

VICTORY CROSSINGS

FOR LEASE

1800 E. VICTORY DRIVE, SAVANNAH, GA 31404



LOCATION DESCRIPTION

Located in the heart of Savannah, Victory Crossings is positioned at the high-traffic intersection of Victory Dr & Truman Pkwy

PROPERTY HIGHLIGHTS

- 2,405 SF 2nd generation restaurant coming available soon
- Situated on E. Victory Drive, just west of Truman Pkwy, the highly traveled routes to Savannah's Historic District & Tybee Island
- Nearby Memorial University Medical Center, a 612 bed hospital with 3,500 employees, is region's only Level 1 Trauma Center & children's hospital
- Nearby retailers include Whole Foods, Target & Home Depot
- 14.8 M tourists visit Savannah each year, spending \$3.1 billion
- Traffic Counts: E. Victory Drive 26,000 (AADT); Truman Parkway 29,400 (AADT)



DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
2022 Total Population	78,890	125,288	222,056
2022 Daytime Population	96,459	155,362	258,749
2022 Total Households	32,895	51,094	89,973
2022 Avg HH Income	\$75,211	\$77,146	\$84,897



KELLY PULIGNANO
kelly.pulignano@tscg.com
904.565.2635

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SUITE	TENANT NAME	SPACE SIZE
Suite 2	Orange Theory Fitness	3,500 SF
Suite 4A	Benchmark	1,800 SF
Suite 4B	Lotus Day Spa & Nails	1,710 SF
Suite A	Baldino's Giant Jersey Subs	1,875 SF
Suite E	Pure Sweat	1,250 SF
Suite F	Available Soon	2,405 SF

SUITE	TENANT NAME	SPACE SIZE
Suite G	Seasons of Japan	2,165 SF
N/A	Floor & Decor	67,230 SF
N/A	Comcast	4,375 SF
OP 1	IHOP	4,950 SF
OP 2	Verizon	3,000 SF



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