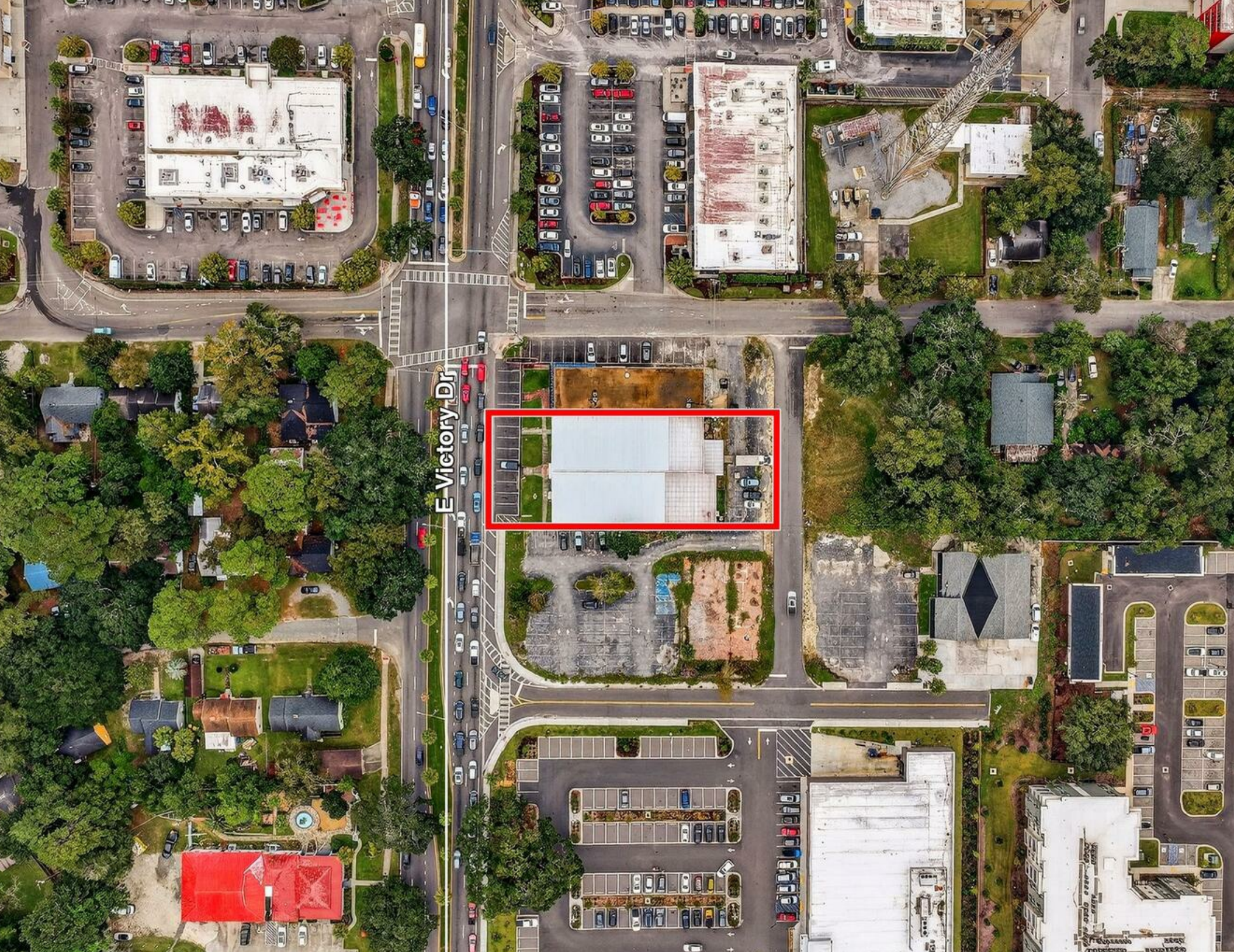


1711 E VICTORY DR

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

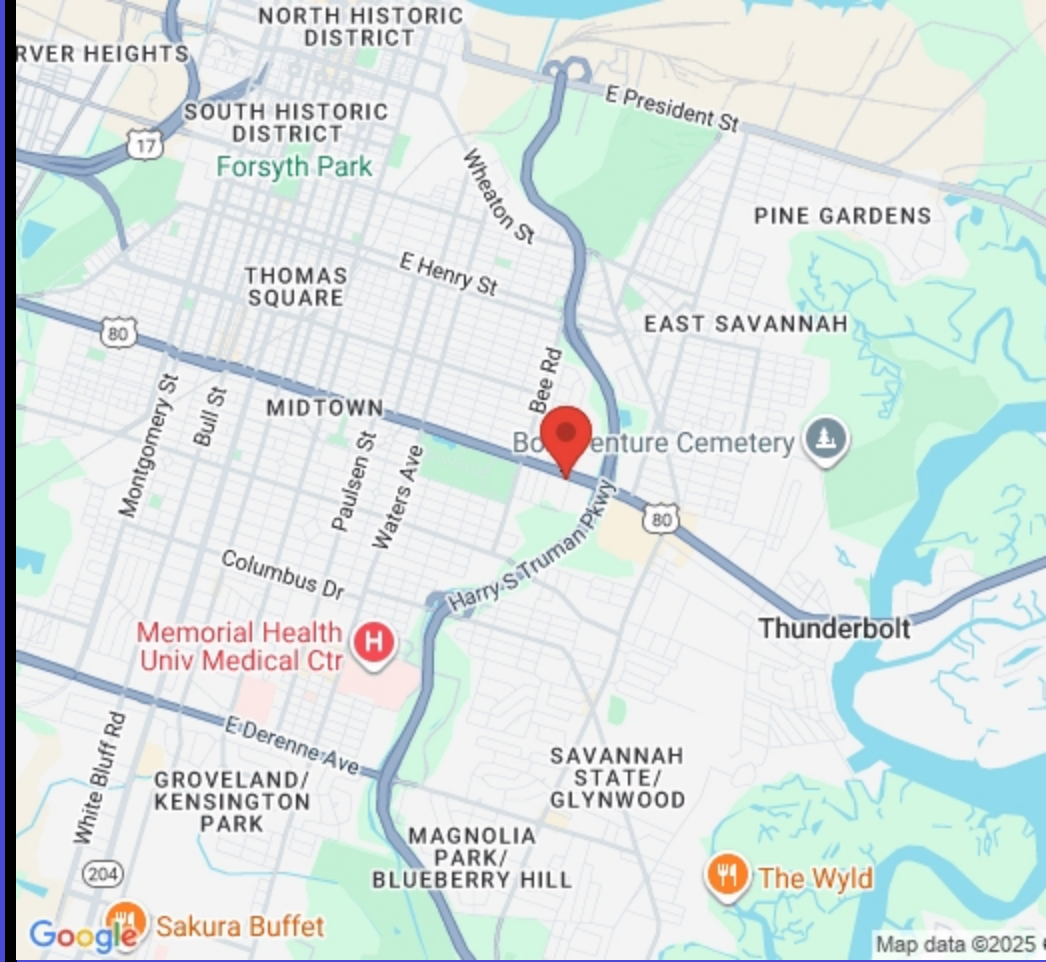
Offering Price	\$2,400,000.00
CAP Rate	6.00%
NOI	\$144,000.00
Building SqFt	11,372 SqFt
Year Built	1961
Lot Size (acres)	0.44
Parcel ID	2-0078 -12-018
Zoning Type	Commercial
County	Chatham
Frontage	60.00 Ft
Coordinates	32.044326,-81.072924





# 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.
- Excellent Visibility and Access.
- 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
- 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

