

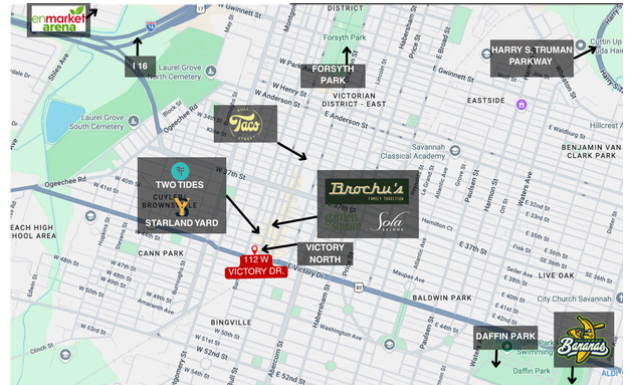


Space. Parking. Presence. The Ultimate Starland Investment

Position your business at the intersection of Savannah's most rapid growth. This TC-2 Zoned property offers a massive $\pm 6,000$ SF footprint in the nationally acclaimed Starland District. With 19 private parking spaces on-site, it solves the area's biggest hurdle for high-volume tenants.

Located on a primary East-West artery with an Annual Average Daily Traffic (AADT) of 22,000+ vehicles, the site ensures maximum brand visibility and consistent customer flow. Situated directly across from SCAD Victory Village and steps from Victory North, 112 West Victory captures the highest combined foot and vehicle traffic counts in the district.

Known for its dynamic blend of breweries, boutiques, and art-driven events, Starland is a premier urban destination. Featured in The New York Times, Vogue, and Travel + Leisure, this neighborhood has solidified its reputation as a global cultural and investment hotspot.



DEMOGRAPHICS 3 MILES 5 MILES 10 MILES

2024 Total Population	3 MILES	5 MILES	10 MILES
	58,836	134,576	248,396

KEY FACTS

- ✓ $\pm 6,000$ SF Building with utilities in place (gas & electric)
- ✓ 19 lined parking spaces
- ✓ Cinderblock construction with 2 roll-up doors
- ✓ Strong tourism and local foot traffic
- ✓ High-traffic corridor (22,000+ vehicles daily)

LOCAL AREA OVERVIEW

Ideally located on the Atlantic coast, the Savannah metro area is a hub for a dynamic workforce, home to close to 1 million. This talent pool is bolstered by a consistent stream of over 4,000 military members who transition to the civilian sector each year, as well as more than 65,000 students from 18 area colleges and universities, including SCAD. These institutions are a direct pipeline for a skilled workforce in industries ranging from creative and technical services to advanced manufacturing and healthcare technology.

This economic strength is complemented by a world-class quality of life. Savannah is home to the largest National Historic Landmark District in the nation, with 22 preserved, moss-draped squares. Its thriving arts and culture scene is a draw for talent and visitors alike, featuring a high concentration of art galleries, award-winning restaurants, and a calendar full of live music and film festivals. With the Atlantic beaches just minutes away, Savannah offers a lifestyle where career opportunity and coastal living go hand in hand.

NATIONAL RECOGNITION & GROWTH

Travel + Leisure

"Readers adore Savannah for its leafy parks, great shopping... and the **Starland District.**"

— *Travel + Leisure*, "World's Best Cities" (2025)

Savannah Magazine

"Fueled by entrepreneurship and artistic camaraderie, the **Starland District rockets to success.**"


— *Savannah Magazine*, "Shop, Do, Dine Local" Issue (March/April 2025)

Savannah Morning News

"The Starland District [is] **Savannah's most dynamic cultural hub**, brimming with artistic energy, unique eateries, and lively entertainment."

— *Savannah Morning News* (February 2026 coverage of new mixed-use developments)

