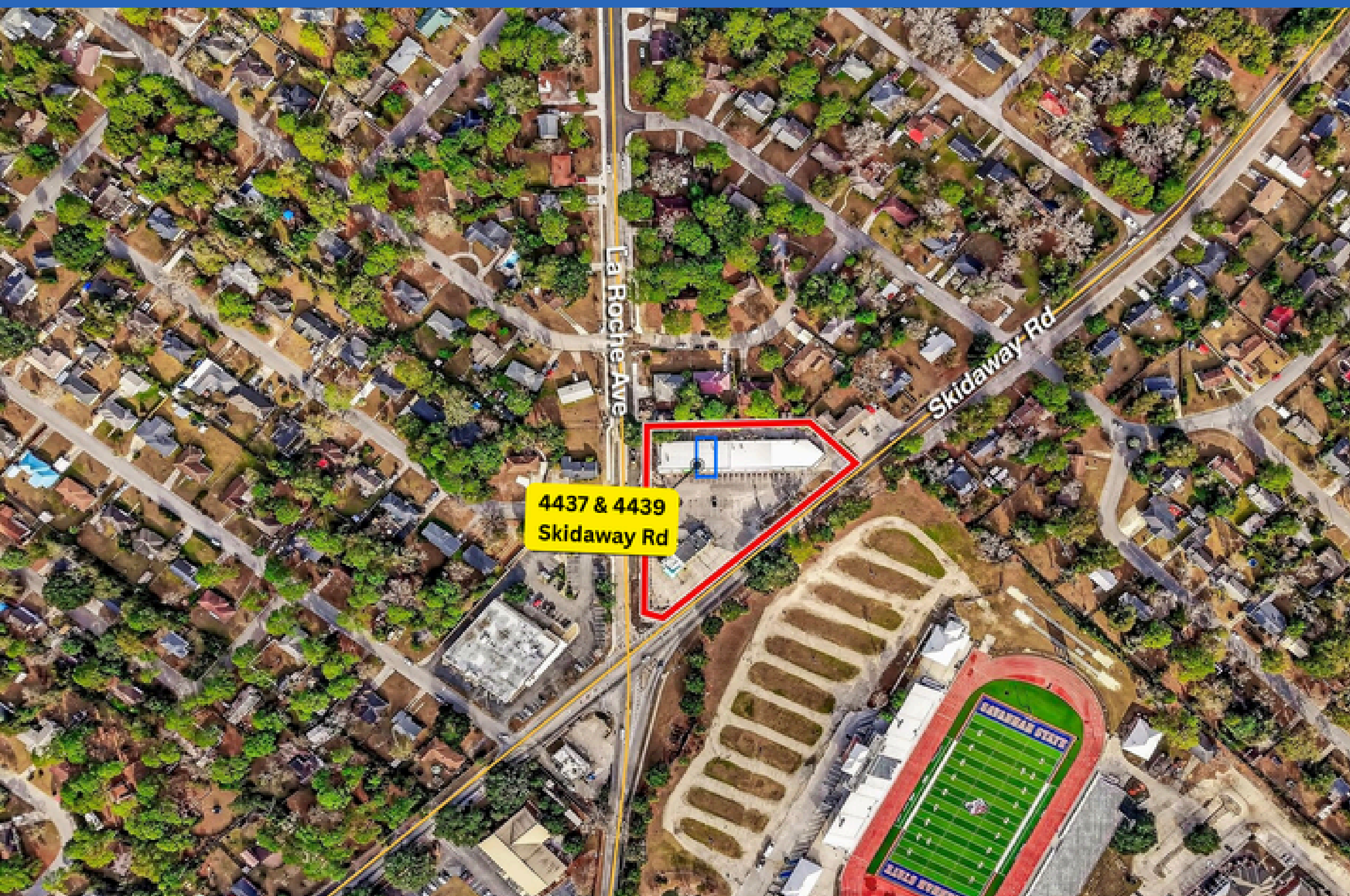




# OFFERING MEMORANDUM FOR LEASE

**PRIME SKIDAWAY RD RETAIL SUITES  
2 UNITS ±990 SF EACH (±1,980 SF TOTAL)**

**4437 & 4439 SKIDAWAY RD, SAVANNAH, GA 31404**



**Milap Patel**

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O: 888-959-9461 | 912-388-6639