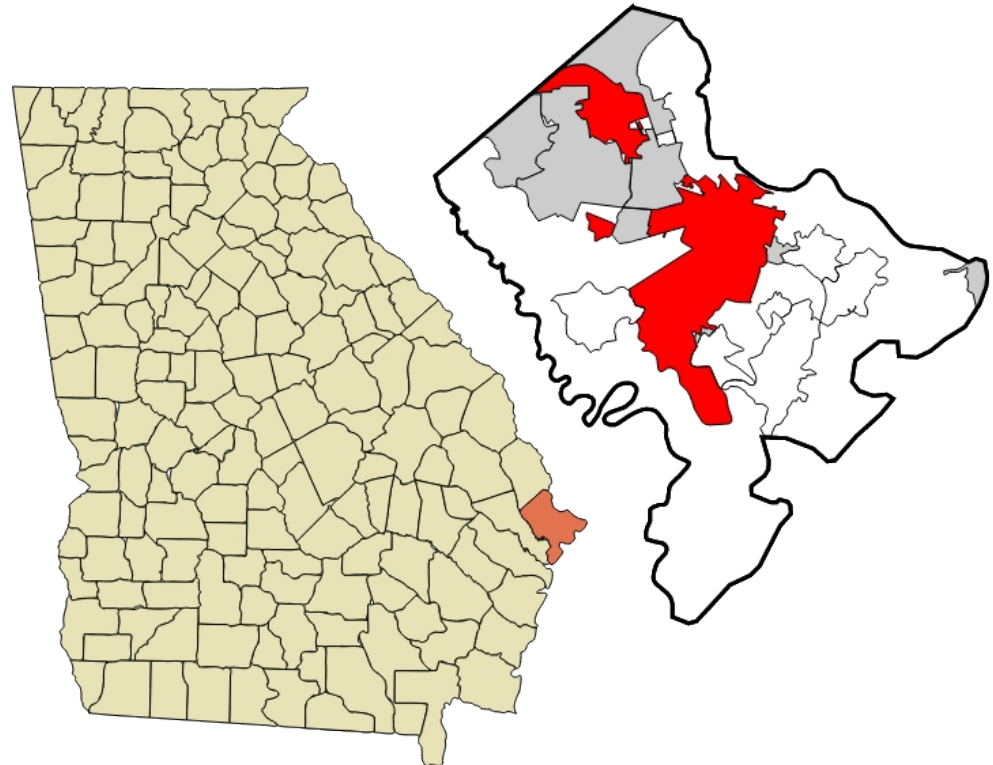
## AREA

CITY 113.3 SQ MI  
LAND 108.5 SQ MI  
WATER 4.8 SQ MI  
ELEVATION 49 FT

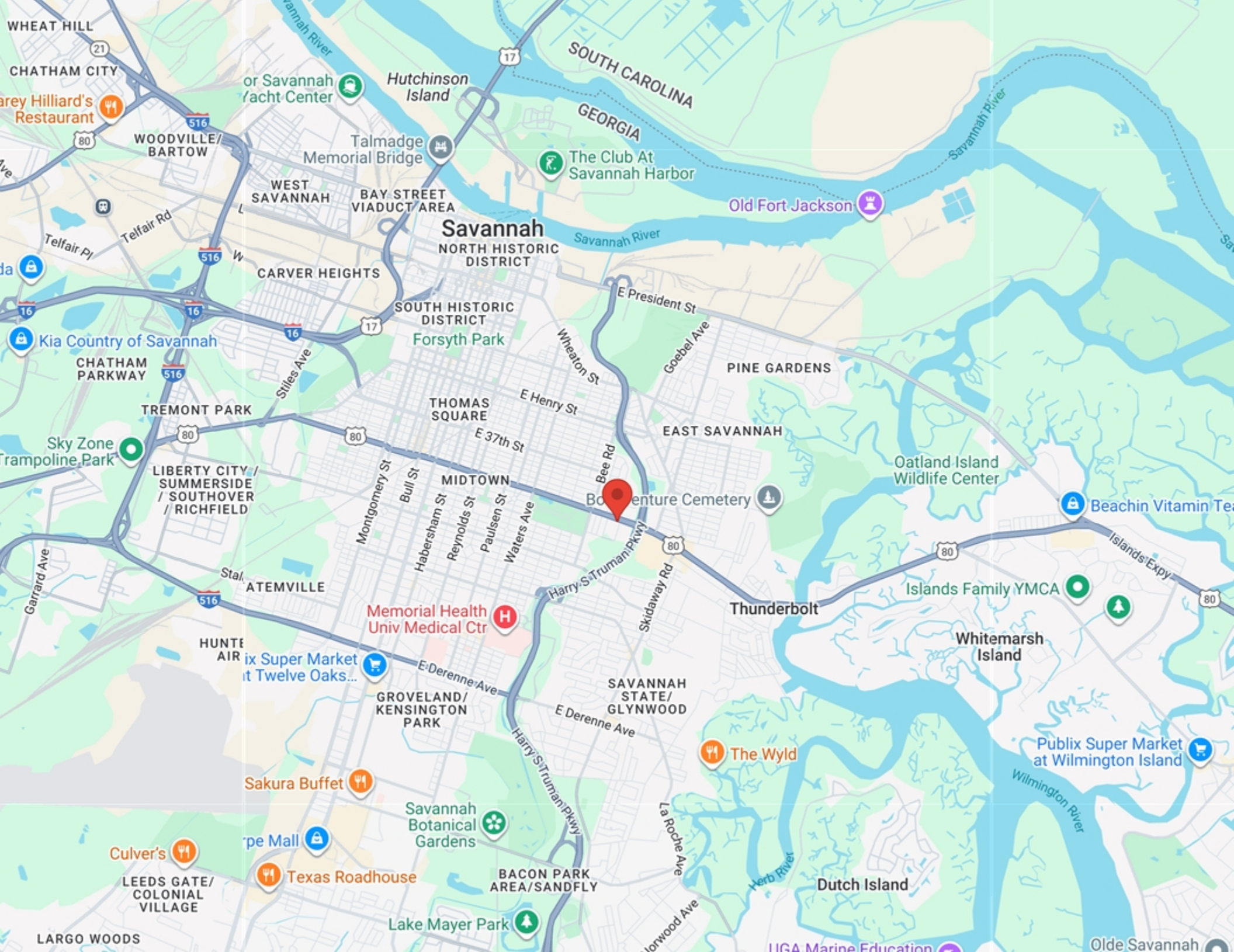
## POPULATION

## 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.











**Goodwill**  
Southeast Georgia

**Kroger**

**American Deli**  
Since 1989

**IHOP**  
RESTAURANT

**verizon**

**baldinos**  
Giant Jersey Subs

**THE HOME DEPOT**

**CVS**  
pharmacy

