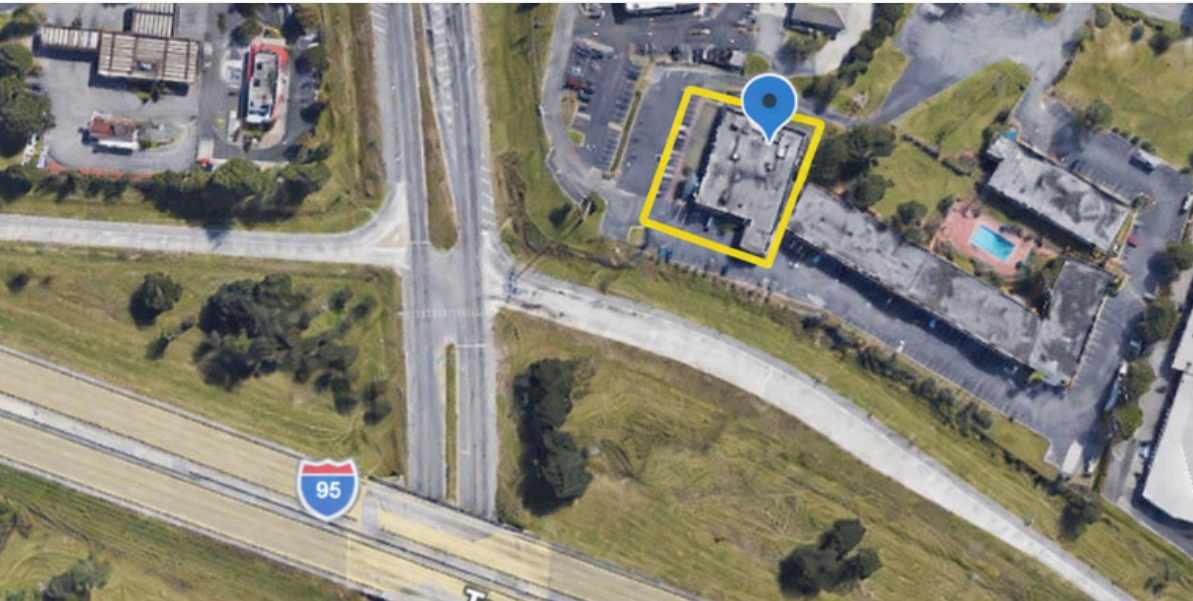


FOR LEASE

3 Gateway Blvd S.
SAVANNAH, GA 31419



ASKING RENT

\$140,000
NNN

BUILDING SIZE

11,634 SF

LEASE TYPE

NNN

High Visibility Second-Generation Restaurant

PROPERTY OVERVIEW

Prime I-95 Restaurant Opportunity

A rare opportunity to lease a fully built-out, freestanding second-generation restaurant in one of Savannah's highest-traffic commercial corridors with visibility and access from I-95. Formerly Perkins Restaurant & Bakery, this property delivers significant tenant savings with an existing commercial kitchen infrastructure, full dining room, and direct visibility and access from Interstate 95 and Tom Coleman Highway. Also available for ground lease.

