

An aerial photograph of a city, likely Savannah, Georgia, showing a mix of historic brick buildings and modern structures. A prominent white church spire is visible in the middle ground. In the background, industrial buildings with tall chimneys are visible under a hazy sky. The text 'PARKER scott COMMERCIAL' is overlaid in the center.

PARKER *scott* COMMERCIAL

# VICTORY PLAZA WEST

## Property Features

- Across from SCAD student housing
- New multi-family development within 2 blocks
- Strong residential and student density
- Established retail corridor
- Bus line access
- Frontage -Victory Dr 300'



# VICTORY PLAZA WEST

## Property Highlights

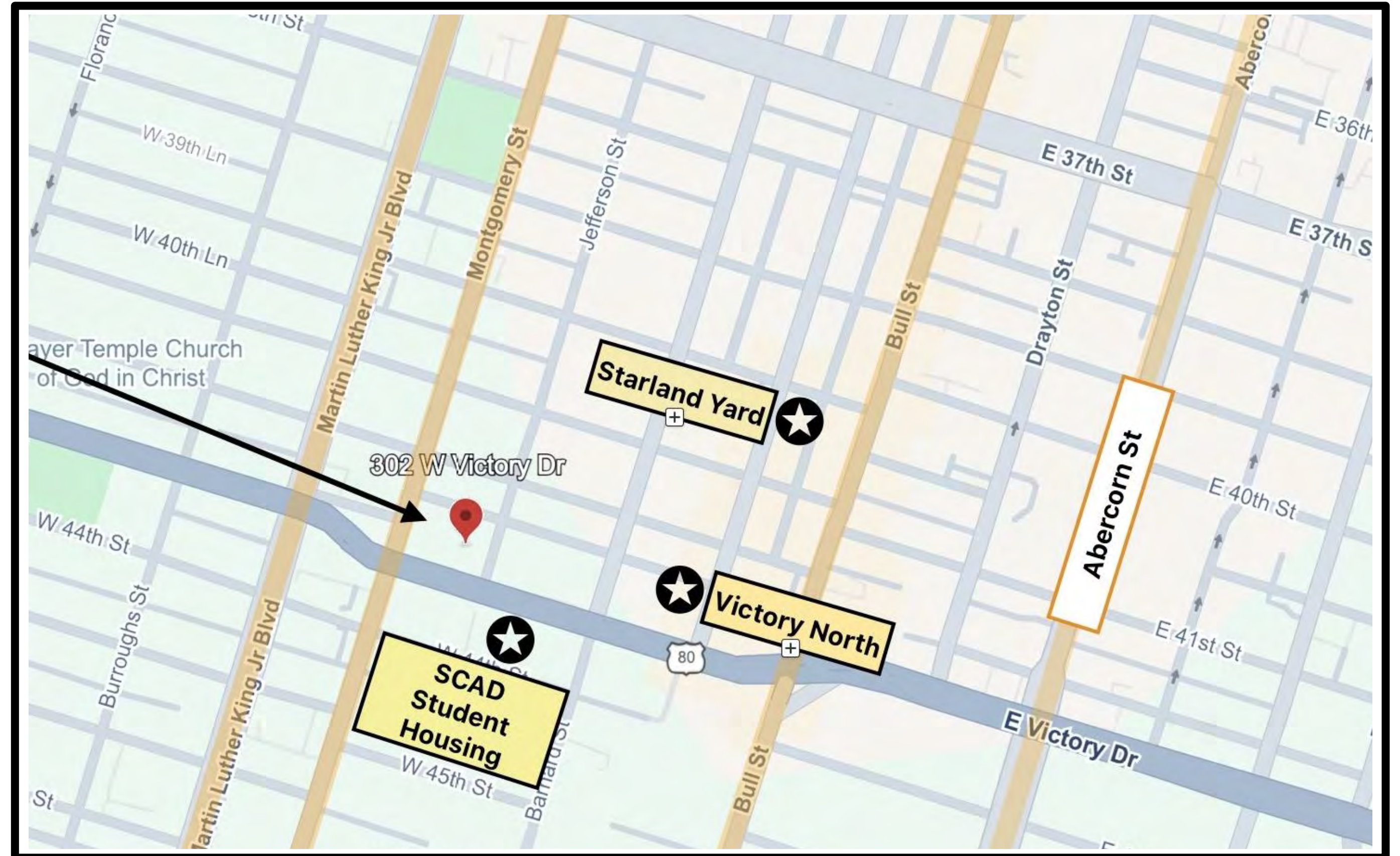
Stabilized  $\pm 9,151$  SF, 3-Story  
Retail Asset

