



FOR SALE

101 LOVELL AVE

TYBEE ISLAND, GEORGIA 31328

Level
COMMERCIAL REAL ESTATE

OFFERING MEMORANDUM



CLARA FISHEL

Broker/Principal
clara@level-cre.com
+1 912 398 1522

LEVEL CRE LLC ("Broker") has been retained by the Seller of 101 Lovell Avenue, Tybee Island, GA 31328 ("Property") as the Exclusive Broker for this disposition.

This Offering Memorandum (OM) has been prepared by the Broker. The information contained herein is based upon sources believed to be reliable. Seller and Broker, on their own behalf, and on behalf of their respective officers, shareholders, partners, and other affiliates, disclaim any responsibility or liability for inaccuracies, representations and warranties (expressed & implied) contained in or omitted from this OM.

Prospective purchasers of the Property should make their own investigations and conclusions without reliance upon this OM. Additional information and an opportunity to inspect the Property will be made available upon written request by interested and qualified prospective purchasers.

Seller reserves the right to withdraw the Property from being marketed for sale at any time and for any reason. Broker is not authorized to make any representations or agreements on behalf of Owner. Owner shall not have any legal commitment or obligation to any entity reviewing the OM or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed by all parties involved.

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OFFERING SUMMARY

EXECUTIVE SUMMARY

SALES PRICE	\$1,800,000
MARKET	Tybee Island
PROPERTY SUBTYPE	Restaurant
STREET ADDRESS	101 Lovell Avenue
CITY/STATE/ZIP	Tybee Island, GA 31328
COUNTY	Chatham
ZONING	C-2 - Highway Business
SQ FEET	+/- 2,731
LOT SIZE	+/- 0.22 acres
YEAR BUILT (EFFECTIVE)	1928 (2015)

THE OFFERING

The offering presents a unique opportunity to own a Tybee Island, GA property, right off the beach. 101 Lovell Avenue has been operating as a restaurant since 1982 and was originally built in 1928 as a single family home.

The restaurant, in it's current design, has a capacity of 130 persons with 80 seats inside and 50 seats outside. All FF&E is included in the sale (list upon request).

There are 18 off-street parking spaces, new water heaters, mini-splits, sound system and fire pit seating area. All systems (plumbing, electrical, and HVAC) have been upgraded since 2018.

The location is central to both the north and south beach areas of Tybee Island with good visibility and signage right on US Hwy 80.

PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS



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130 Person Capacity



18 Off Street Parking Spaces



Turn-Key Restaurant & Bar



All FF&E Included



Central Tybee Location



2 Blocks from the Beach



Long Term Development Potential

SURVEY

NOTES:

- 1) ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY IS FOR DESCRIPTIVE PURPOSES ONLY.
- 2) THE PUBLIC RECORDS REFERENCED WERE USED FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
- 3) THIS PLAT WAS MADE AS AN AGREEMENT BETWEEN THE SURVEYOR AND THE CLIENT. NO THIRD PARTY USE EXCEPT AS AUTHORIZED.
- 4) ALL WETLANDS ARE UNDER THE AUTHORITY OF THE U.S. ARMY CORPS OF ENGINEERING AND/OR GEORGIA DEPARTMENT OF NATURAL RESOURCES. NO DISTURBANCE TO THESE AREAS ALLOWED EXCEPT AS PERMITTED.
- 5) NO ENVIRONMENTAL OR SUBSURFACE INVESTIGATION TO INDICATE AREAS OF WETLANDS OR OTHER CONCERNS PERFORMED.
- 6) PROPERTY SHOWN HEREON IS SUBJECT TO ANY/ALL APPLICABLE MUNICIPAL SETBACKS OR NEIGHBORHOOD COVENANTS.

