

~1 AC FORMER RESTAURANT PAD

FOR LEASE

5460 AUGUSTA RD, SAVANNAH, GA 31408




LOCATION DESCRIPTION

Freestanding former restaurant located at Augusta Road & Hwy 21 in Garden City

PROPERTY HIGHLIGHTS

- 4,669 SF 2nd gen restaurant situated on 1.16 AC
- Highly visible dedicated pylon signage at the signalized intersection of Hwy 21 and SR 307
- Property is located at the main entrance to the Port of Savannah's Garden City Terminal, the forth busiest seaport in the United States
- Close proximity to Savannah International Airport and Gulfstream Aerospace Headquarters
- Over 120 ft of frontage along high traffic section of Augusta Rd/Hwy 21 and 148 ft of frontage along SR 307
- Traffic Counts: Augusta Rd/Hwy 21 - 41,200 AADT



 DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
2024 Total Population	11,667	38,402	235,035
2024 Total Households	4,027	14,222	93,702
2024 Median HH Income	\$46,855	\$55,404	\$64,844
2024 Daytime Population	28,221	74,639	283,754



KELLY PULIGNANO

kelly.pulignano@tscg.com

904.565.2635

FOR LEASE

VILLAGE ON POOLER PARKWAY
TJ-MAXX PET SMART
Kirkland's ROSS
DRESS FOR LESS
Michaels

Walmart
The Home Depot

TANGER OUTLETS SAVANNAH
MICHAEL KORS
BANANA REPUBLIC
H&M
J.CREW
OLD NAVY
LOFT
GAP
TALBOTS
FAMOUS footwear
OFF BROADWAY

POOLER POINTE
HomeGoods
DICK'S
ULTA
five BELOW
HOBBY LOBBY

POOLER SQUARE
CAMPING WORLD
FOOD LION

WEST SIDE SHOPPING CENTER
SHOE SHOW
ROSES
CITITRENDS

DOWNTOWN RETAIL
ANTHROPOLOGIE
lululemon
POTTERY BARN
free people
URBAN OUTFITTERS
KENDRA SCOTT
GAP
BLICK art materials
H&M
BANANA REPUBLIC

SAVANNAH/HILTON HEAD AIRPORT

PORT OF SAVANNAH

SAVANNAH

BACK RIVER

MAJOR HIGHWAYS:
I-95, I-16, I-516, US-80, GA-30, GA-17, GA-16, GA-15, GA-14, GA-13, GA-12, GA-11, GA-10, GA-9, GA-8, GA-7, GA-6, GA-5, GA-4, GA-3, GA-2, GA-1