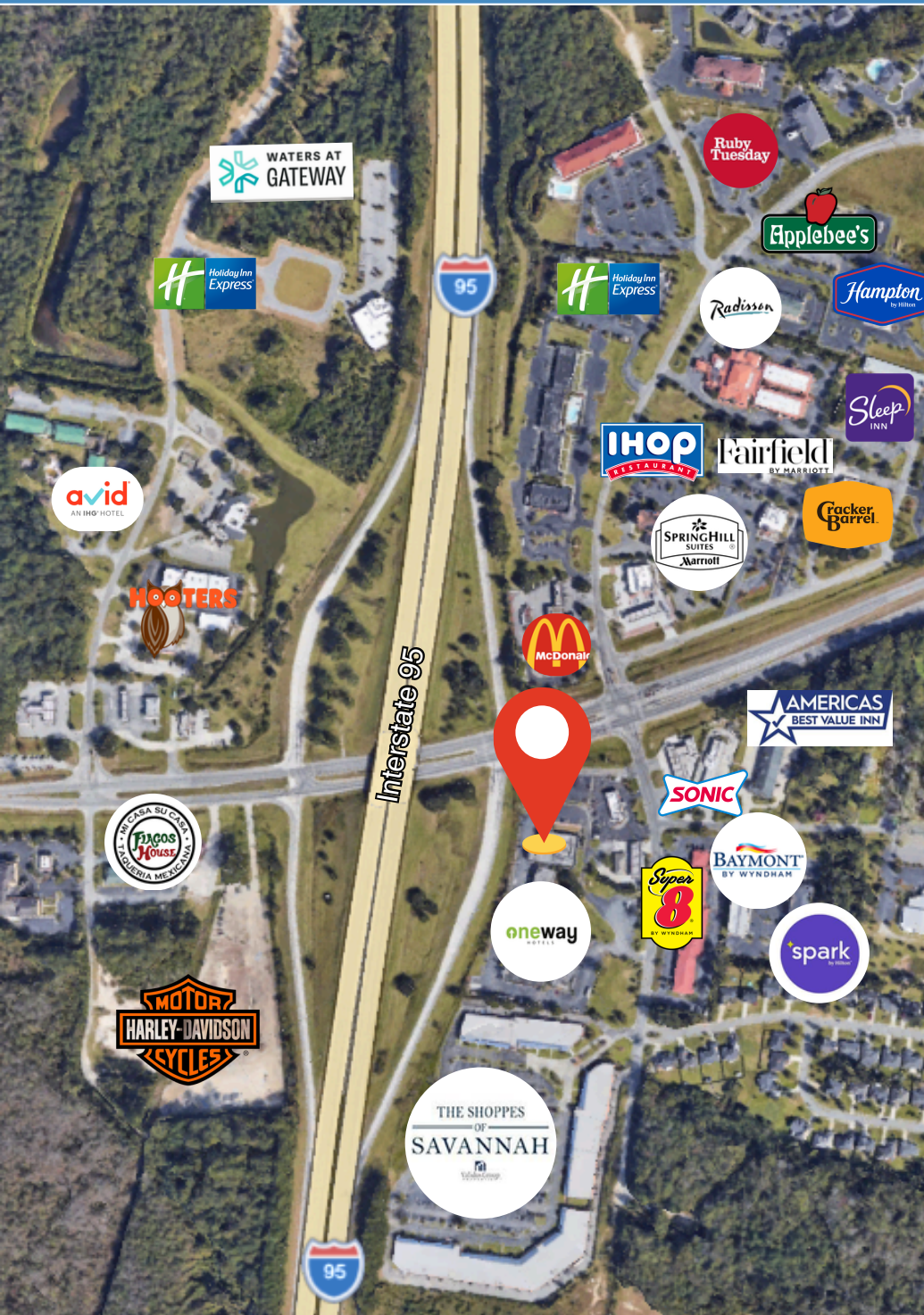
PROPERTY SPECIFICATIONS

Address	3 Gateway Blvd S, Savannah, GA 31419
Building Size	11,634 SF · Freestanding
Asking Rent	\$140,000 (Annual)
Lease Type	Triple Net (NNN)
Use	Second-Generation Restaurant
Prior Use	Perkins Restaurant & Bakery
Condition	Kitchen Infrastructure In Place
Parking	Ample On-Site Surface Parking
Access	Direct off I-95 / Tom Coleman Hwy
Signage/ Visibility	Pylon / Monument Opportunity
County	Chatham County, Georgia
Availability	Immediate