FLOOD NOTE:

THIS IS TO CERTIFY THAT ACCORDING TO FEMA FLOOD INSURANCE RATE MAP: 135164 COMMUNITY PANEL NUMBER: 13051'0" - 0214'0" AND DATED: 9/26/08 THAT THIS PROPERTY IS LOCATED IN ZONE: 'AE' WITH A BASE FLOOD ELEVATION OF: 13.0' M.S.L. "1988" DATUM

ADDRESS: 101 LOVELL AVENUE
PROPERTY IDENTIFICATION NUMBER: 4-0004-01-015
EQUIPMENT USED: TOPCON GPT 8205A TOTAL STATION
TOTAL AREA: 8,432.1 SQ.FT. 0.217 ACRES
PRECISION PLAT: 1/100,000+
PRECISION FIELD: 1/35,000
PRECISION ANGLES: 05" PER ANGLE POINT
ADJUSTMENT METHOD: LEAST SQUARES
FIELD WORK COMPLETED: 7/08/11

I HEREBY CERTIFY THAT PURSUANT TO O.C.G.A. 15-6-67, THIS PLAT DEPICTS AN EXISTING TRACT OF RECORD, DOES NOT CREATE ANY PUBLIC AREAS, STREETS, OR RIGHTS OF WAY, AND THEREFORE DOES NOT REQUIRE APPROVAL OF ANY LOCAL GOVERNING AUTHORITY PRIOR TO RECORDING. I FURTHER CERTIFY THAT THIS SURVEY WAS MADE UNDER MY SUPERVISION AND THAT IT IS A TRUE REPRESENTATION OF THE LAND AND THAT IT CONFORMS WITH THE MINIMUM STANDARDS REQUIRED BY LAW.



CARL R. JACKSON, GA. R.L.S. NO. 2555

CARL R. JACKSON
LAND SURVEYOR, INC.

411 PINE STREET
BLOOMINGDALE, GA 31302
(912) 988-3355 (912) 596-2189
FAX (912) 988-3356
J.JACKSON402@COMCAST.NET

A SURVEY PLAT OF MACELWEE' RESTAURANT,
WARD 1, LOTS 37'A' & 38'A', 5th G.M. DISTRICT,
TYBEE ISLAND, CHATHAM COUNTY, GEORGIA

PREPARED FOR: MACELWEE'S RESTAURANT

DRAWN BY: C.R.J.

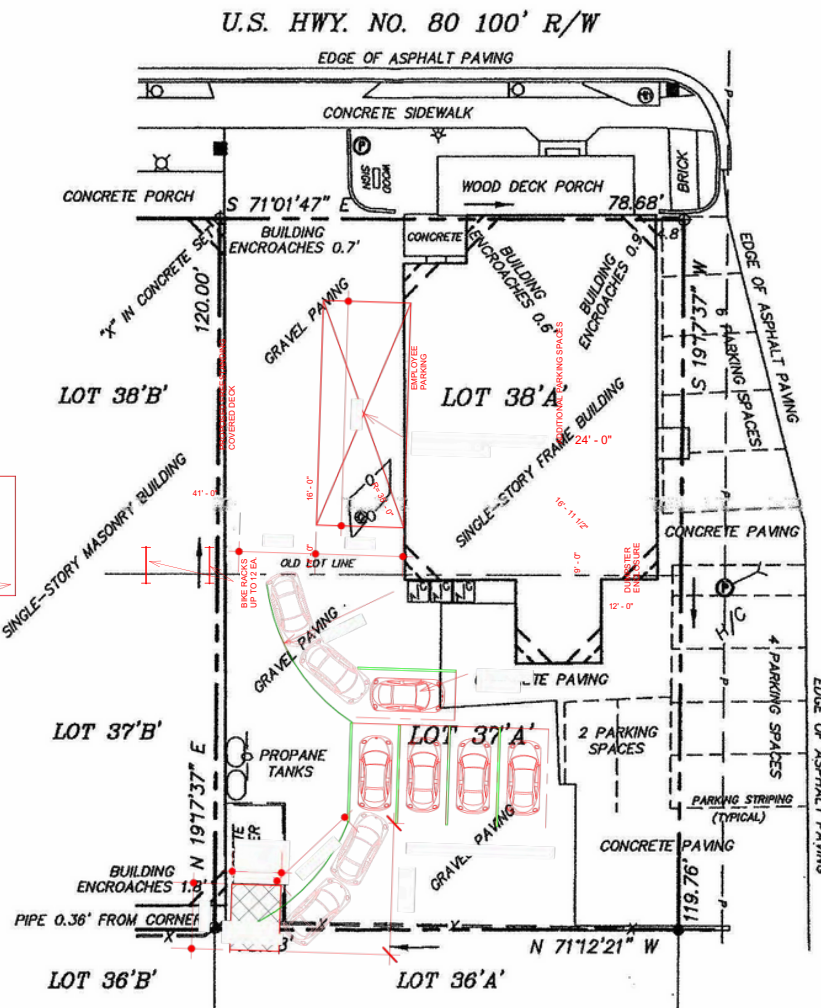
CHECKED BY: C.R.J.

