



PROPERTY DESCRIPTION

For Lease

3021 E Victory Drive · Savannah, GA
1,740 SF Free-Standing Building

Rental Rate: \$30.00 / SF NNN
Available Space: 1,740 SF
Type: Free-standing retail/office
Parking: Dedicated on-site lot
Signage: Prominent visibility along Victory Drive (US-80)

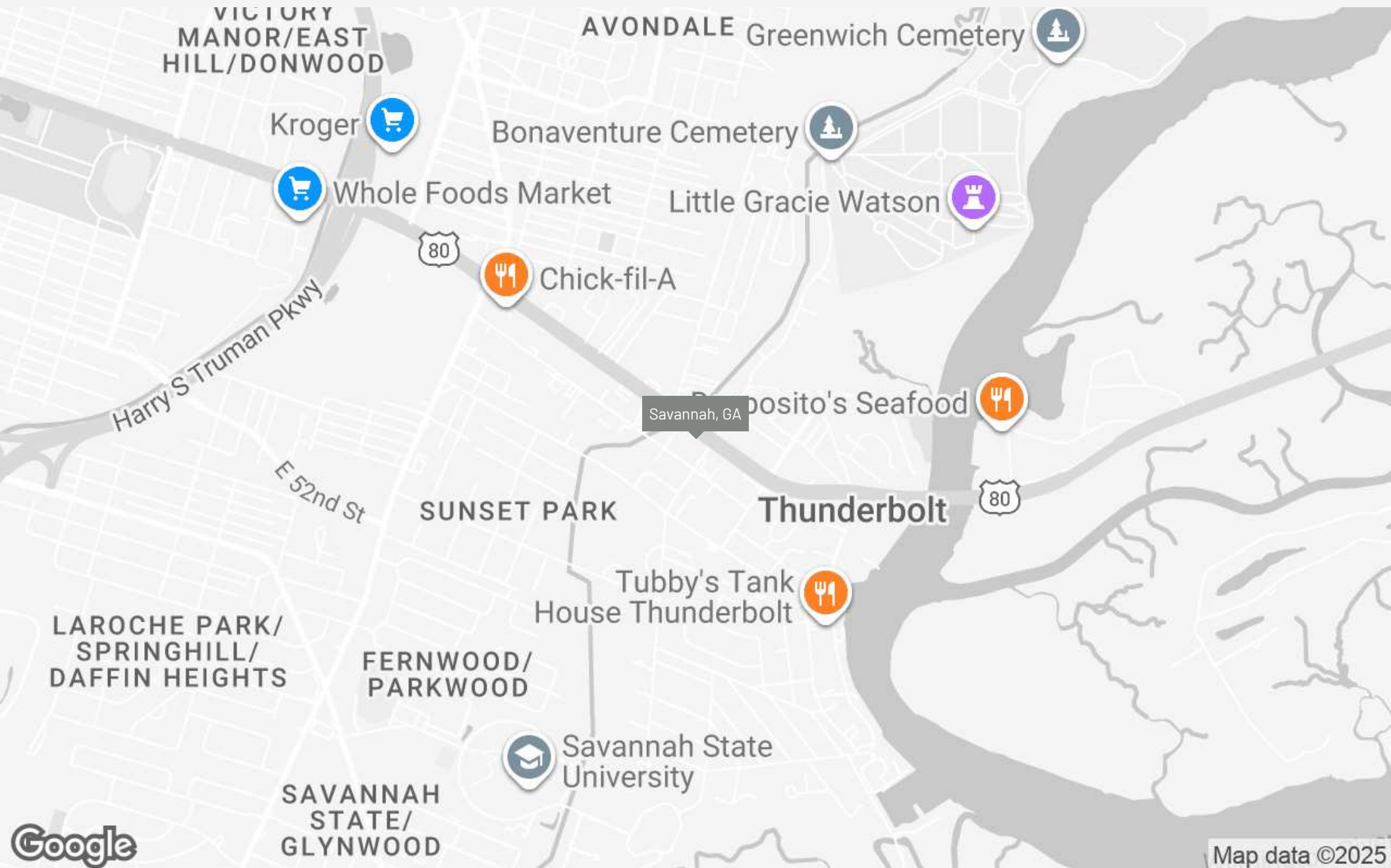
Access: Excellent ingress/egress with direct connectivity to Truman Parkway, Downtown Savannah, Thunderbolt, Wilmington Island, and Tybee Island

Perfect for retail, medical, or professional office users seeking high visibility and maximum exposure on one of Savannah's most traveled corridors.