PROPERTY HIGHLIGHTS

 2.85 MILLION

 19 PARKING
SPACES

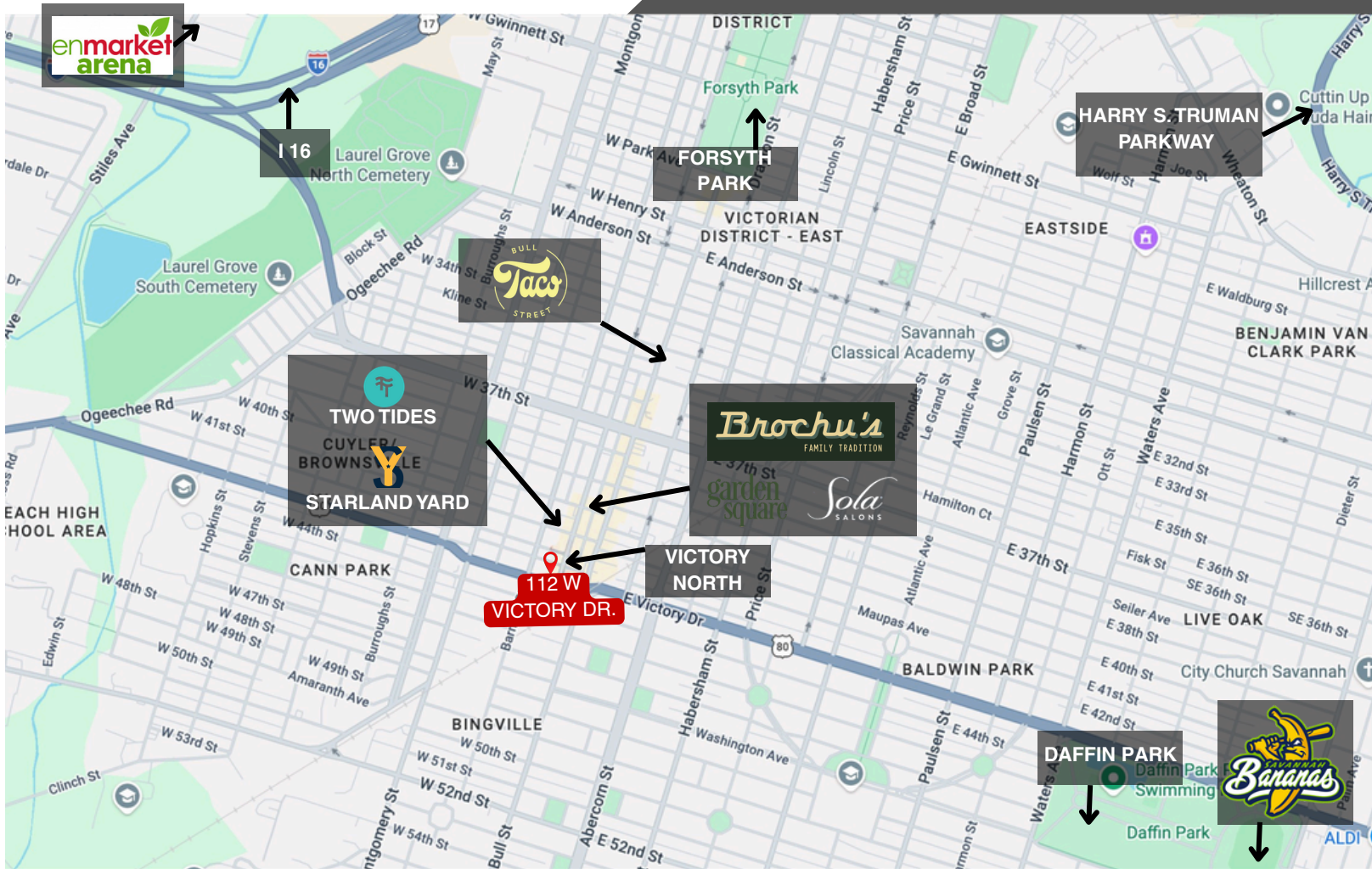
 ± 6,000 SF

 ZONING: TC-2

 19 MIN TO AIRPORT

 7 MIN TO ENMARKET
ARENA

 TOTAL POPULATION:
58,836



PROPERTY HIGHLIGHTS

- Built-in Clientele: Situated in the heart of the "SCAD bubble," this location benefits from immediate proximity to Victory Village—comprising Sail, Surf, and Sand (650 beds). With hundreds of student apartments and creative professionals just steps away, the area ensures high-volume, consistent foot traffic from one of Savannah's most active demographics.
- NEW SCAD student housing complex site at 2819 Bull Street (near Victory North). The city has approved a 3-story, 181-unit building.
- Nestled in the heart of Savannah, the Starland District is a dynamic cultural hub brimming with artistic energy, unique eateries, and lively entertainment.
- Leverage Savannah's 17 million annual tourists, who contribute \$4 billion to the local economy.

THE PROPERTY



IN THE NEIGHBORHOOD



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SEABOLT
REAL ESTATE



Contact Us

Beth Vantosh, Vantosh Commercial Group
(912) 663-3392 | bvantosh@vantoshco.com

Harry Rosen
(912) 656-8626 | harry@savcreb.com

Visitor
Spending
\$4
Billion

Over **17M** Annual Visitors

10 Million Overnight Visitors
7.3 Million Day Visitors

Named **#6** FRIENDLIEST CITIES
in the U.S.

2025 TOP RANKINGS

#4 BEST
U.S. CITY

Travel & Leisure

#2 The South's
Best Cities