**target**

**FLOOR DECOR**

**DAVE'S HOT CHICKEN**

**ALDI**

**B Nicle's BISTRO**

**SAVANNAH CAR CARE**

**STOP & SHOP**  
New York's Self Storage Leader

**WHOLE FOODS**  
MARKET

**CAVA**

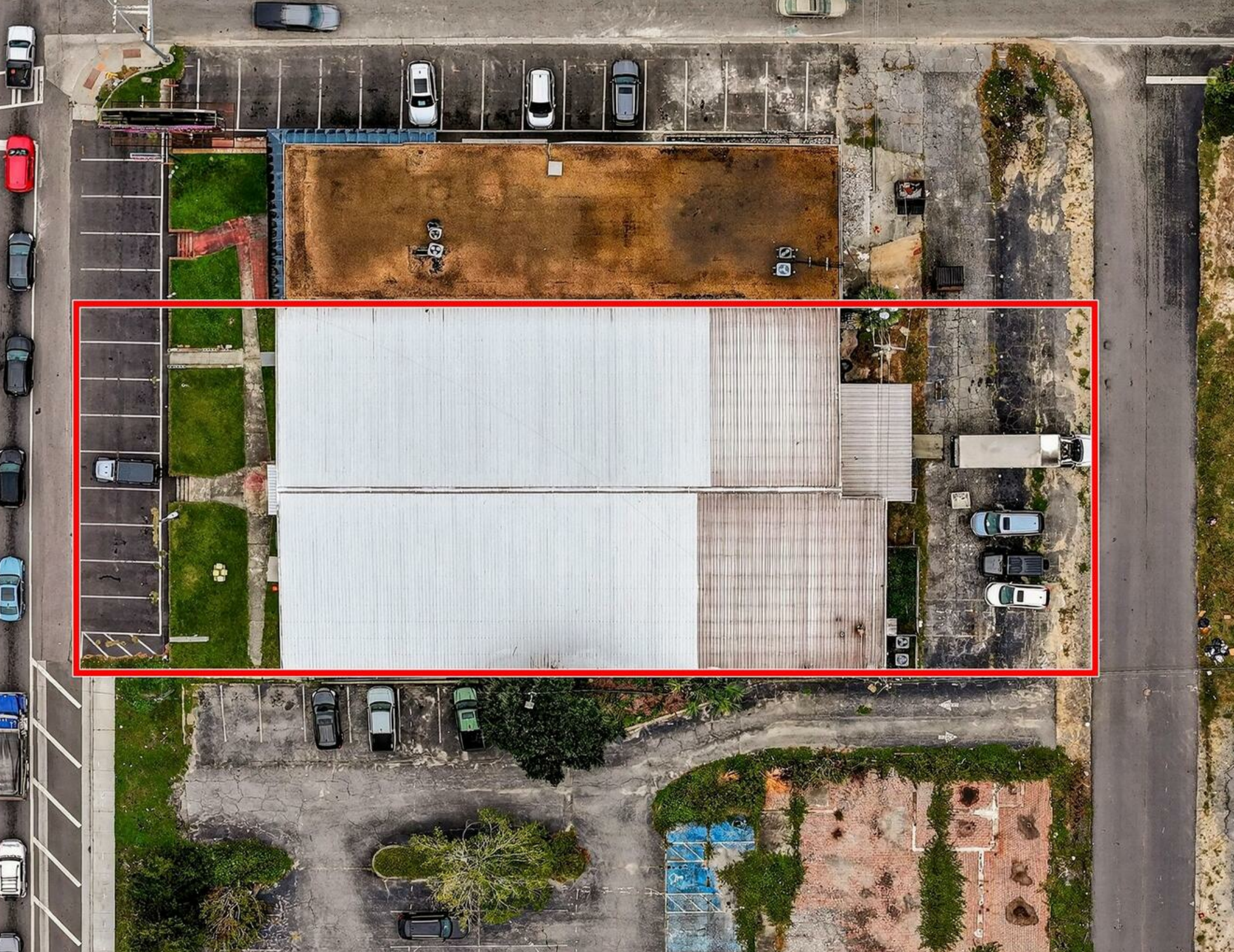
**CHIPOTLE**  
MEXICAN GRILL

**AutoZone**

Harry S Truman Pkwy

E Victory Dr







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**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)