Email: [Milap.Patel@exprealty.com](mailto:Milap.Patel@exprealty.com)



## OPPORTUNITY SUMMARY

Now available for lease: Small-bay retail / second gen service suites on Skidaway Rd in Savannah's 31404 trade area—a dense, neighborhood-driven corridor with steady daily traffic, strong rooftops, and a built-in customer base for service retail, boutique, wellness, food-to-go, and professional services.

- Two (2) suites: ±990 SF each | ±1,980 SF total
- Lease one suite or combine both (ideal for users wanting a wider storefront / larger back-of-house)

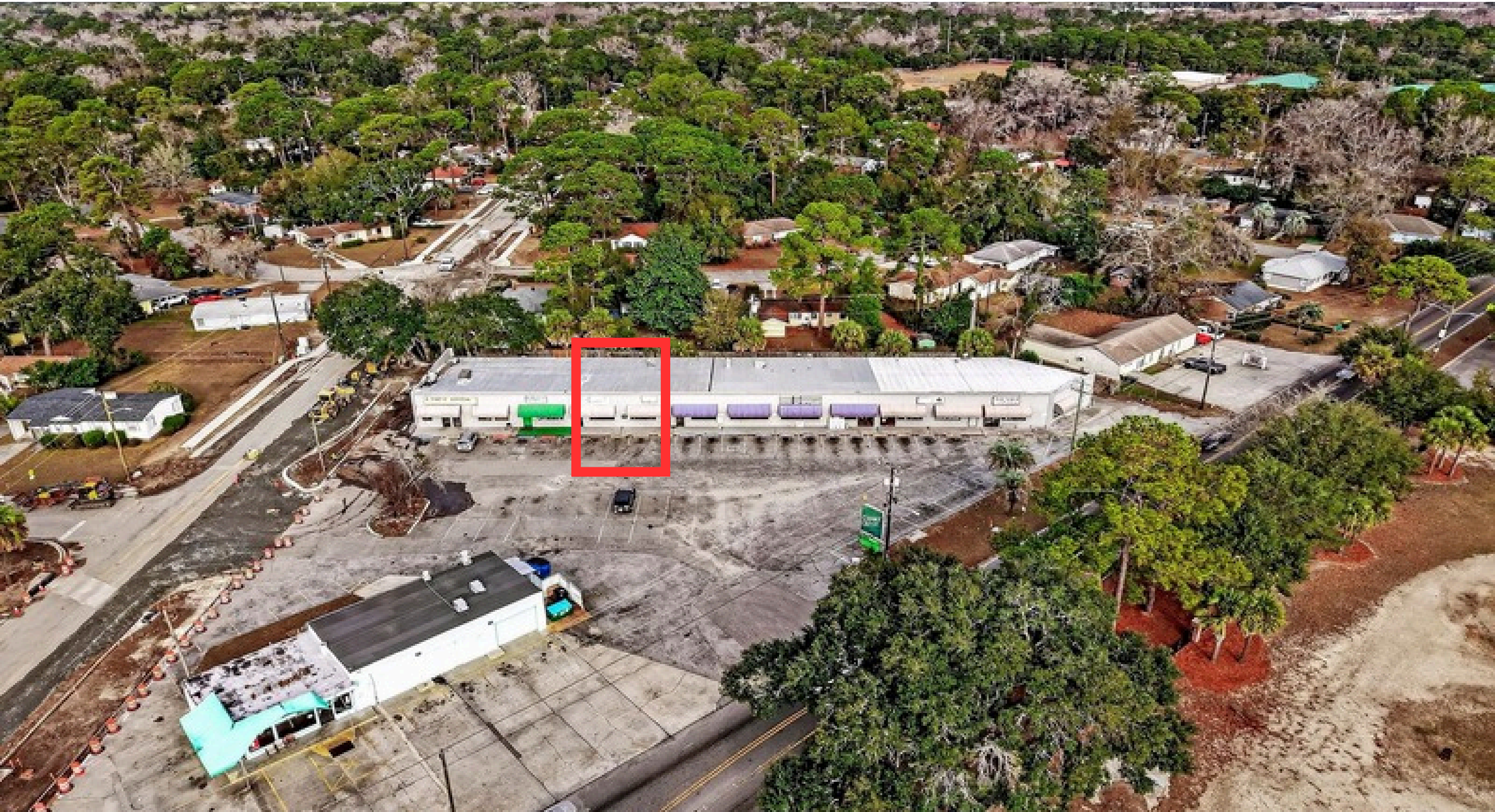
## DEAL POINTS AT A GLANCE

| PROPERTY HIGHLIGHTS |  |
|---------------------|--|
| Property            | Retail Center on Skidaway Rd, Savannah           |