- Lot size:  $\pm 13,939$  SF
- Zoning: TC-2
- Parking: 11 spaces
- VPD:  $\pm 25,000$
- Signalized corner location
- Plyon signage



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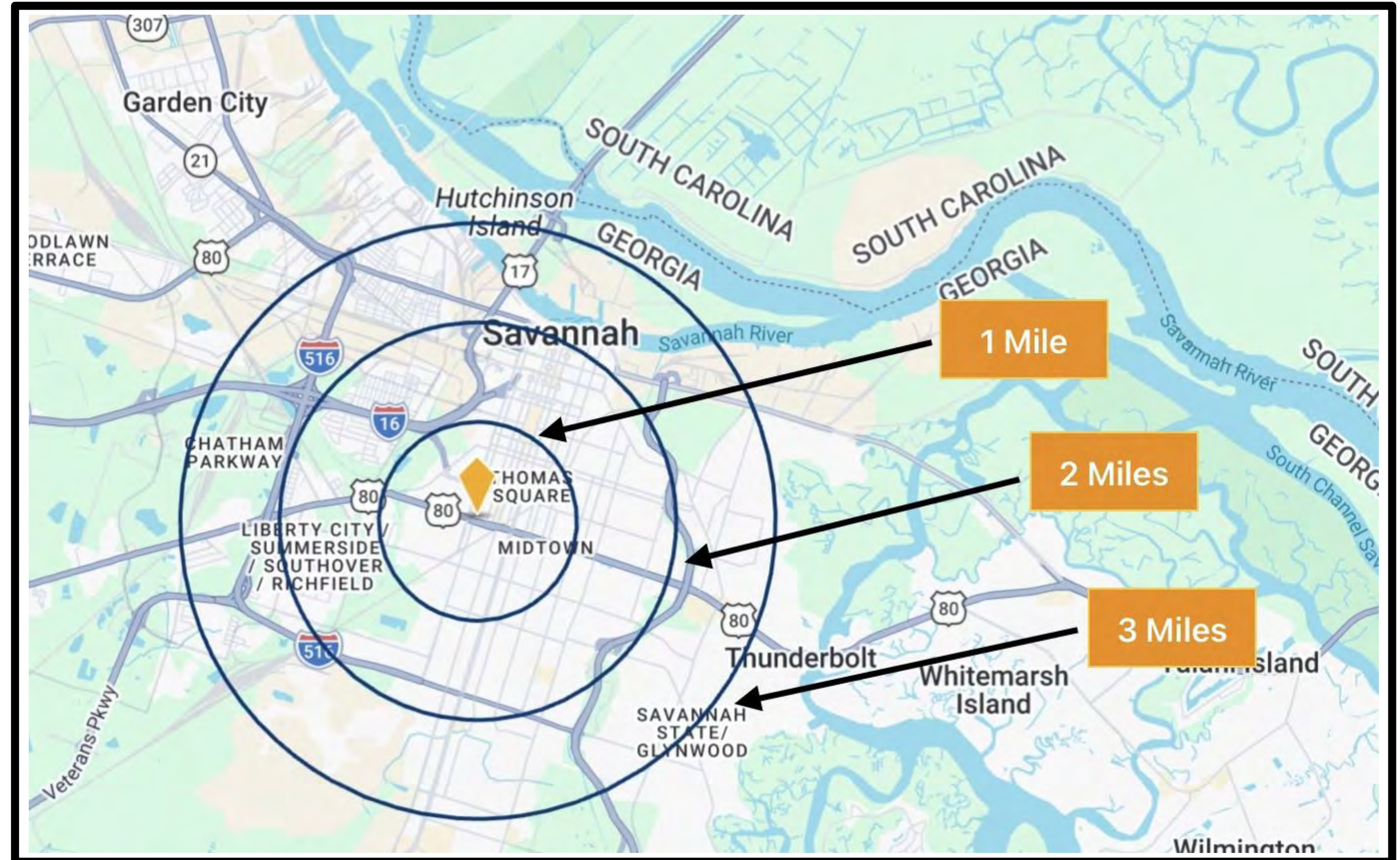
This offering combines stable in-place income with long-term upside in one of Savannah's most active commercial corridors, making it a compelling acquisition for investors seeking yield and growth.