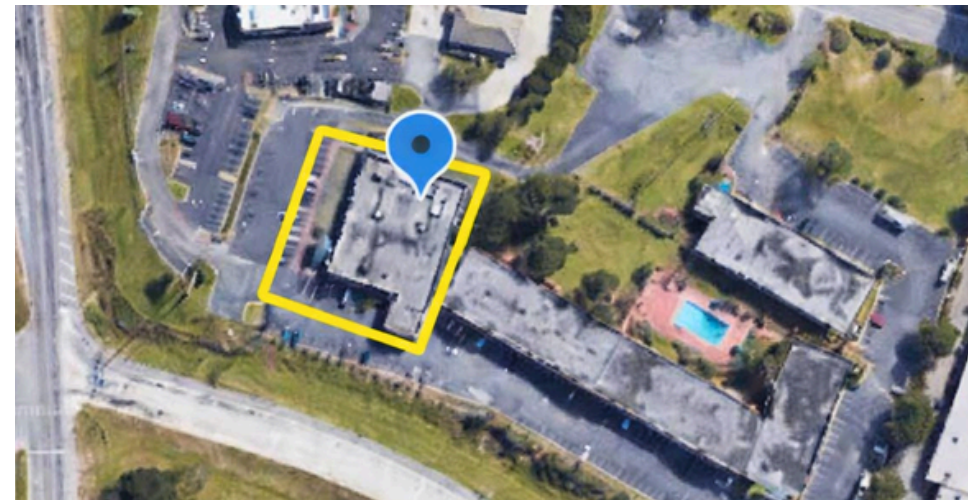
IDEAL TENANT PROFILE

- Full-service family dining, breakfast / all-day casual concepts
- Concepts seeking to cater to a built-in hotel customer base
- Regional or national QSR / fast-casual chains seeking an I-95 location
- Franchisees targeting second-gen spaces with reduced upfront TI Bakery, diner, or comfort-food operators serving the commuter base
- Concepts targeting the airport, tourism, and logistics workforce



PROPERTY HIGHLIGHTS

- **Second-Generation Buildout** — Existing commercial kitchen equipment
- **Direct I-95 Access & Visibility** — Situated at the I-95 / Tom Coleman Hwy interchange, capturing tens of thousands of vehicles daily on one of the Eastern Seaboard's busiest corridors.
- **Proven Restaurant Corridor** — Neighboring Hardee's, Cracker Barrel, and Savannah Festival Outlet Center form an established dining and retail destination.
- **Freestanding Building** — 11,634 SF with dedicated parking, full road visibility, and no shared-wall constraints.
- **Multiple Demand Drivers** — Savannah/Hilton Head Airport, Oglethorpe Mall, two major hospitals, and two universities all within a 15-minute radius.
- **Tourism-Driven Market** — Savannah welcomes over 14 million visitors annually, delivering consistent F&B demand beyond local residents.
- **NNN Lease Structure** — Tenant responsible for taxes, insurance, and maintenance, providing clean, predictable economics.
- **Available Immediately** — Vacant and ready for buildout immediately.
- **Built-in Customer Base** — Proximity to 24 hotels within < 1 Mile radius
- **Exposure & Access** — Visibility from I-95 (over 96,500 vehicles per day) with direct access from I-95 (Exit 94).



LOCATION & TRADE AREA

Gateway / I-95 Southside — Savannah, GA

The Gateway Boulevard corridor at I-95 is Savannah's premier interchange retail and dining node, capturing traffic from four high-value demand pools: interstate and tourist travelers, the Southside residential community, the Port and airport workforce, and the university and medical campus population. This location offers unmatched exposure and repeat customer potential for any food & beverage operator.

