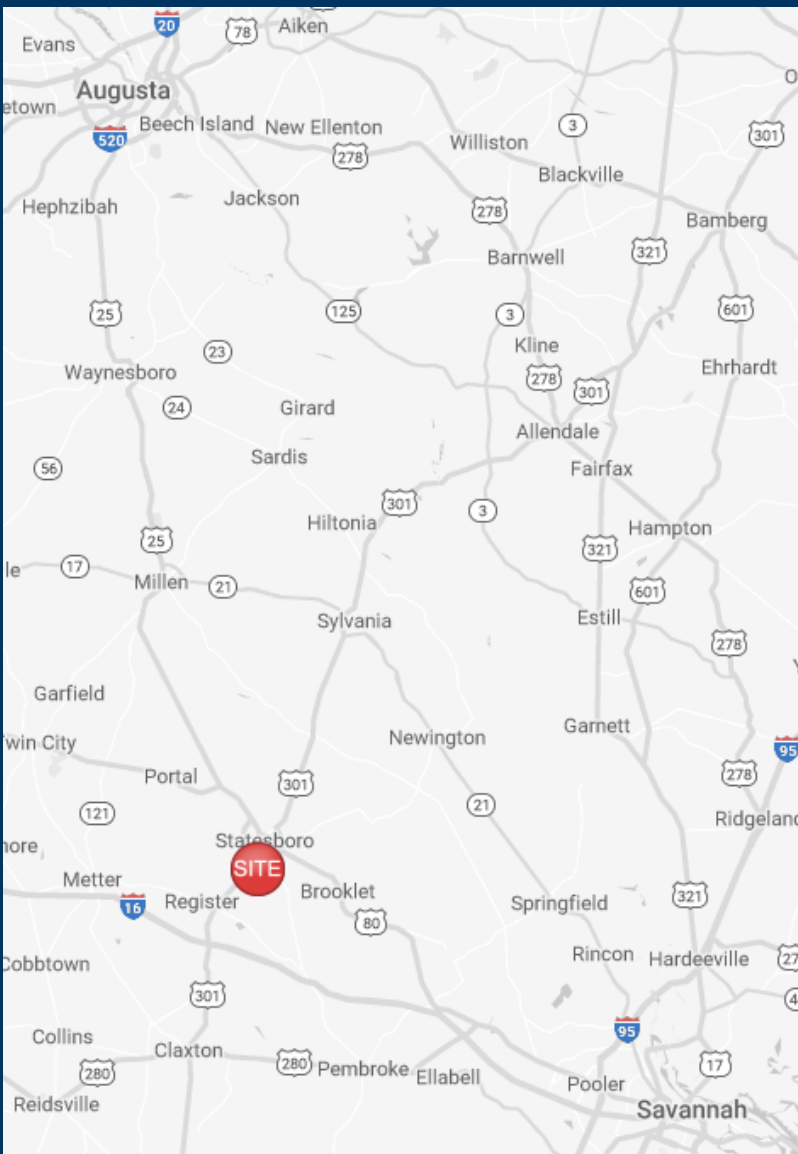


# University Station

Veterans Memorial Pkwy  
Statesboro, GA 30458

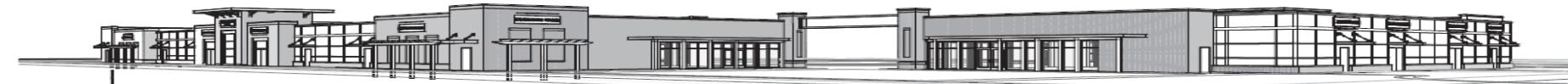


## Leasing Contacts

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ahodge@riverwoodproperties.com

[riverwoodproperties.com](http://riverwoodproperties.com)



## Property Highlights

- This new development is located on Veterans Memorial Parkway in Statesboro, GA offering 3 separate retail buildings and one ground lease opportunity.
- Five minutes east of the affluent residential neighborhoods that surround the Forest Heights Country Club
- Located near the new Tormenta FC Stadium, multi-purpose soccer stadium complex that will feature a movie theater, two hotels, apartments and office space.
- Estimated Delivery Q4 2024
- Located next to the #1 top performing Publix in GA, and #5 nationwide.
- Sees over 26,791 VPD on Veterans Memorial Pkwy.