OFFERING SUMMARY

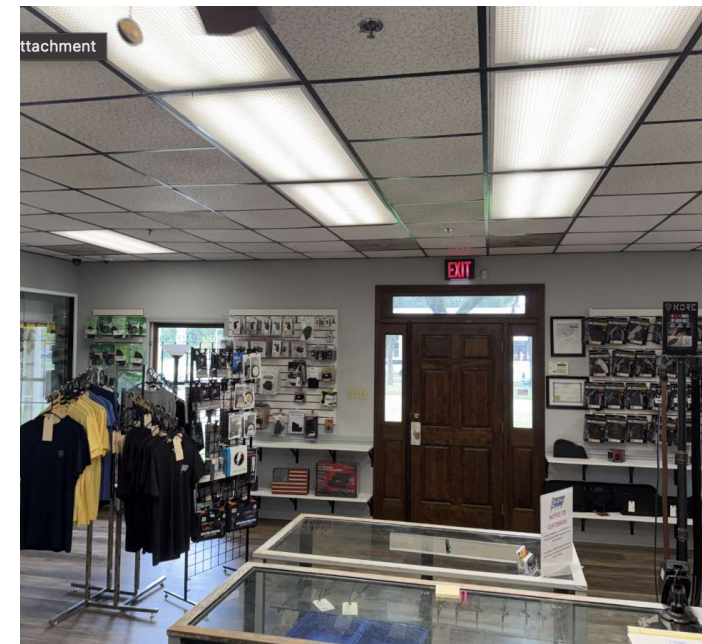
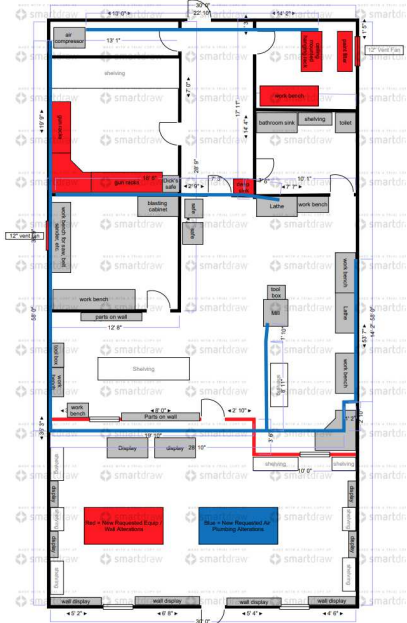
Lease Rate:	\$30.00 SF/yr (NNN)
Available SF:	1,740 SF
Lot Size:	.39 acres
Building Size:	1,740 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	383	1,033	3,245
Total Population	842	2,378	9,097
Average HH Income	\$81,182	\$76,999	\$75,274