SCALE: 1" = 20'

DATE: 7/11/11

FILE: 11047

SHEET 1 OF 1



LOVELL AVENUE 60' R/W

REFERENCES:

MAP BOOK 2, PAGE 9
P.R.B. 40'P', PAGE 59
S.M.B. 13'S', PAGE 63

LEGEND

- 1/2" REBAR SET
- 1/2" IRON PIPE FOUND
- 1/2" REBAR FOUND
- "X" IN CONCRETE FOUND
- WOODEN SIGN POST
- WATER VALVE
- FLOOR LAMP
- TELECOMMUNICATIONS BOX
- WATER METER
- POWER POLE
- CURB INLET
- PARKING METER
- FLAG POLE
- GAS VALVE
- 4" WIDE WOOD FENCE
- ROPE & POST FENCE
- OVERHEAD POWERLINE
- HANDICAPPED
- A/C
- P.R.B.
- S.M.B.

SCALE 1" = 20'



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LOCATION OVERVIEW



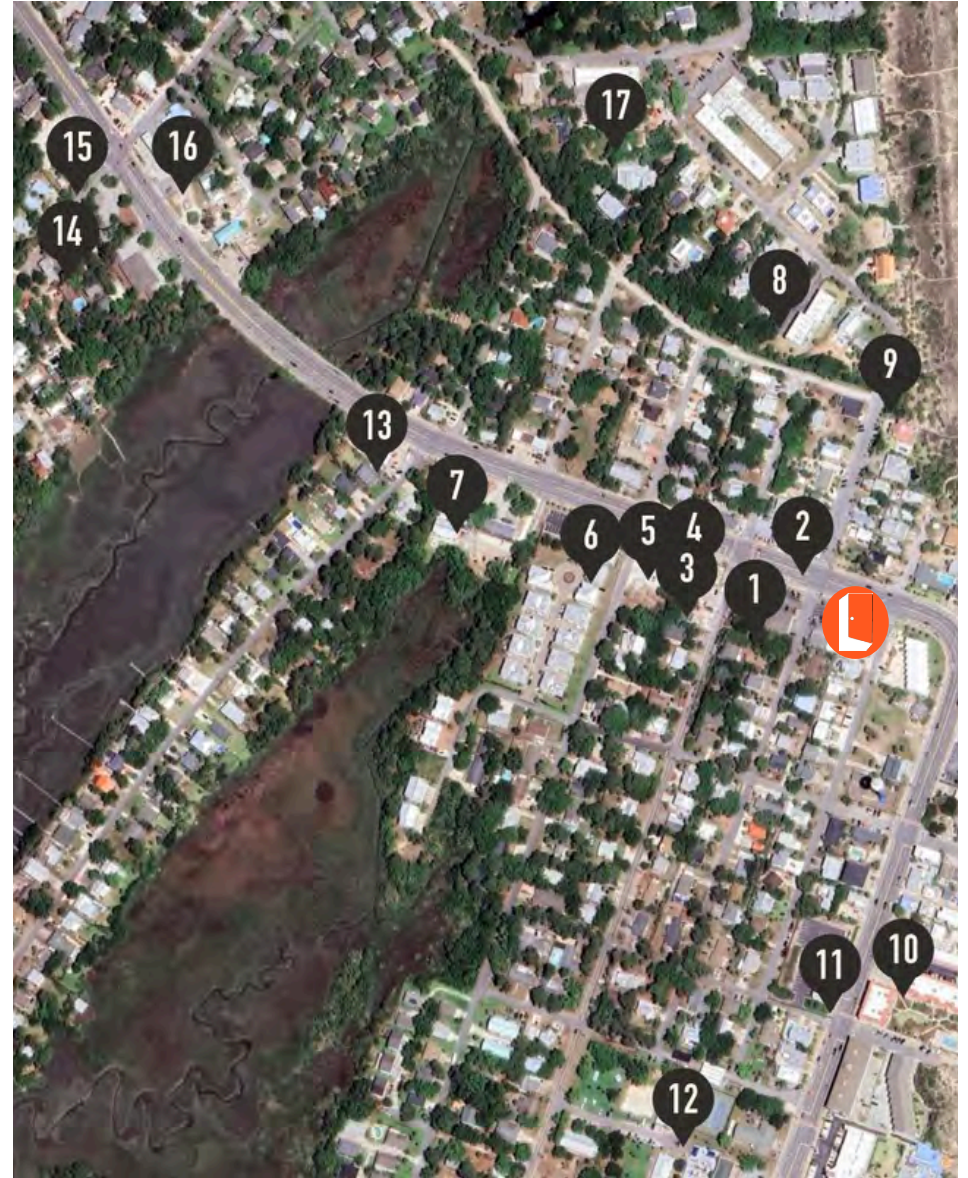
LOCATION OVERVIEW

POINTS OF INTEREST

- | | |
|---------------------------|---------------------------------|
| 1. Sundae Cafe at Tybee | 10. DeSoto Beach Hotel |
| 2. The Sugar Shack | 11. Funky Fish Outdoors |
| 3. Back River Brewery | 12. Tybee Island Memorial Park |
| 4. Agave Bar & Grill | 13. Waves Beach Wear |
| 5. High Tide Surf Shop | 14. Sea Wolf Tybee |
| 6. Island Style | 15. Tybee Island Visitor Center |
| 7. Quarter Grill | 16. Chu's Market |
| 8. Tybee Post Theater | 17. Tybee Island Inn |
| 9. East Gate Beach Access | |