**Site Access:** Property is accessible via Veterans Memorial Pkwy or Tormenta Way.

# University Station

## Tenants

### Building A Delivery September 2024

Retail/Restaurant Spaces Available 1,230-8,020 SF

### Building B Delivery June 2024

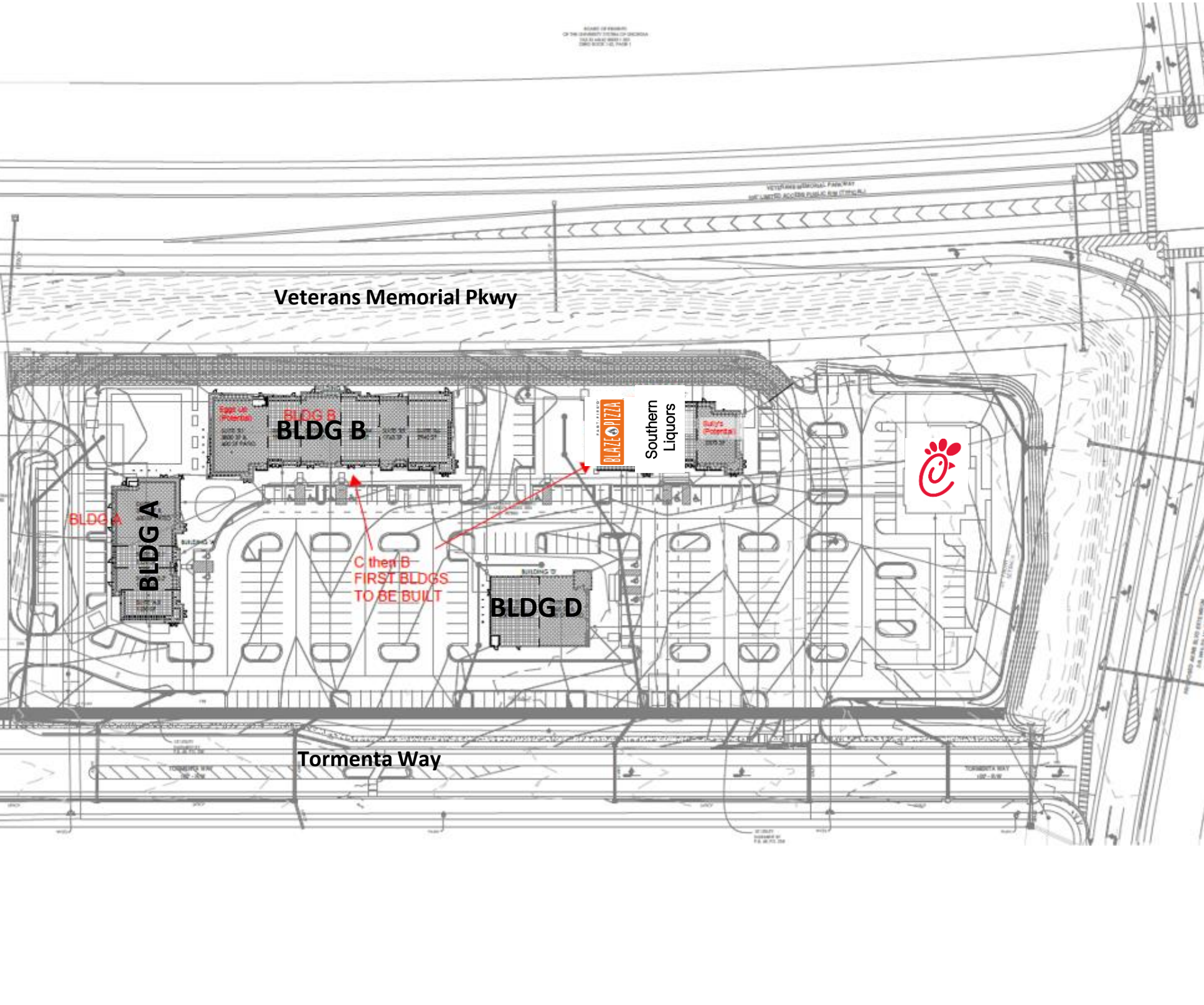
Retail/Restaurant Spaces Available 1,765-15,855 SF

