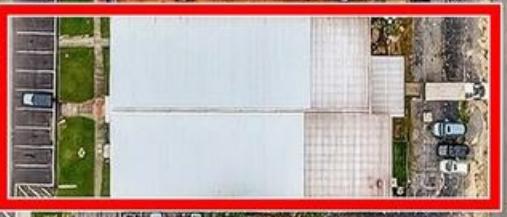


1711 E VICTORY DR

1711 E Victory Dr  
Savannah, GA 31404



E Victory Dr



# INVESTMENT SUMMARY

1711 E Victory Dr is an 11,372± SF core infill asset delivering location, velocity, and durable demand. Sitting ±1,500 ft from the Victory/Truman interchange, it captures daily commuter flows to the Historic District and Tybee Island while benefiting from surrounding credit retail (Whole Foods, Target, Aldi, Home Depot). The property provides day-one income via Vendors on Victory and Juncia Caribbean Market.

Minutes to Memorial Health University Medical Center (612 beds; 3,500+ employees; Level I Trauma & Children's Hospital). Surrounded by Whole Foods, Target, Aldi, Home Depot. Tourism: 17.3M visitors/\$4.7B spend. Traffic: E. Victory ~35,100 AADT; Truman ~32,000 AADT. Aventos Victory (280 units) directly behind.



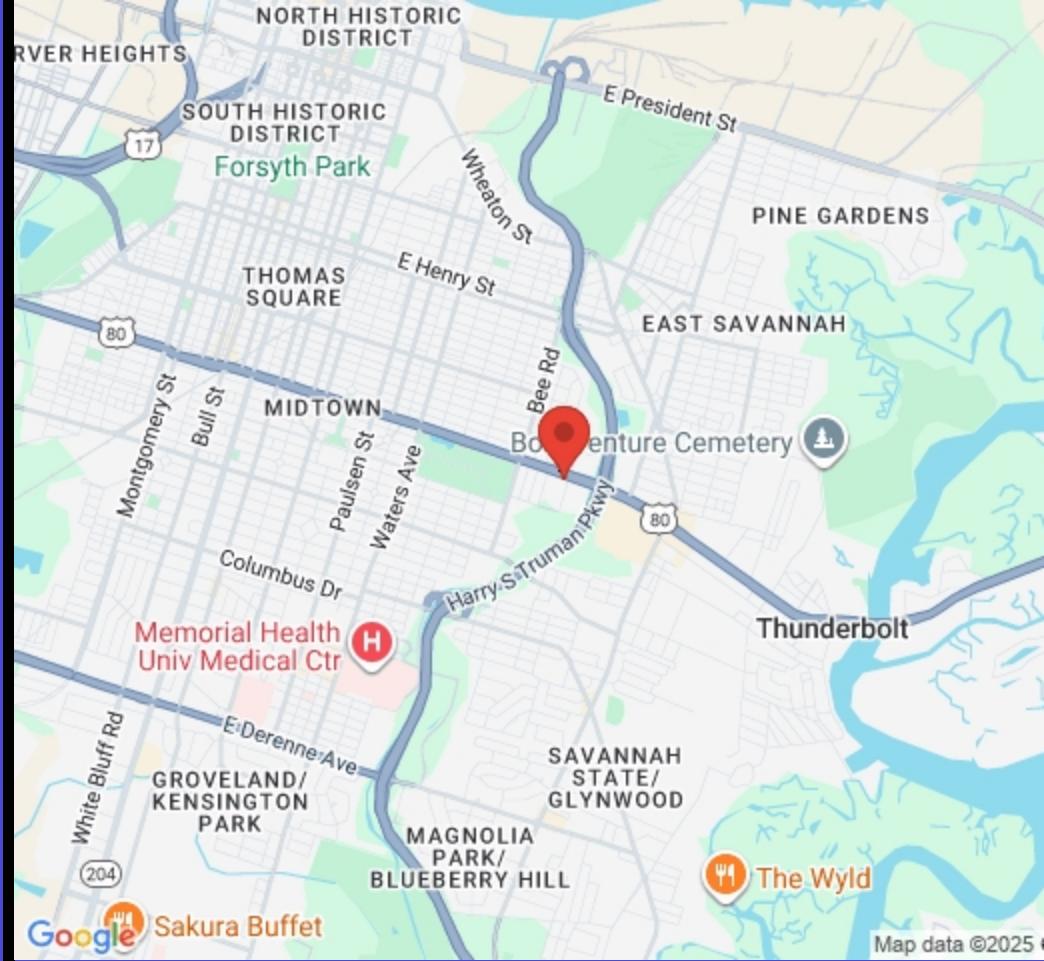
# PROPERTY SUMMARY

Offering Price	\$2,400,000.00
CAP Rate	6.00%
NOI	\$144,000.00
Building SqFt	11,372 SqFt
Year Built	1961
Lot Size (acres)	0.44
Parcel ID	2-0078-12-018
Zoning Type	Commercial
County	Chatham
Frontage	60.00 Ft
Coordinates	32.044326,-81.072924