SAVANNAH MSA DEMOGRAPHICS

POPULATION	SAVANNAH MSA
TOTAL POPULATION	429,418
MEDIAN AGE	37.0
TOTAL HOUSEHOLDS	167,969
# OF PERSONS PER HH	2.48
AVERAGE HH INCOME	\$78,010
AVERAGE RETAIL SPENDING/YEAR/HH	\$23,472.71
AVERAGE F&B SPENDING/YEAR/HH	\$4,005.69



LOCATION FLYOVER



MARKET OVERVIEW

TYBEE ISLAND TOURISM



1.9 million
annual visitors



1.19 million
average annual room-nights



\$215.16 million
annual on-island business revenue



68% increase
in total visitors since 2015

*All statistics from 2023 Tybee Island Tourism Impact Study. Learn more at cityoftybee.org

TYPICAL VISITOR

- Traveled to Tybee Island by personal vehicle (84.3%)
- Traveling with other people (95.3%)
- Return visitor - within last 12 months (61.8%)
- Non-Georgia resident (61.2%)
- Aged 35 to 64 (69%)
- Married/Long-term relationship (77.2%)
- Household income of more than \$100,000 (58.4%)

SPENDING HABITS

Spending on Non-accommodations (per person, per day)

- Tybee overnight visitors: \$106
- Tybee day visitors: \$59

Spending on Restaurants (per person, per day)

- Tybee overnight visitors: \$41.17
- Tybee day visitors: \$25.50



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