### Building C Delivery March 2024

Suite C1	Blaze Pizza	3,150 SF
Suite C2	Southern Liquors	2,855 SF
Suite C3	Retail Space Available	2,375 SF

### Building D

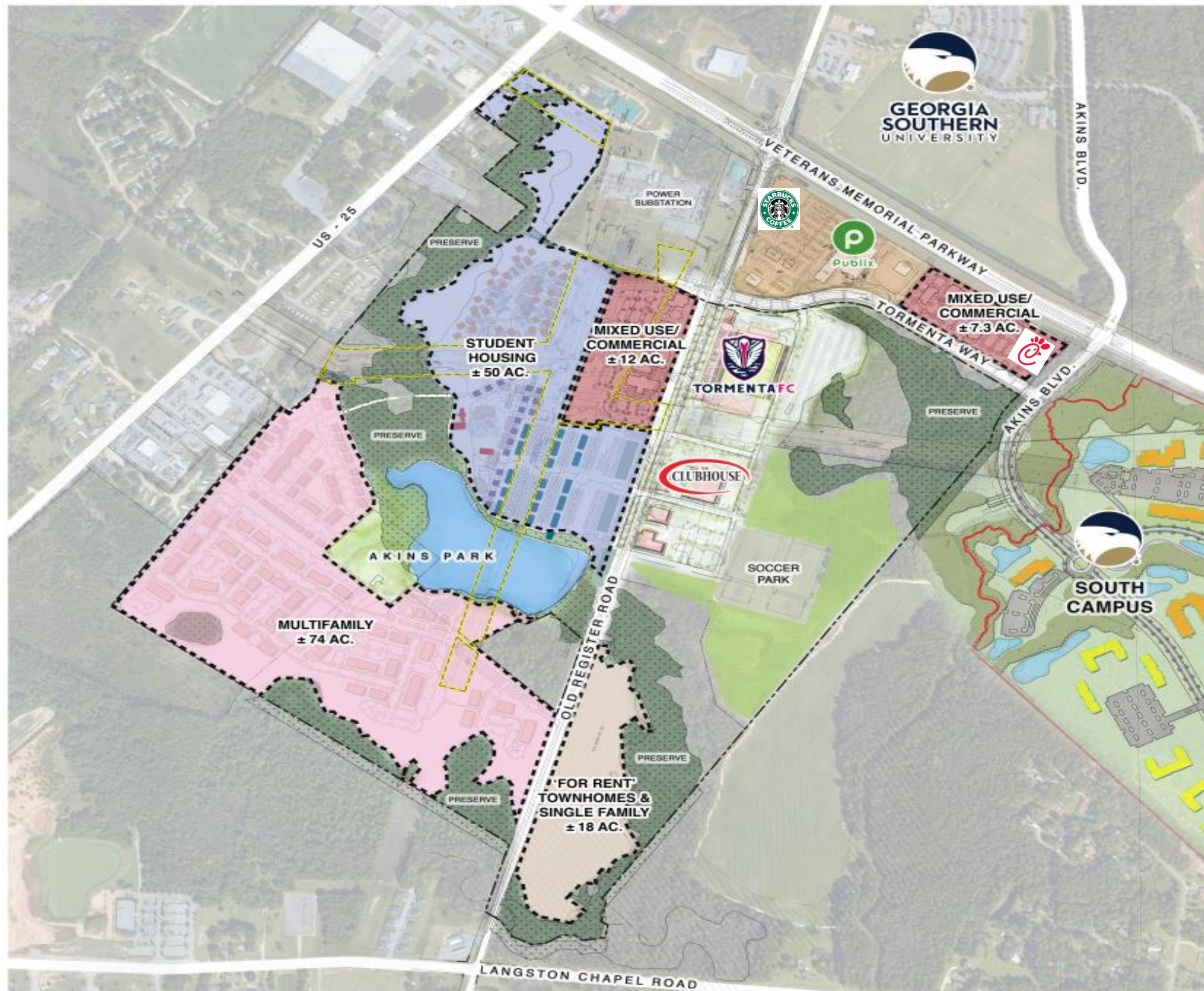
Ground Lease Option Up to 6,000 SF Building