| Address             | 5652 Ogeechee Rd (US Hwy 17), Savannah, GA 31419 |
| Available Space     | Two (2) suites: ±990 SF each   ±1,980 SF total   |
| Condition           | Second Gen Service Suites                        |
| Use                 | No Restrictions (subject to landlord approval)   |
| Lease Structure     | NNN  |
| Asking Base Rent    | \$20-\$27/SF + NNN                               |
| Estimated NNN       | \$6.00/SF (Est.)                                 |
| Preferred Term      | Negotiable                                       |





TENANT TO VERIFY ALL CONDITIONS DURING SITE TOUR.



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4437 SKIDAWAY RD



**exp**<sup>®</sup>  
REALTY

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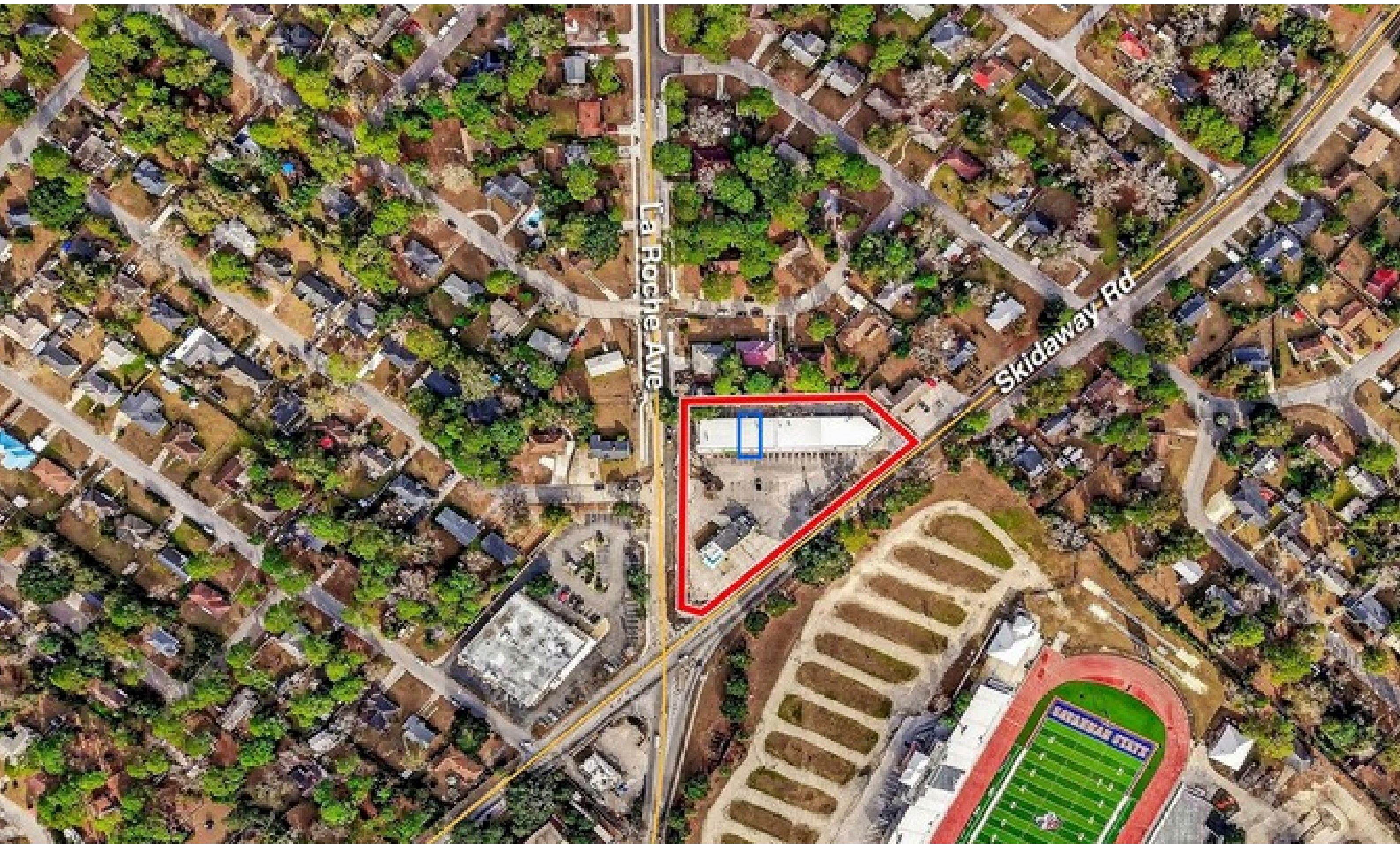