# INVESTMENT HIGHLIGHTS

- ±11,372 SF single-story retail asset on Savannah's marquee Victory Drive corridor.
- Visibility & Frontage: Prominent exposure along E. Victory Drive with strong branding/signage potential.
- Traffic Counts: E. Victory Dr ~35,100 AADT | Truman Pkwy ~32,000 AADT.
- Demand Drivers: Minutes to Memorial Health University Medical Center (612 beds; 3,500+ employees; Level I Trauma & Children's Hospital).
- Surrounding Anchors: Whole Foods, Target, Aldi, Home Depot within the immediate trade area.





## LOCATION HIGHLIGHTS

- 1711 E Victory Dr's premier location offers an investor a rare opportunity in a rapidly growing market with excellent demographics, strong local and regional fundamentals, and a steady increase in jobs and development that will continue to enhance and maintain the stabilization of the property.
- Walkable Dining Density: Dave's Hot Chicken, CAVA, Chipotle, IHOP, Baldinos, American Deli, B.NiCole's Bistro, Geneva's Famous Chicken & Cornbread Co., Breakfast Place
- Excellent Visibility and Access.
- Residential Tailwinds: Aventos Victory (280 units) directly behind the site + established neighborhoods feeding daily needs traffic.





# CITY OF SAVANNAH

COUNTY

CHATHAM

INCORPORATED

2/11/1733

## AREA

CITY 113.3 SQ MI

LAND 108.5 SQ MI

WATER 4.8 SQ MI

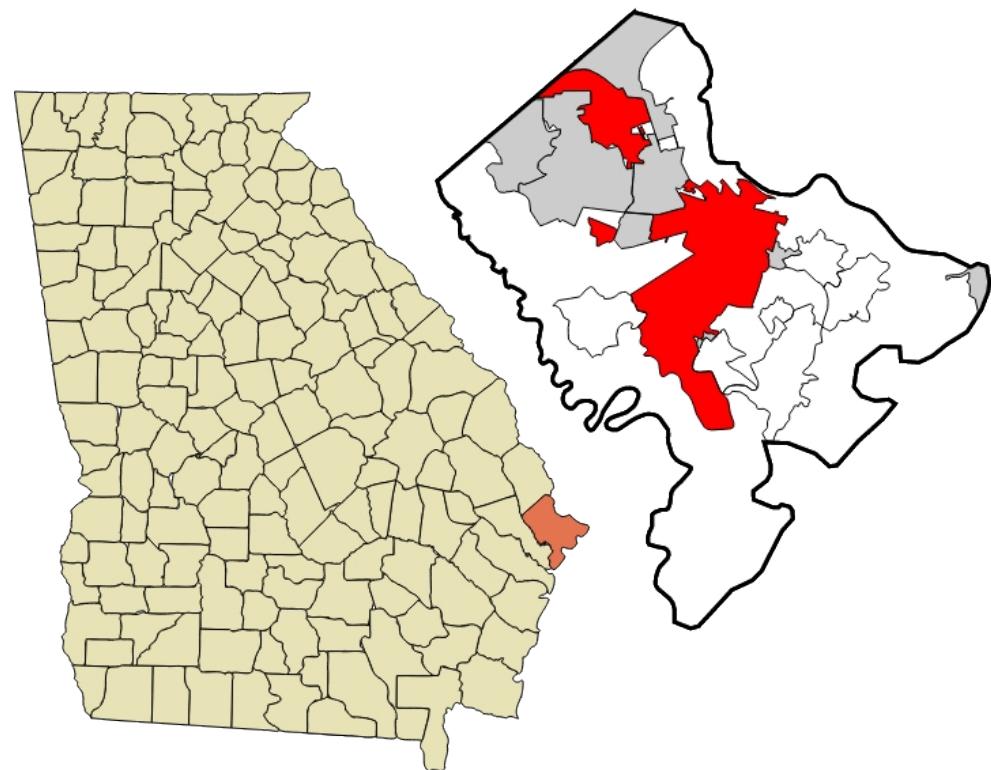
ELEVATION 49 FT

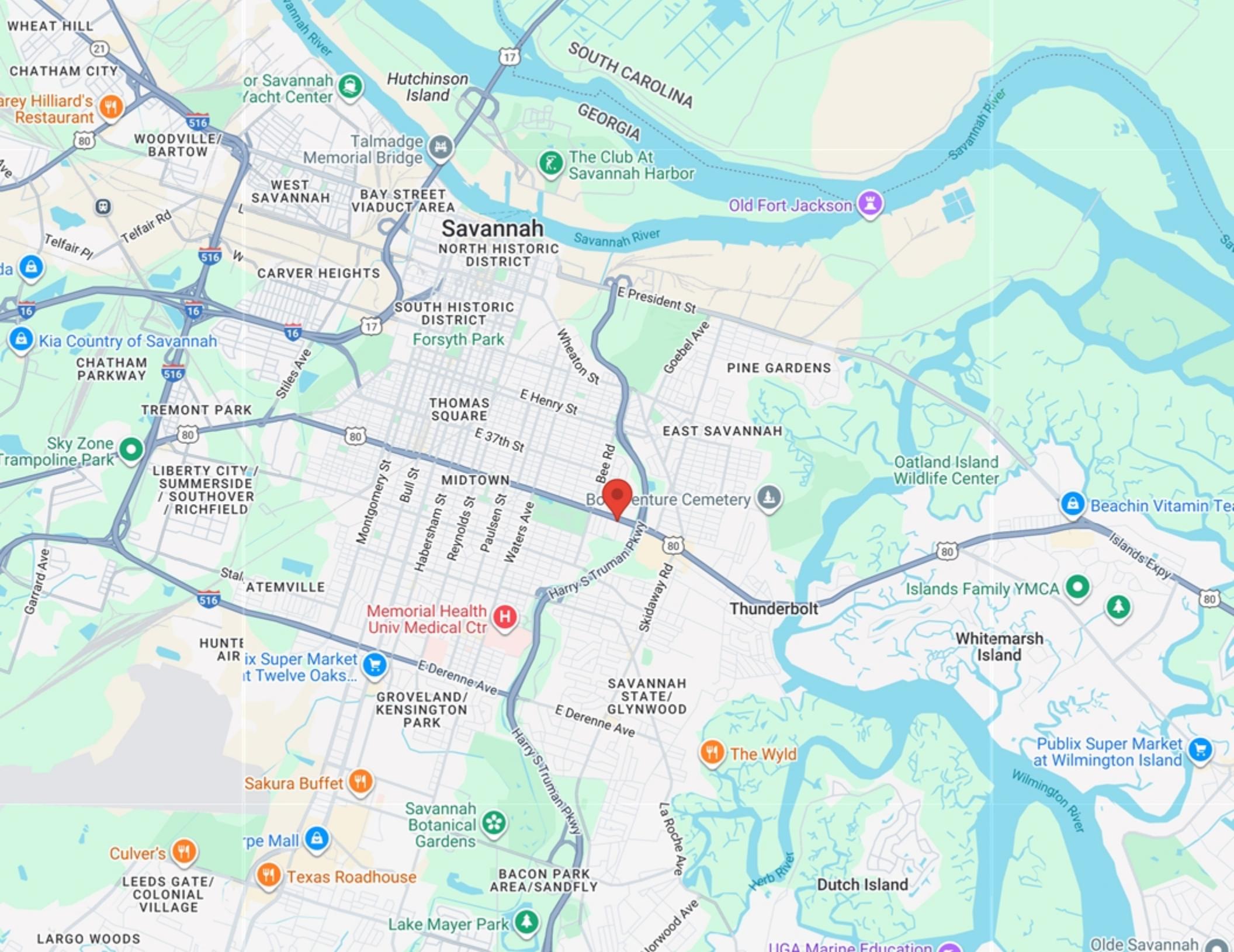
## POPULATION



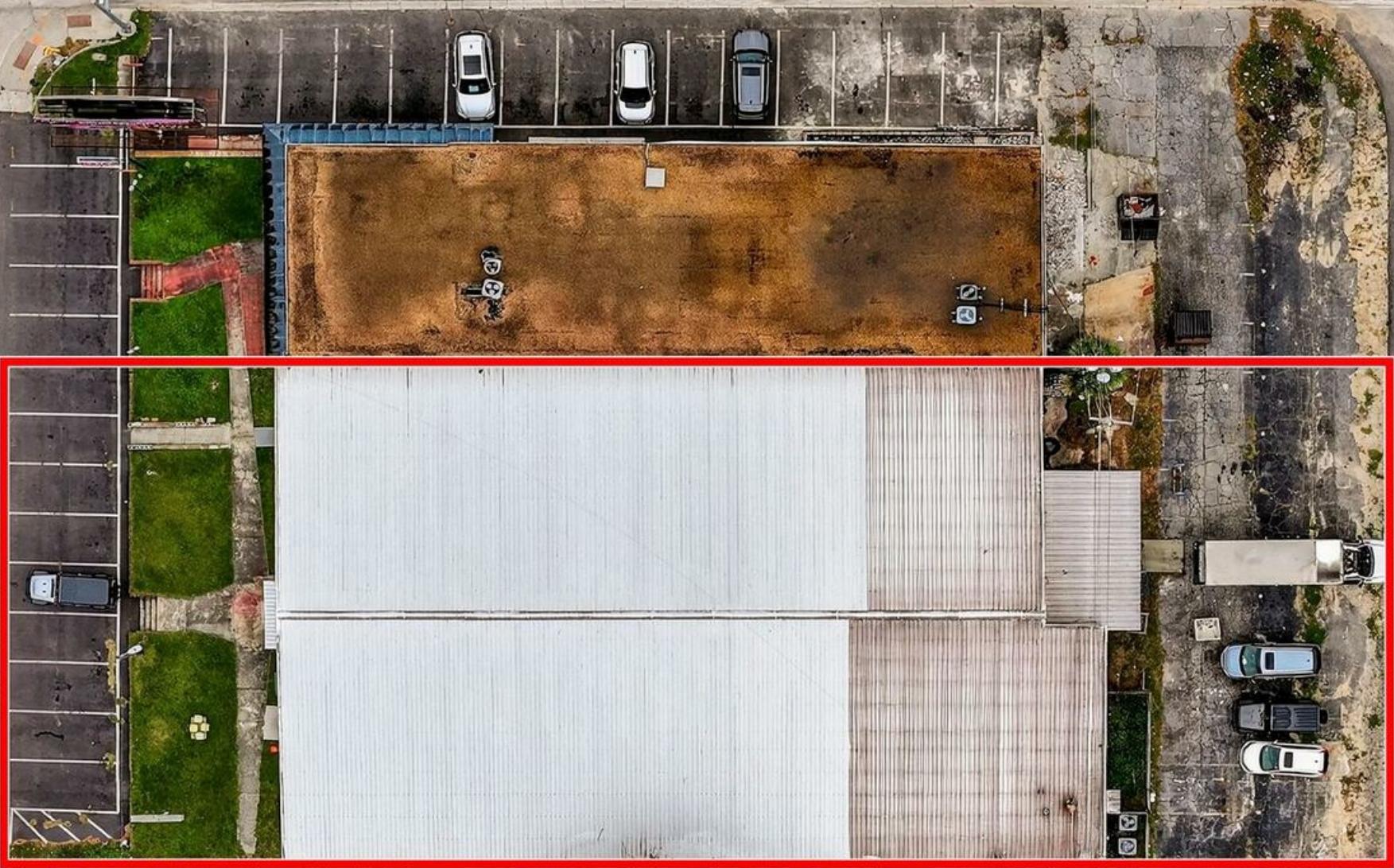
## ABOUT SAVANNAH

Savannah (sə-VAN-ə) is the oldest city in Georgia and the county seat of Chatham County. Established in 1733 on the Savannah River, it was the colonial and first state capital. Historically a strategic port, today Savannah is a dynamic industrial center and an increasingly vital Atlantic seaport with a robust and growing economy. Key Economic Drivers to Savannah: Port of Savannah, Industrial Market Boom, Tourism & Hospitality, Manufacturing and Aerospace along with Military Presence.









# CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from EXP REALTY and it should not be made available to any other person or entity without the written consent of EXP REALTY.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to EXP REALTY. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. EXP REALTY has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, EXP REALTY has not verified, and will not verify, any of the information contained herein, nor has EXP REALTY conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONTACT THE EXP REALTY ADVISOR FOR MORE DETAILS.**

## EXCLUSIVELY PRESENTED BY:



### MILAP PATEL

EXP Realty  
Mobile: 6072207979  
Milap.Patel@exprealty.com  
License #: 369691



**eXp Realty**

Promenade II 1230 Peachtree St NE,  
19th Floor  
Atlanta, GA 30309

Office: 888-959-9461  
[www.MilapPatelRealEstate.com](http://www.MilapPatelRealEstate.com)