# UNIVERSITY STATION

## Site Plan





# UNIVERSITY STATION

*Site Plan*



# AREA DEMOGRAPHICS



2023  
Population

1 MILE	13,101
3 MILE	34,716
5 MILE	53,752



2023 Daytime  
Population

1 MILE	705
3 MILE	12,152
5 MILE	17,610



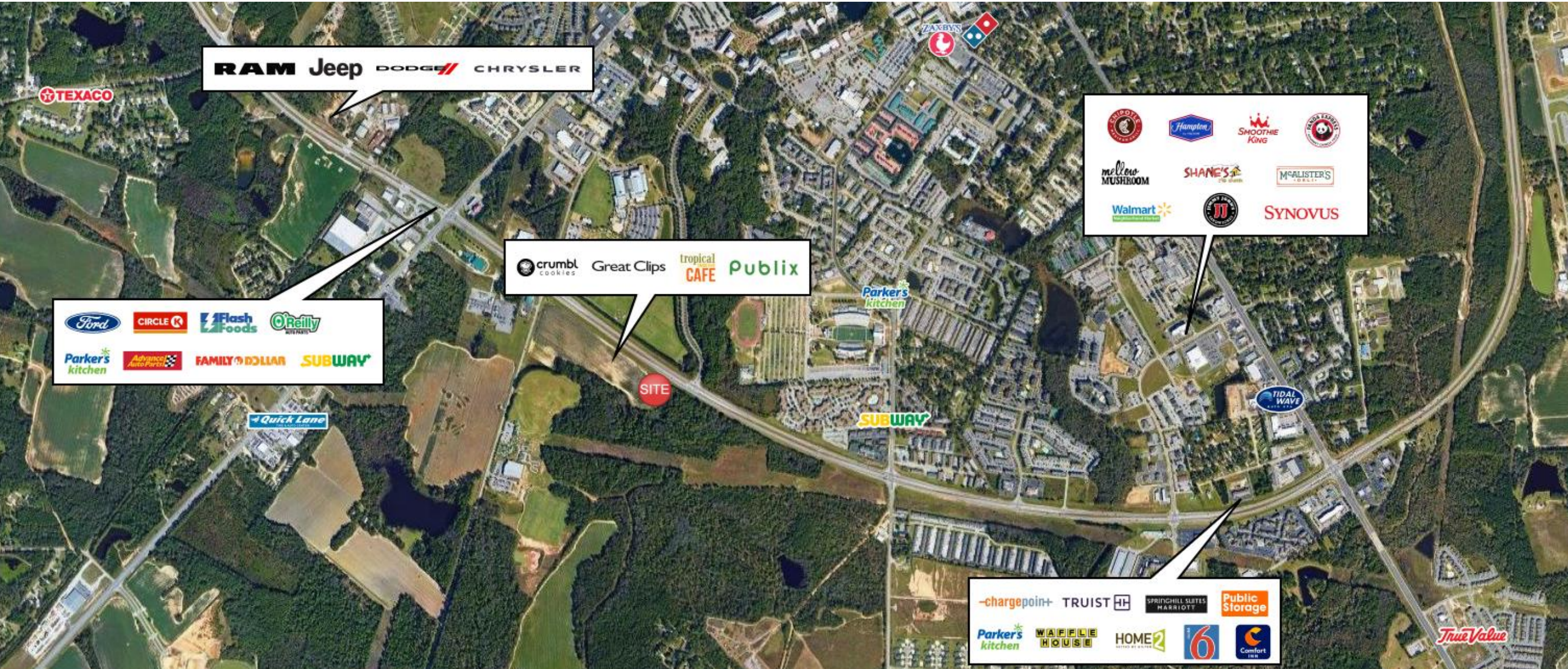
Household 2023

1 MILE	3,551
3 MILE	12,365
5 MILE	19,556



Household  
Income

1 MILE	\$33,690
3 MILE	\$57,482
5 MILE	\$68,196



## UNIVERSITY STATION

Trade Area Overview

RIVERWOOD  
PROPERTIES, LLC