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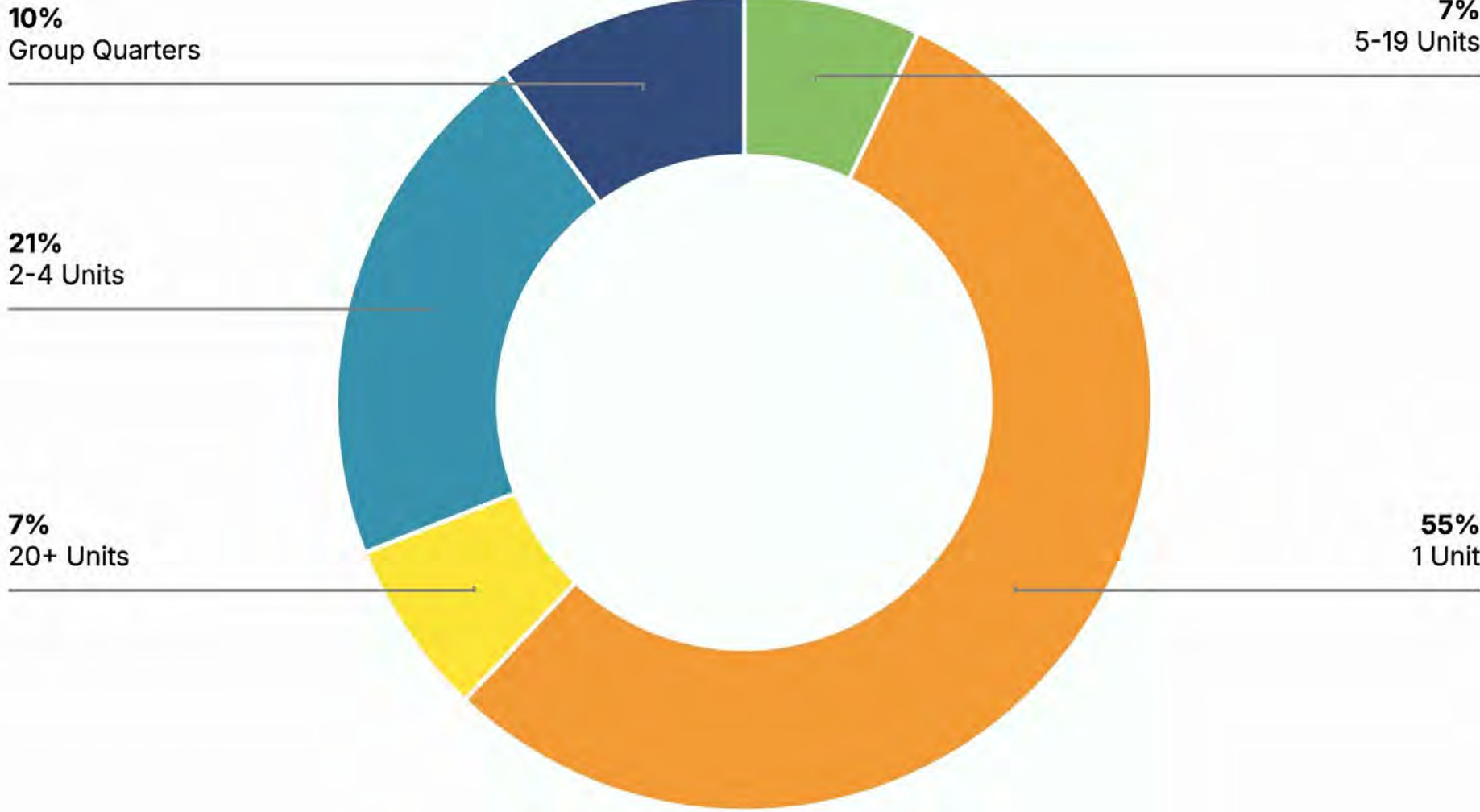
Stabilized retail investment in Savannah with strong traffic counts and immediate income.