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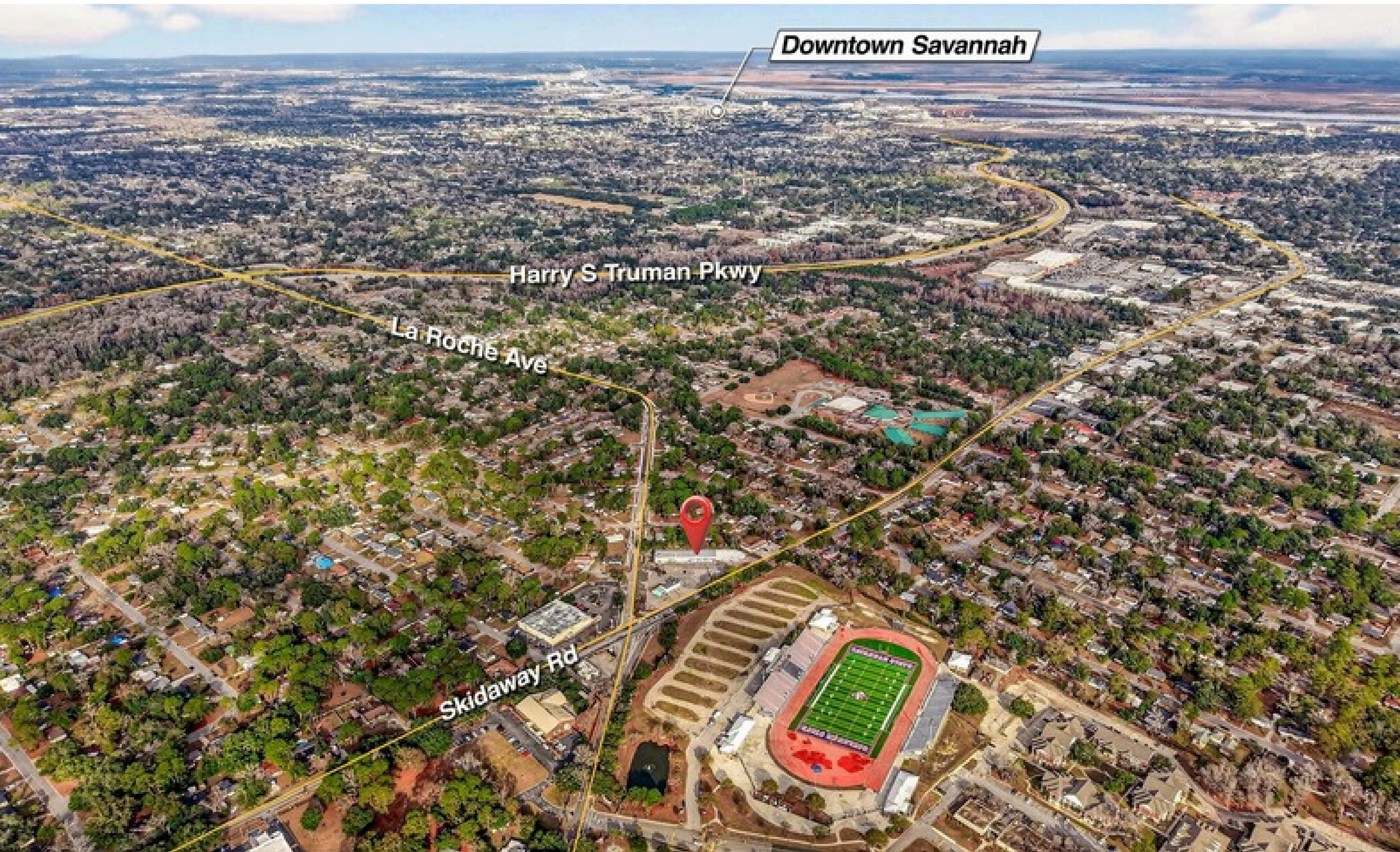