NEARBY DEMAND GENERATORS

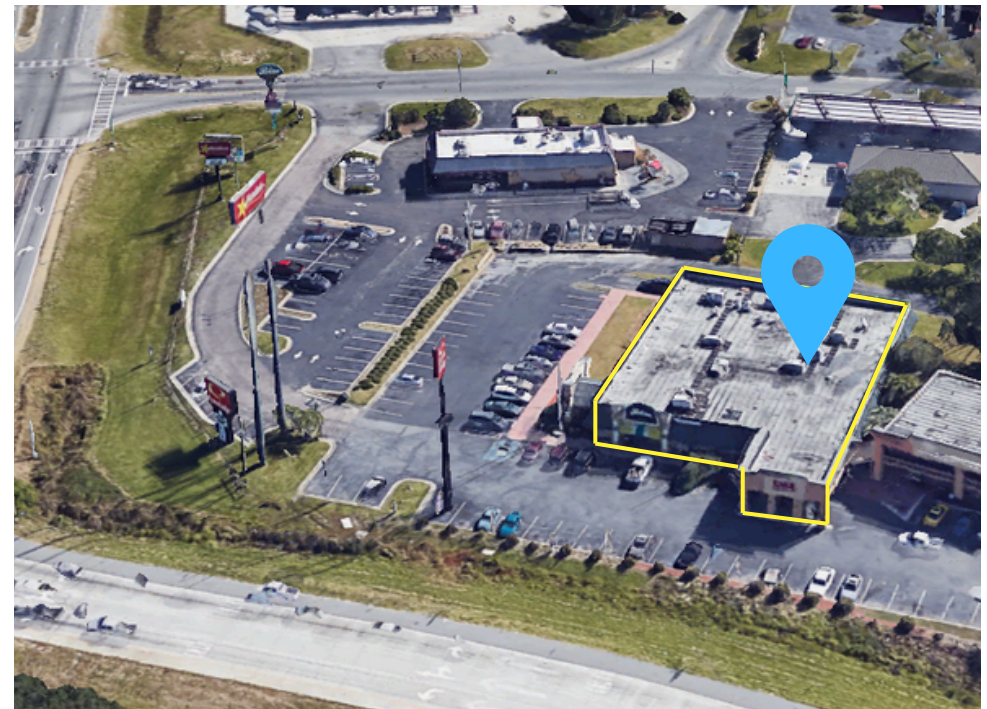
DEMAND GENERATOR	DISTANCE	CATEGORY
Savannah/Hilton Head Intl. Airport	~5 min	Transportation
Hooters / Cracker Barrel	On corridor	Co-Tenancy
Savannah Festival Outlet Center	~0.2 mi	Retail
Oglethorpe Mall	~5 min	Retail Anchor
Memorial University Medical Center	~10 min	Healthcare
Candler Hospital	~10 min	Healthcare
Georgia Southern Univ. – Armstrong	~10 min	Education
Savannah State University	~15 min	Education
Port of Savannah	~20 min	Industrial

This offering is presented exclusively by Compass Commercial. All inquiries should be directed to the listing broker. Information has been obtained from sources deemed reliable but is not guaranteed. Prospective tenants should independently verify all material facts prior to executing a lease agreement.

Information deemed reliable but not guaranteed. Subject to change without notice.