Savannah, Georgia

3021 E VICTORY DRIVE



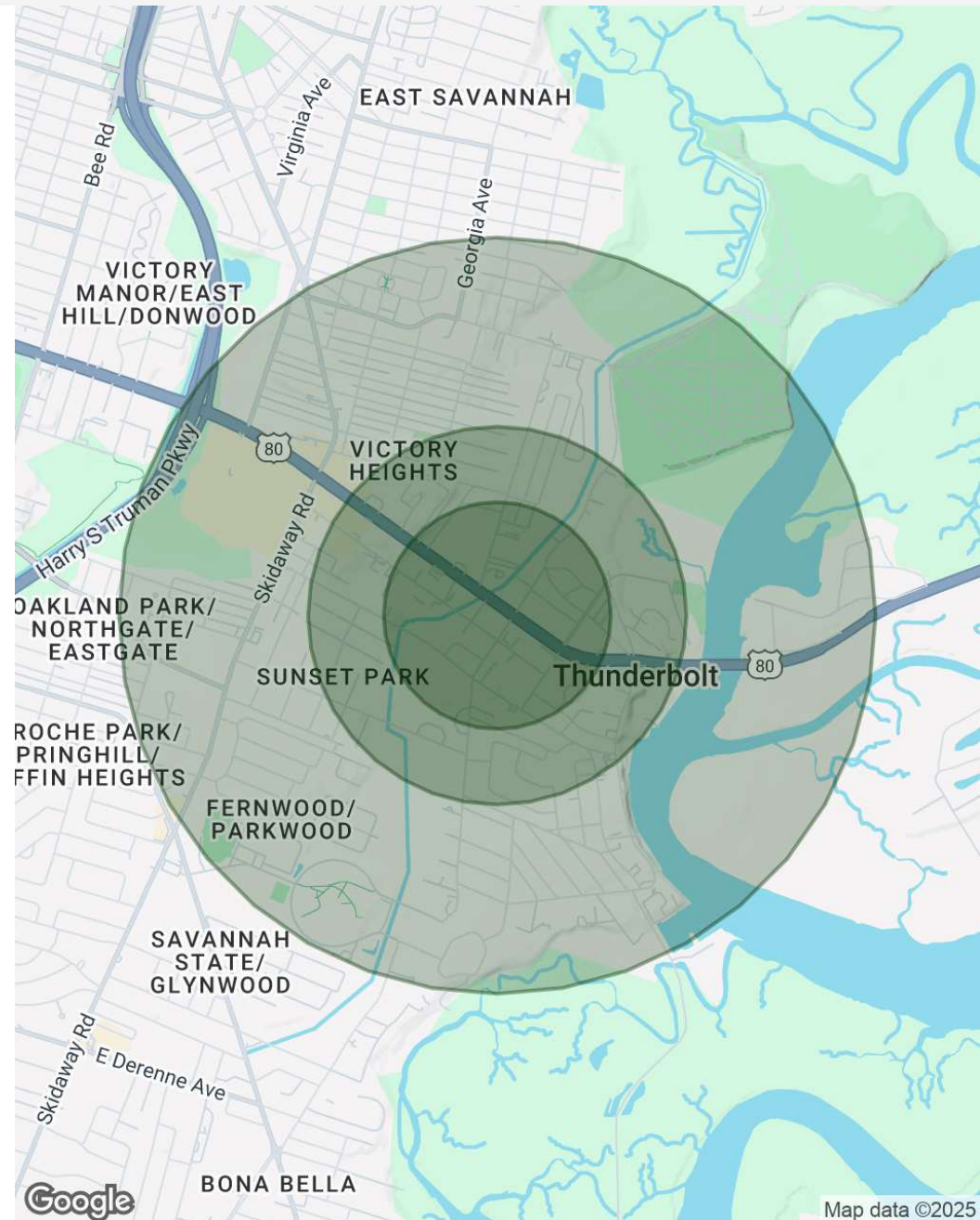
Jack Hall III
912.712.3203 | jhall@stonestreetre.com

Stonestreet Properties | 7414 Hodgson Memorial Drive, Suite B, Savannah, GA

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	842	2,378	9,097
Average Age	40	39	38
Average Age (Male)	38	38	37
Average Age (Female)	41	40	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	383	1,033	3,245
# of Persons per HH	2.2	2.3	2.8
Average HH Income	\$81,182	\$76,999	\$75,274
Average House Value	\$271,101	\$250,687	\$259,605

Demographics data derived from AlphaMap





Retail For Lease

3021 E VICTORY DRIVE

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3021 E Victory Drive · Savannah, GA

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Available Space: 1,740 SF

Type: Free-standing retail/office

Parking: Dedicated on-site lot

Leasing Inquiries: Jack Hall III · 912-433-3645 · jhall@stonestreetre.com