Victory West Plaza at 302 W Victory Drive is a fully leased  $\pm 9,151$  SF, three-story commercial asset in a high-visibility location at a 7% cap rate.



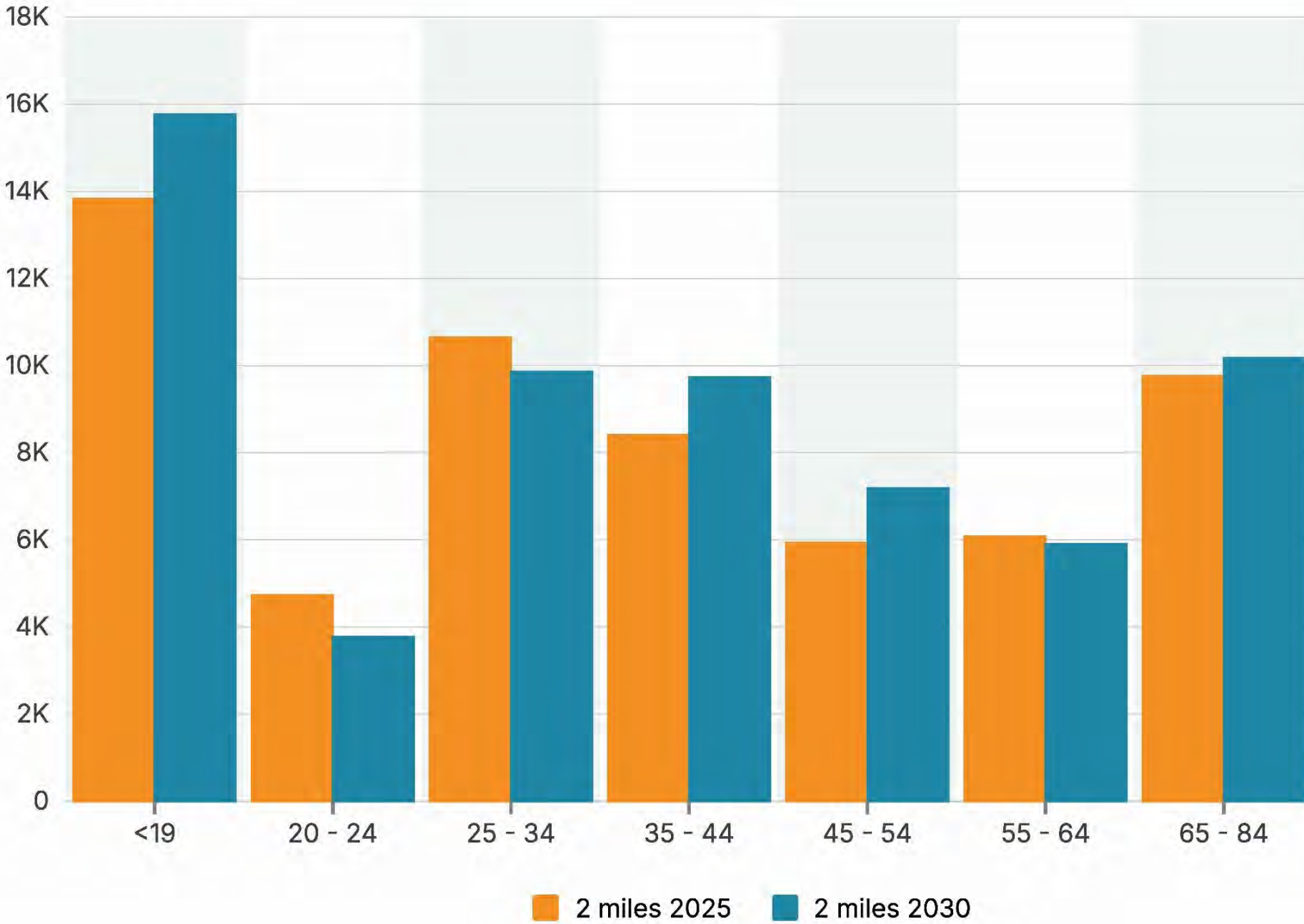
# VICTORY PLAZA WEST

Housing Type



2 miles 2025 Housing Units

Population By Age



# VICTORY PLAZA WEST



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**STARLAND STREETCAR  
DISTRICT**



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