SAVANNAH MARKET AT A GLANCE

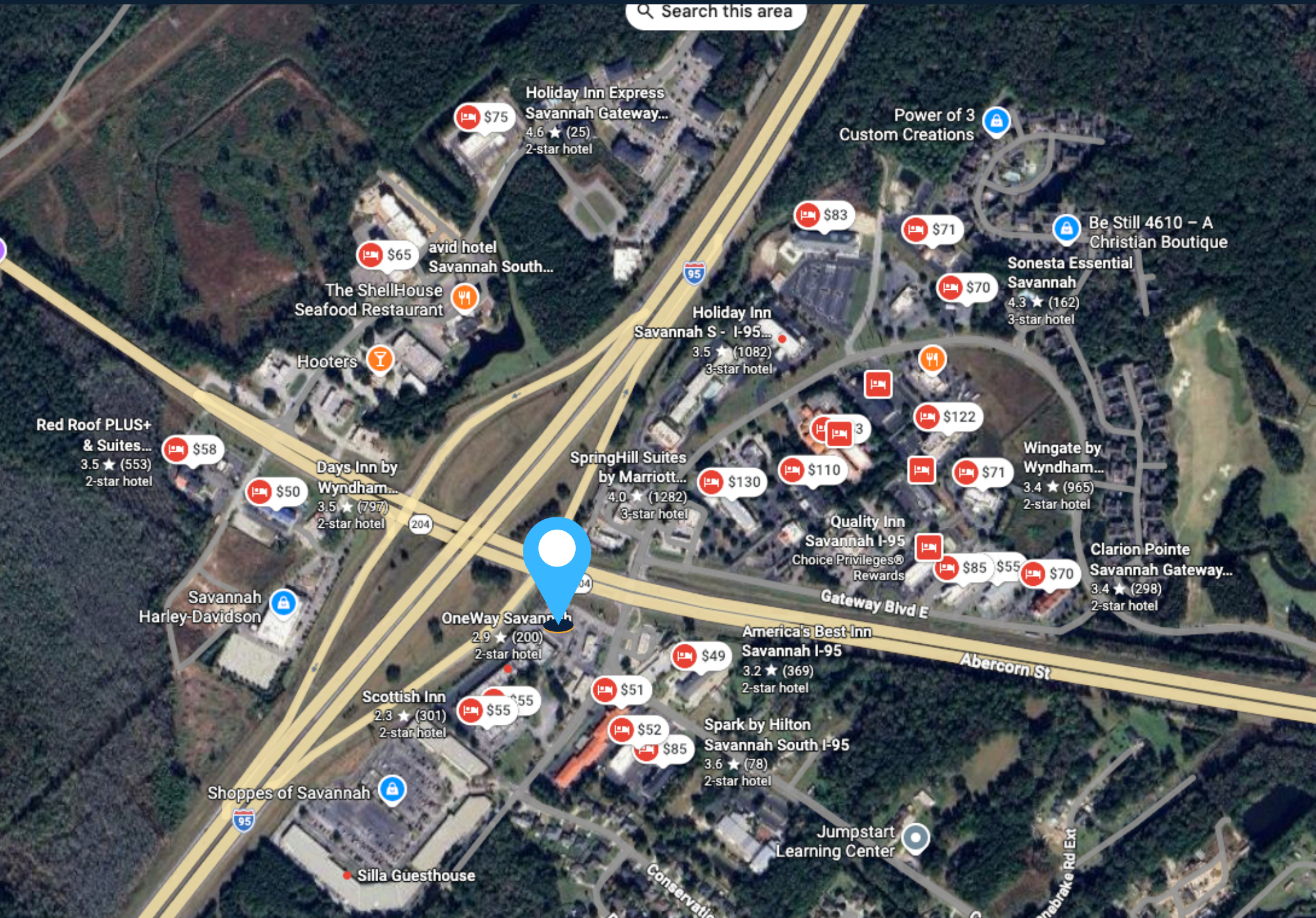
- 14M+** Annual visitors to Savannah Consistent year-round F&B demand
- 12.9M** Visitors in 2024 a record, with visitor spending hitting \$4.1 billion in Savannah alone.
- #1** Container port in the United States Large logistics & trade workforce nearby
- Top 10** Fastest-growing Georgia metros Expanding residential consumer base



TRADE AREA MAP - Restaurants



TRADE AREA MAP - Hotels



HOTEL CORRIDOR — GATEWAY BLVD S

I-95 Exit 94 · Savannah, GA · Chatham County



CORRIDOR HOTEL DENSITY

Gateway Blvd S · I-95 Exit 94 · Savannah, GA

14 HOTELS	1,400+ ROOMS	\$49—\$130 RATE RANGE
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1		Holiday Inn Express 4.6★ · 25 reviews	\$75 /night
2		Avid Hotel (IHG) 4.1★ · 518 reviews	\$65 /night
3		Days Inn by Wyndham 3.5★ · 797 reviews	\$50 /night
4		Red Roof PLUS+ & Suites 3.5★ · 553 reviews	\$58 /night
5		SpringHill Suites Marriott 4.0★ · 1,282 reviews	\$130 /night
6		Holiday Inn S. I-95 3.5★ · 1,082 reviews	\$83 /night
7		Quality Inn Savannah I-95 3.2★ · — reviews	\$71 /night
8		Wingate by Wyndham 3.4★ · 965 reviews	\$71 /night
9		Sonesta Essential 4.3★ · 162 reviews	\$70 /night
10		Clarion Pointe Gateway 3.4★ · 298 reviews	\$70 /night
11		Spark by Hilton S. I-95 3.6★ · 78 reviews	\$85 /night
12		America's Best Inn I-95 3.2★ · 369 reviews	\$49 /night
13		Scottish Inn 2.3★ · 301 reviews	\$55 /night
14		OneWay Savannah 2.9★ · 200 reviews	\$55 /night

14 hotels within 1/2 mile of the subject property provide a large captive overnight guest population seeking nearby dining options — directly benefitting any F&B operator at 3 Gateway Blvd S.

3 Gateway Blvd S.
SAVANNAH, GA 31419

EXCLUSIVELY LISTED BY:

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POROSOFF GROUP