



FOR LEASE

33,218 SQ FT RETAIL SPACE AVAILABLE

Highway 204 & King George Blvd

Property Highlights

- 33,218 SF available on a 5.38-acre site designed for high-traffic, needs-based tenants
- Former grocery store fully built out as standard retail space
- Building configuration supports full occupancy by an anchor tenant or potential subdivision for complementary tenants
- Ideal for discount grocery, fitness, or a complementary mix of daily-needs retail and services

Location Overview

- Located in the Northeast quadrant of Hwy 204 and King George Blvd
- Surrounded by established residential communities, creating built-in demand for grocery, fitness, or everyday retail/service uses

ASKING RATE: \$15.00 psf NNN



FOR MORE INFORMATION:

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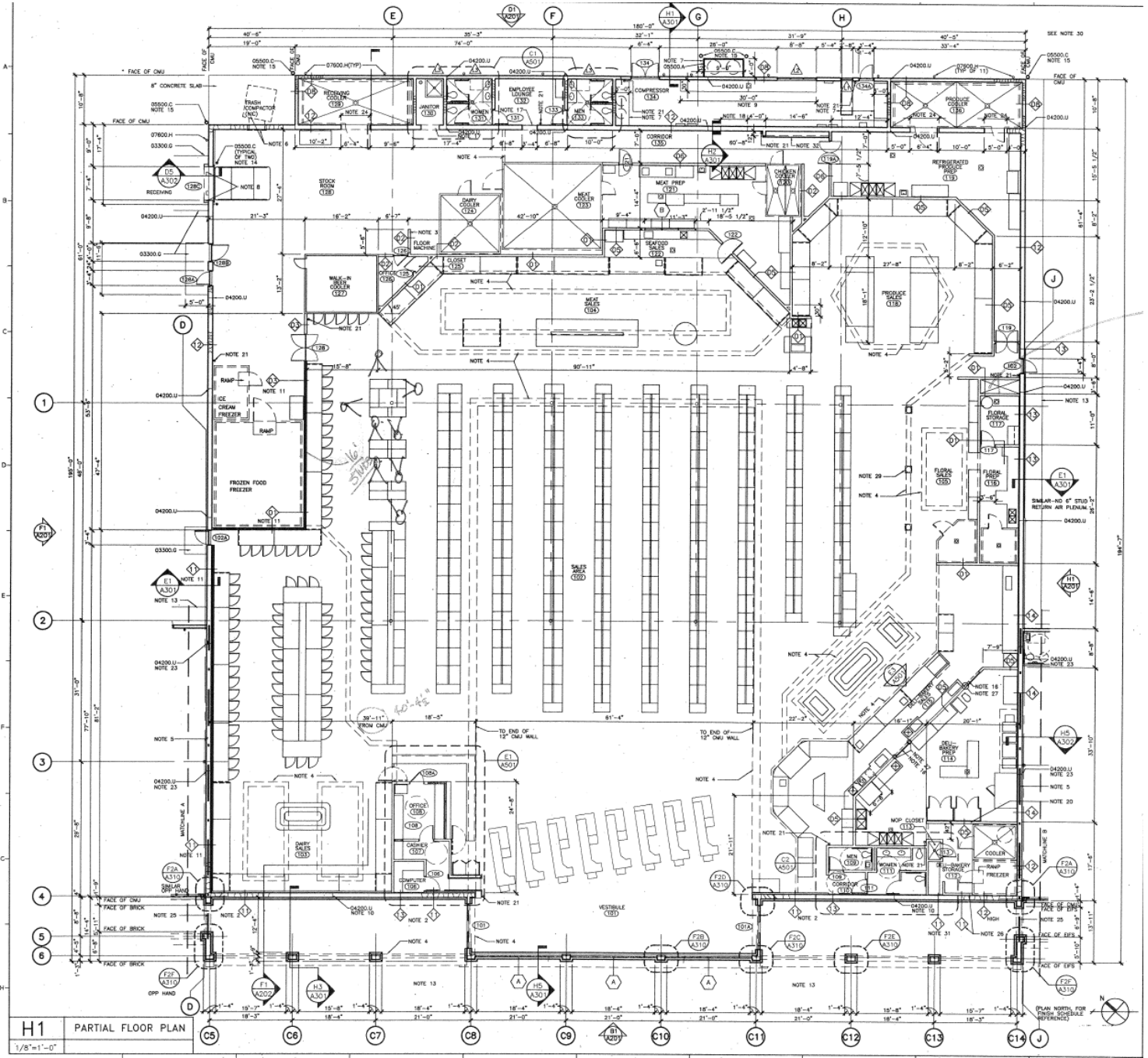
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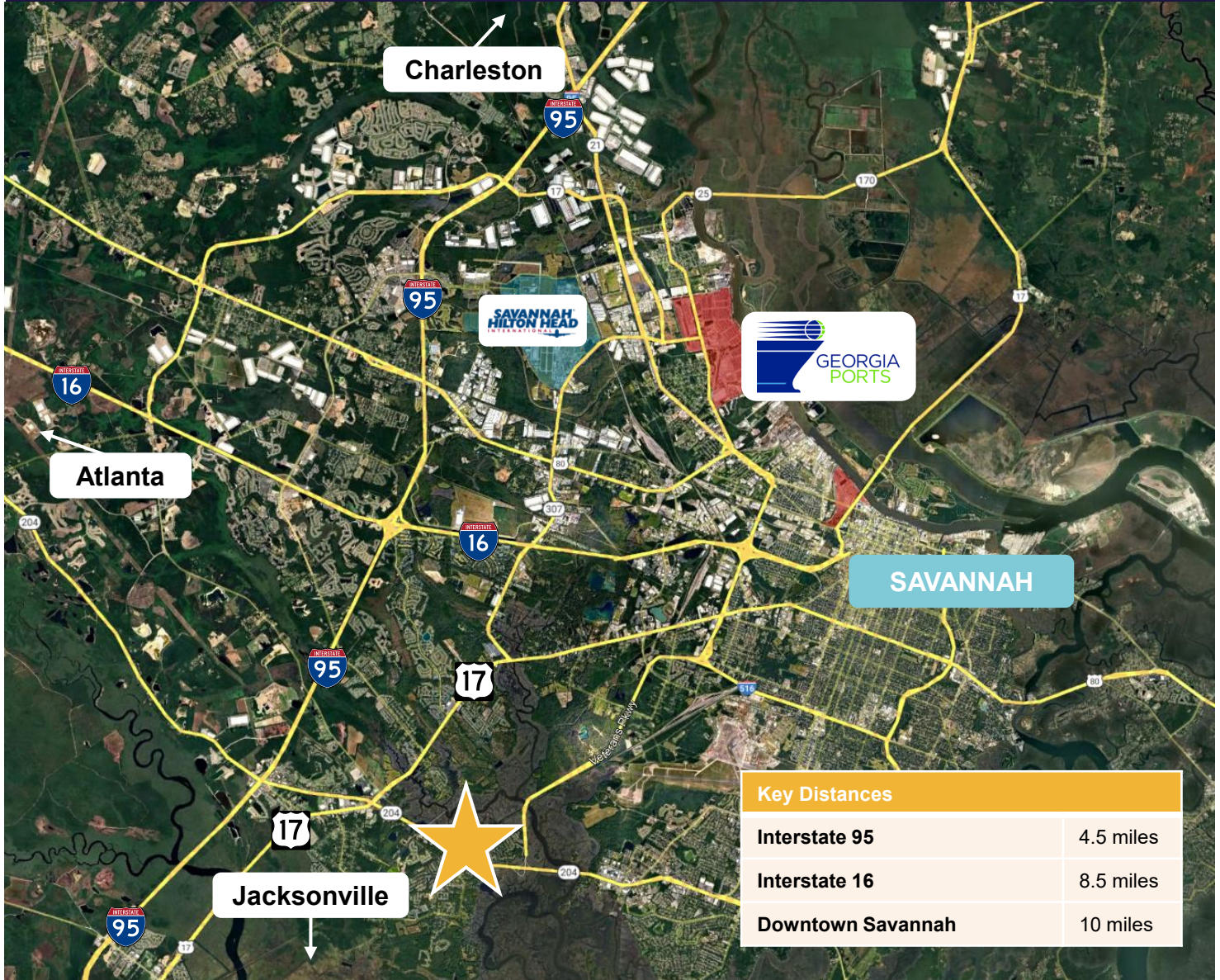
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Floor Plan



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Key Distances	
Interstate 95	4.5 miles
Interstate 16	8.5 miles
Downtown Savannah	10 miles

2024 Demographics	5 Mile	10 Miles	15 Miles
Population	65,800	195,000	325,000
Median Age	38	37	36
Households	26,400	75,000	125,000
Average Household Income	60,600	70,000	78,000

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