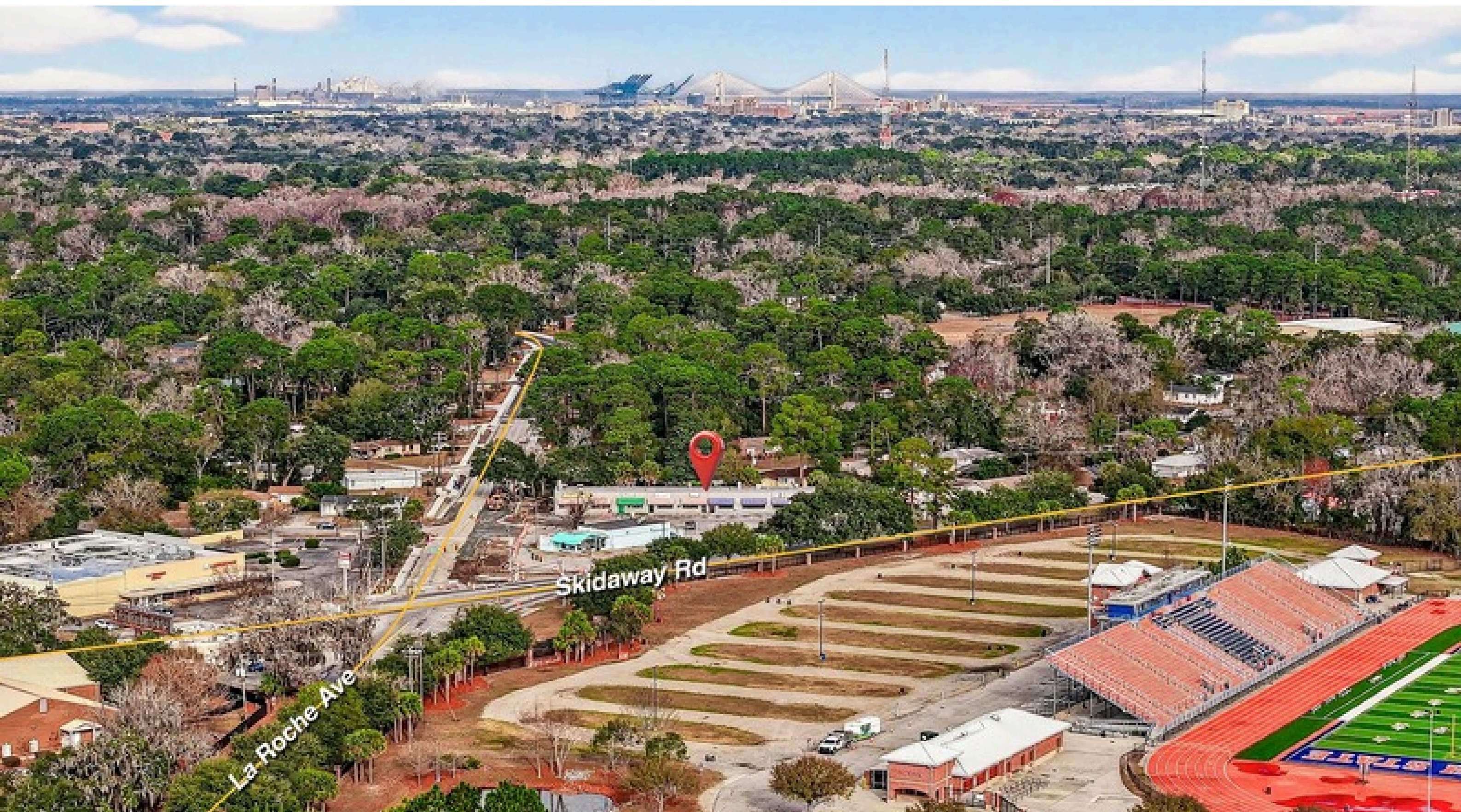
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# AREA OVERVIEW