TRAFFIC VOLUMES (AADT):
9,340 AADT, 14,400 AADT, 14,400 AADT, 15,000 AADT, 33,000 AADT, 36,000 AADT, 22,600 AADT, 26,800 AADT, 12,000 AADT, 18,500 AADT, 25,800 AADT, 22,900 AADT, 43,900 AADT, 23,400 AADT, 39,500 AADT, 17,100 AADT, 44,300 AADT, 9,430 AADT, 10,100 AADT, 20,200 AADT, 26,700 AADT, 41,900 AADT, 10,400 AADT, 51,000 AADT, 62,000 AADT, 18,100 AADT, 17,000 AADT, 16,400 AADT, 18,500 AADT, 12,000 AADT, 26,800 AADT, 22,600 AADT, 9,340 AADT, 14,400 AADT, 14,400 AADT, 15,000 AADT, 33,000 AADT, 36,000 AADT, 22,600 AADT, 26,800 AADT, 12,000 AADT, 18,500 AADT, 25,800 AADT, 22,900 AADT, 43,900 AADT, 23,400 AADT, 39,500 AADT, 17,100 AADT, 44,300 AADT, 9,430 AADT, 10,100 AADT, 20,200 AADT, 26,700 AADT, 41,900 AADT, 10,400 AADT, 51,000 AADT, 62,000 AADT, 18,100 AADT, 17,000 AADT, 16,400 AADT, 18,500 AADT, 12,000 AADT, 26,800 AADT, 22,600 AADT, 9,340 AADT, 14,400 AADT, 14,400 AADT, 15,000 AADT, 33,000 AADT, 36,000 AADT, 22,600 AADT, 26,800 AADT, 12,000 AADT, 18,500 AADT, 25,800 AADT, 22,900 AADT, 43,900 AADT, 23,400 AADT, 39,500 AADT, 17,100 AADT, 44,300 AADT, 9,430 AADT, 10,100 AADT, 20,200 AADT, 26,700 AADT, 41,900 AADT, 10,400 AADT, 51,000 AADT, 62,000 AADT, 18,100 AADT, 17,000 AADT, 16,400 AADT, 18,500 AADT, 12,000 AADT, 26,800 AADT, 22,600 AADT, 9,340 AADT, 14,400 AADT, 14,400 AADT, 15,000 AADT, 33,000 AADT, 36,000 AADT, 22,600 AADT, 26,800 AADT, 12,000 AADT, 18,500 AADT, 25,800 AADT, 22,900 AADT, 43,900 AADT, 23,400 AADT, 39,500 AADT, 17,100 AADT, 44,300 AADT, 9,430 AADT, 10,100 AADT, 20,200 AADT, 26,700 AADT, 41,900 AADT, 10,400 AADT, 51,000 AADT, 62,000 AADT, 18,100 AADT, 17,000 AADT, 16,400 AADT, 18,500 AADT, 12,000 AADT, 26,800 AADT, 22,600 AADT, 9,340 AADT, 14,400 AADT, 14,400 AADT, 15,000 AADT, 33,000 AADT, 36,000 AADT, 22,600 AADT, 26,800 AADT, 12,000 AADT, 18,500 AADT, 25,800 AADT, 22,900 AADT, 43,900 AADT, 23,400 AADT, 39,500 AADT, 17,100 AADT, 44,300 AADT, 9,430 AADT, 10,100 AADT, 20,200 AADT, 26,700 AADT, 41,900 AADT, 10,400 AADT, 51,000 AADT, 62,000 AADT, 18,100 AADT, 17,000 AADT, 16,400 AADT, 18,500 AADT, 12,000 AADT, 26,800 AADT, 22,600 AADT, 9,340 AADT, 14,400 AADT, 14,400 AADT, 15,000 AADT, 33,000 AADT, 36,000 AADT, 22,600 AADT, 26,800 AADT, 12,000 AADT, 18,500 AADT, 25,800 AADT, 22,900 AADT, 43,900 AADT, 23,400 AADT, 39,500 AADT, 17,100 AADT, 44,300 AADT, 9,430 AADT, 10,100 AADT, 20,200 AADT, 26,700 AADT, 41,900 AADT, 10,400 AADT, 51,000 AADT, 62,000 AADT, 18,100 AADT, 17,000 AADT, 16,400 AADT, 18,500 AADT, 12,000 AADT, 26,800 AADT, 22,600 AADT, 9,340 AADT, 14,400 AADT, 14,400 AADT, 15,000 AADT, 33,000 AADT, 36,000 AADT, 22,600 AADT, 26,800 AADT, 12,000 AADT, 18,500 AADT, 25,800 AADT, 22,900 AADT, 43,900 AADT, 23,400 AADT, 39,500 AADT, 17,100 AADT, 44,300 AADT, 9,430 AADT, 10,100 AADT, 20,200 AADT, 26,700 AADT, 41,900 AADT, 10,400 AADT, 51,000 AADT, 62,000 AADT, 18,100 AADT, 17,000 AADT, 16,400 AADT, 18,500 AADT, 12,000 AADT, 26,800 AADT, 22,600 AADT, 9,340 AADT, 14,400 AADT, 14,400 AADT, 15,000 AADT, 33,000 AADT, 36,000 AADT, 22,600 AADT, 26,800 AADT, 12,000 AADT, 18,500 AADT, 25,800 AADT, 22,900 AADT, 43,900 AADT, 23,400 AADT, 39,500 AADT, 17,100 AADT, 44,300 AADT, 9,430 AADT, 10,100 AADT, 20,200 AADT, 26,700 AADT, 41,900 AADT, 10,400 AADT, 51,000 AADT, 62,000 AADT, 18,100 AADT, 17,000 AADT, 16,400 AADT, 18,500 AADT, 12,000 AADT, 26,800 AADT, 22,600 AADT, 9,340 AADT, 14,400 AADT, 14,400 AADT, 15,000 AADT, 33,000 AADT, 36,000 AADT, 22,600 AADT, 26,800 AADT, 12,000 AADT, 18,500 AADT, 25,800 AADT, 22,900 AADT, 43,900 AADT, 23,400 AADT, 39,500 AADT, 17,100 AADT, 44,300 AADT, 9,430 AADT, 10,100 AADT, 20,200 AADT, 26,700 AADT, 41,900 AADT, 10,400 AADT, 51,000 AADT, 62,000 AADT, 18,100 AADT, 17,000 AADT, 16,400 AADT, 18,500 AADT, 12,000 AADT, 26,800 AADT, 22,600 AADT, 9,340 AADT, 14,400 AADT, 14,400 AADT, 15,000 AADT, 33,000 AADT, 36,000 AADT, 22,600 AADT, 26,800 AADT, 12,000 AADT, 18,500 AADT, 25,800 AADT, 22,900 AADT, 43,900 AADT, 23,400 AADT, 39,500 AADT, 17,100 AADT, 44,300 AADT, 9,430 AADT, 10,100 AADT, 20,200 AADT, 26,700 AADT, 41,900 AADT, 10,400 AADT, 51,000 AADT, 62,000 AADT, 18,100 AADT, 17,000 AADT, 16,400 AADT, 18,500 AADT, 12,0