

NAI

FOR LEASE

Mosaic

Towne Center



UNIT 2

AVAILABLE | ±2,000 SF Retail Space

CONTACT

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NAI Mopper|Benton

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NAI Mopper|Benton

Commercial Real Estate Services. Worldwide.



ABOUT THE PROPERTY

NAI Mopper|Benton is excited to exclusively present this 2,000 SF Retail Space available For Lease.

Located at the Mosaic Development, this property presents a unique and rare opportunity for any business looking to expand into one of the fastest growing markets in Savannah, Georgia.

The Mosaic development, anchored by Costco, is a 171 + acre Mixed -Use Developments with over 600+ units of Multi-Family in the pipeline.

<u>AVAILABLE</u>	<u>Immediately</u>
<u>ZONING</u>	<u>Commercial</u>
<u>ASKING PRICE</u>	<u>Please Inquire</u>



35k VPD



C-2
Zoning



Monument
Signage



Shell
Space



84+ Parking
Spaces



BUILDING 1	SIZE	AVAILABILITY	DELIVERY
Unit 1	4,000 SF	LEASED	Shell
Unit 2	2,000 SF	Available	Shell
BUILDING 4			
Unit 1	2,000 SF	Available	Shell
Unit 2	2,000 SF	Available	Shell
Unit 3	2,000 SF	Available	Shell

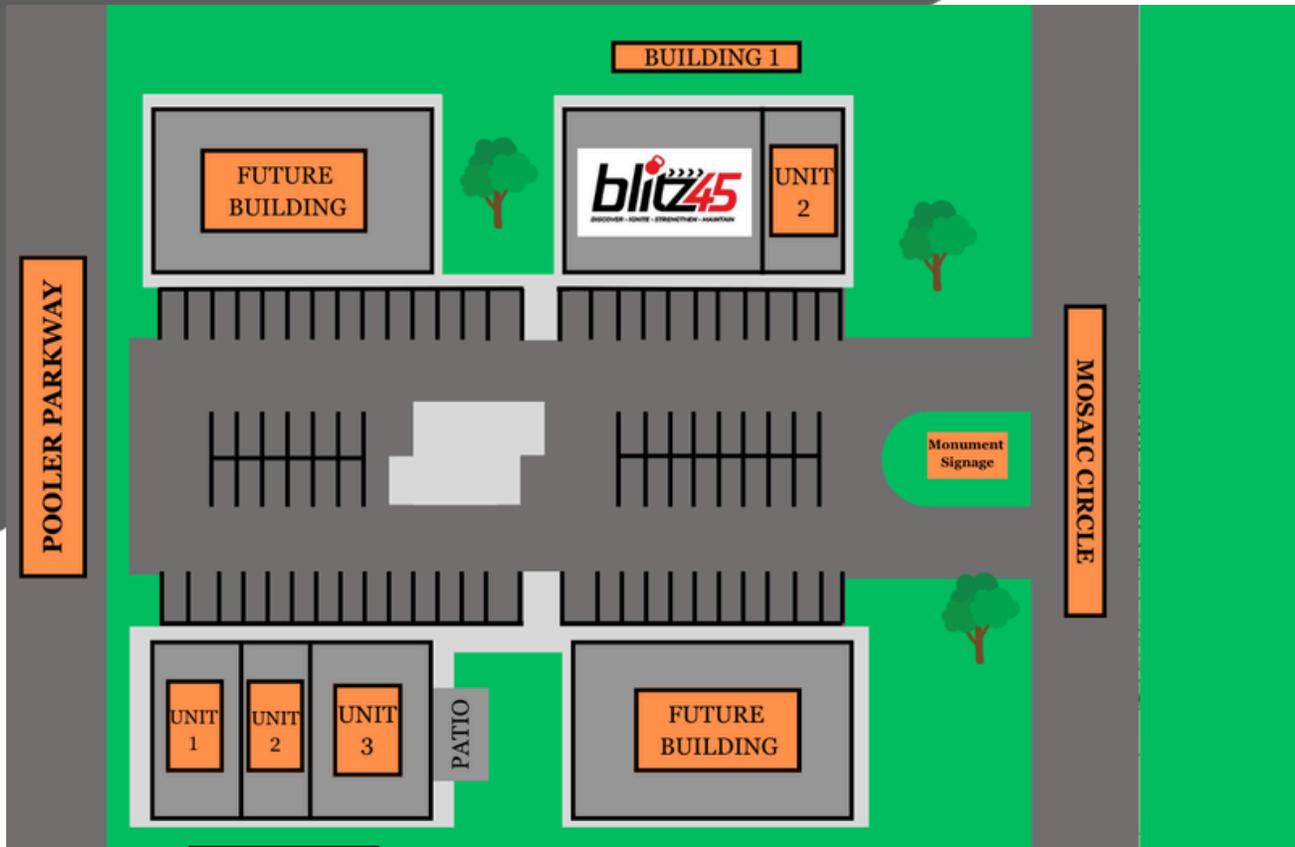
MASTER PLAN



AERIALS



SITE PLAN



NEARBY DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
2020 Population	4,141	23,226	44,249
2024 Population	4,832	24,286	47,567
2029 Projected Population	5,133	25,342	49,895
Median Age	37.9	39.7	38.9

Households & Income	1 Mile	3 Miles	5 Miles
2020 Households	1,631	9,251	17,513
2024 Households	1,883	9,615	28,698
2029 Household Projection	1,999	10,031	19,608
Annual Growth 2024 - 2029	6.16%	4.33%	4.87%
Average HH Income 2024	\$112,899	\$96,366	\$106,887
Total Consumer Spending	\$67,383	\$314,918	\$634,588



NEARBY TENANTS



DRIVING DISTANCES TO CITIES

ATLANTA	242 MI
JACKSONVILLE	132 MI
CHARLESTON	107 MI
NASHVILLE	491 MI
MACON	160 MI
CHARLOTTE	252 MI
ORLANDO	273 MI

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PROXIMITY TO NEARBY HIGHWAYS



I-16

Right off I-16

I-95

5 minutes via I-95

US-80

10 Minutes via Pooler Parkway



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