SAVANNAH STATE UNIVERSITY & MULTIPLE COMMUNITIES WITHIN 1 MILE RADIUS



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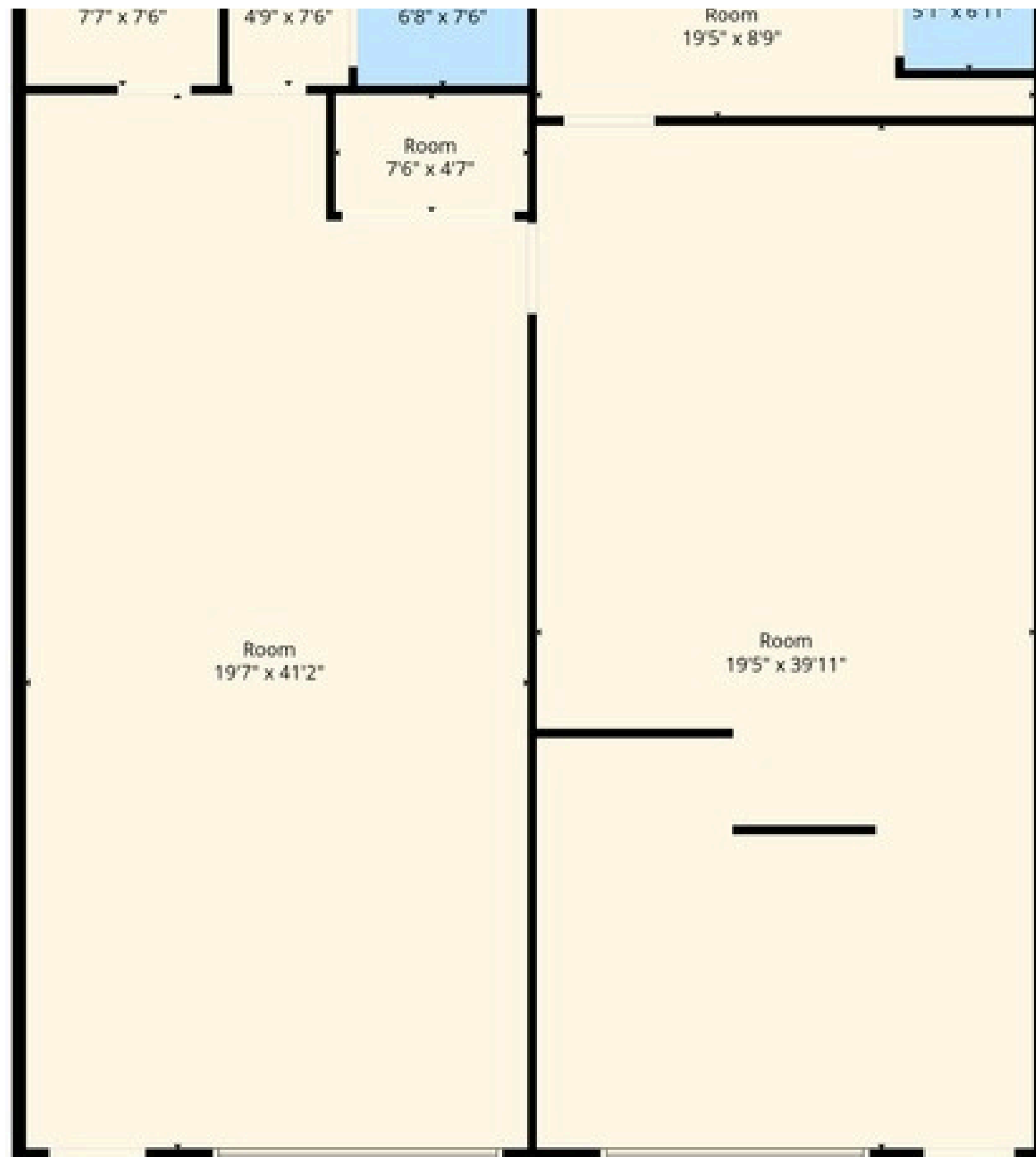
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# FLOOR PLAN REFERENCE



**DIMENSIONS ARE APPROXIMATE," AND "NOT TO SCALE".  
FOR ILLUSTRATIVE PURPOSES ONLY, AND NOT GUARANTEED**



# PROPERTY HIGHLIGHTS

## Overview

- Two (2) suites: ±990 SF each | ±1,980 SF total
- Lease one suite or combine both (ideal for users wanting a wider storefront / larger back-of-house)
- Existing restroom(s), HVAC, storefront glass, parking, signage rights

## Ideal Tenant Concepts

Right-sized footprint for “first or second location” operators (lower buildout + staffing needs)

Great for daily-needs businesses (repeat traffic, subscription-style services, personal care, grab-and-go, etc.)

## Best-Fit Categories

- Barber/beauty, nails, lashes, med spa, massage
- Boutique fitness / training studio / PT-type uses
- Insurance, tax prep, small professional office with storefront presence
- Cellular/accessories, specialty retail, parcel/shipping
- Dessert/coffee, quick-serve food-to-go

## Access & Area Highlights

- Direct frontage on Skidaway Rd — a primary neighborhood corridor serving Midtown / 31404 daily-needs traffic.
- Quick connectivity to Truman Parkway (SR 204) via the Victory Dr / US 80 interchange (major east-west route and a key access point to the limited-access parkway).
- Signalized intersection proximity (Skidaway Rd & Victory Dr area) supports easy in/out access for customers and delivery drivers.
- Public transit nearby — the Skidaway & Victory bus stop is a recognized transit point in the immediate corridor.
- Retail-friendly access: easy “on-the-way” stops for repeat-visit tenants (salon, wellness, office-service, grab-and-go, etc.)
- Skidaway Rd is a major neighborhood corridor with ~18,000–20,000 vehicles/day in the surrounding segment

## TRAFFIC & VISIBILITY

Skidaway Rd is a major neighborhood corridor with ~18,000–20,000 vehicles/day in the surrounding segment

Demographics: U.S. Census Bureau ACS (ZIP 31404). Traffic: GDOT planning sources; updated AADT available via GDOT TADA.



