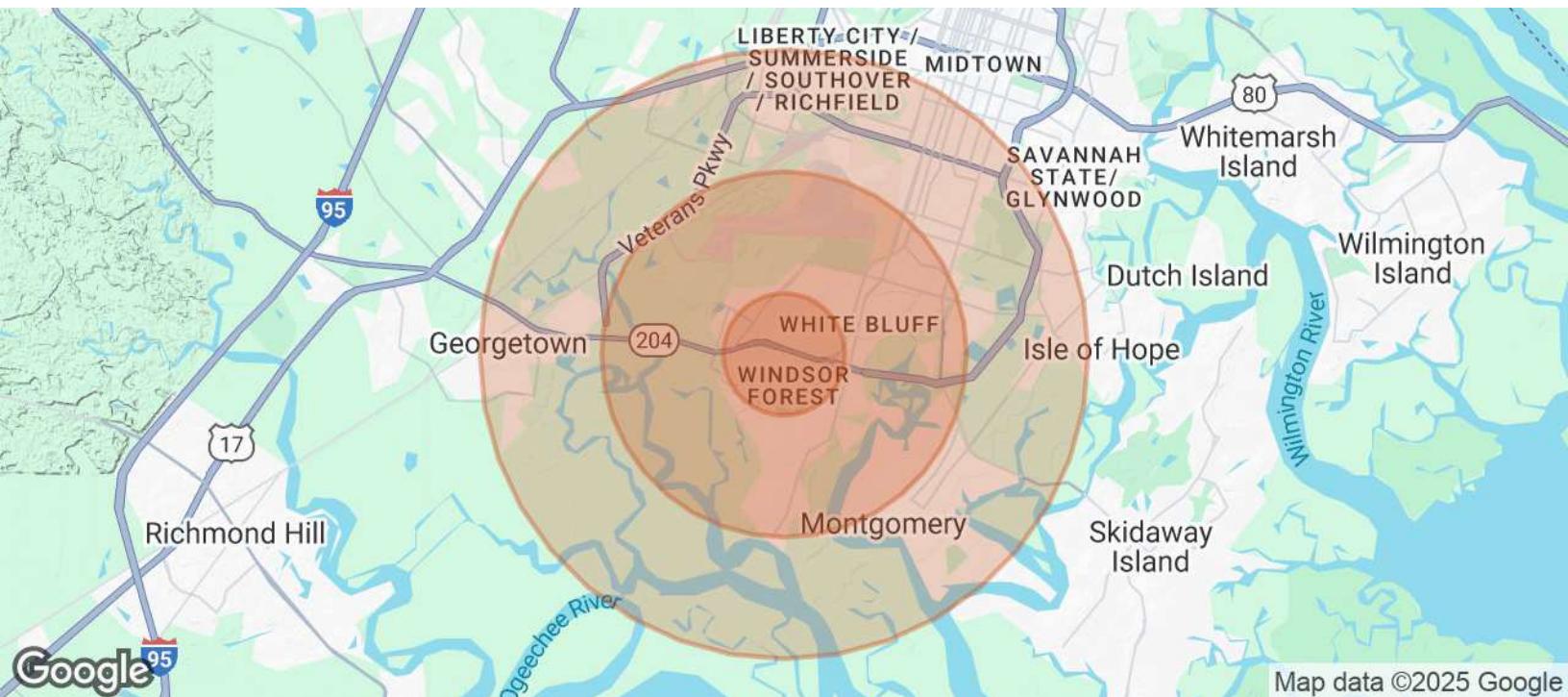
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RETAIL PROPERTY FOR SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,945	40,017	82,690
Average Age	39	40	40
Average Age (Male)	37	38	38
Average Age (Female)	40	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,071	16,872	34,153
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$64,338	\$75,811	\$82,250
Average House Value	\$220,385	\$242,244	\$283,831

Demographics data derived from AlphaMap

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