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# WHY SAVANNAH?

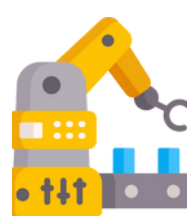
## OVERVIEW

Savannah is a leading Southeast growth market supported by major highway connectivity, expanding residential rooftops, a diverse employment base, and continued logistics and industrial momentum. The metro continues to attract new investment and supports retail demand from both residents and commuters.



### Transportation & Logistics:

Port of Savannah handles ~4.8M+ TEUs in 2025 (up ~4% YTD), one of the busiest U.S. container ports with excellent I-95/I-16 access.



Industry & Manufacturing: Hyundai Metaplant (~\$7.6B investment) targets 300,000+ vehicles/year, creating thousands of jobs; Gulfstream (~20,000 regional jobs) anchors aviation; major players include Amazon, JCB, and logistics firms.



Education & Talent: SCAD, Georgia Southern, and technical colleges supply skilled workers in creative fields, aviation, logistics, and advanced manufacturing.



Population Growth: Metro area ~425,000–432,000 residents (2024–2025 est.), with continued above-average in-migration and housing expansion.



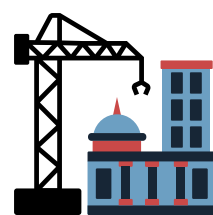
# WHY GEORGIA?

## OVERVIEW

Georgia is a high-growth Southeast market supported by strong transportation networks, expanding residential communities, a diversified employment base, and sustained logistics and industrial activity. The state continues to attract investment and fuels retail demand from residents, businesses, and daily commuters statewide.



**Infrastructure of the Future:** Logistics powerhouse via Port of Savannah (5.7M TEUs in FY2025, up 8.6%; supports ~651,000 jobs statewide, up 7%); warehouse/logistics jobs grew ~90% in recent years.



**Economic Competitiveness:** Consistently #1 state for doing business (12th year in 2025); ranks high in new business creation (6th for net entrepreneurs), investment attraction, and innovation.



**Future of Talent:** Ranks high in STEM indicators and job growth (15th nationally over last 5 years, 20.6% increase); strong talent base positions Georgia as a leader in high-tech employment.



**Economic Overview & Population:** Robust economy with GDP ~\$718B (2025); population projected to add ~2.2–2.5 million by 2050, supporting workforce expansion and prime-age growth.



# TRADE AREA DEMOGRAPHICS

## ZIP CODE 31404 (SAVANNAH) - SNAPSHOT

| PROPERTY HIGHLIGHTS                |           |
|------------------------------------|-----------|
| Households                         | 12,830    |
| Avg Household Size                 | 2.3       |
| Land Area (per sq mi)              | 13.7      |
| Population Density (per sq mi)     | 2,242     |
| Median Age                         | 35.6      |
| Median Household Income            | \$49,805  |
| Housing Units                      | 14,427    |
| Median Home Value (Owner Occupied) | \$193,100 |
| High School Grad or Higher         | 89.2      |
| Mean Commute Time                  | 20.3 mins |

## NEXT STEPS

Qualified operators and franchisees are invited to tour the site and review the lease terms.

## DISCLAIMER

This Offering Memorandum is for informational purposes only and is subject to errors, omissions, change of price, rental or other conditions, prior lease, withdrawal without notice, and does not constitute an offer. All information should be verified by prospective tenants and their representatives. Renderings, plans, and area figures are approximate. Neither Landlord, Broker, nor their representatives make any warranty or representation as to the accuracy of the information herein.

Source: U.S. Census Bureau American Community Survey (ACS) 5-year estimates (ZIP 31404).



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