



3920 OGEECHEE RD

3920 Ogeechee Rd
Savannah, GA 31405

Tidewater Self Storage



TABLE OF CONTENTS

3

PROPERTY SUMMARY

Overview

Investment Highlights

Location Highlights

7

FINANCIALS

Rent Roll

Overview & Assumptions

Cash Flow Projections

10

DEMOGRAPHICS

Area Demographics

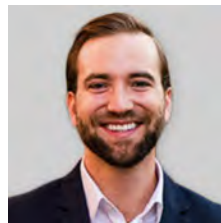
Projected Growth

12

SAVANNAH

About Savannah

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PROPERTY SUMMARY

Offering Price	\$4,900,000.00
Building SqFt	7,000 SqFt
Lot Size (acres)	2.00
Year Built	1985
Zoning Type	Commercial
County	Chatham
Drive-In Doors	8
Property Subtype	Service

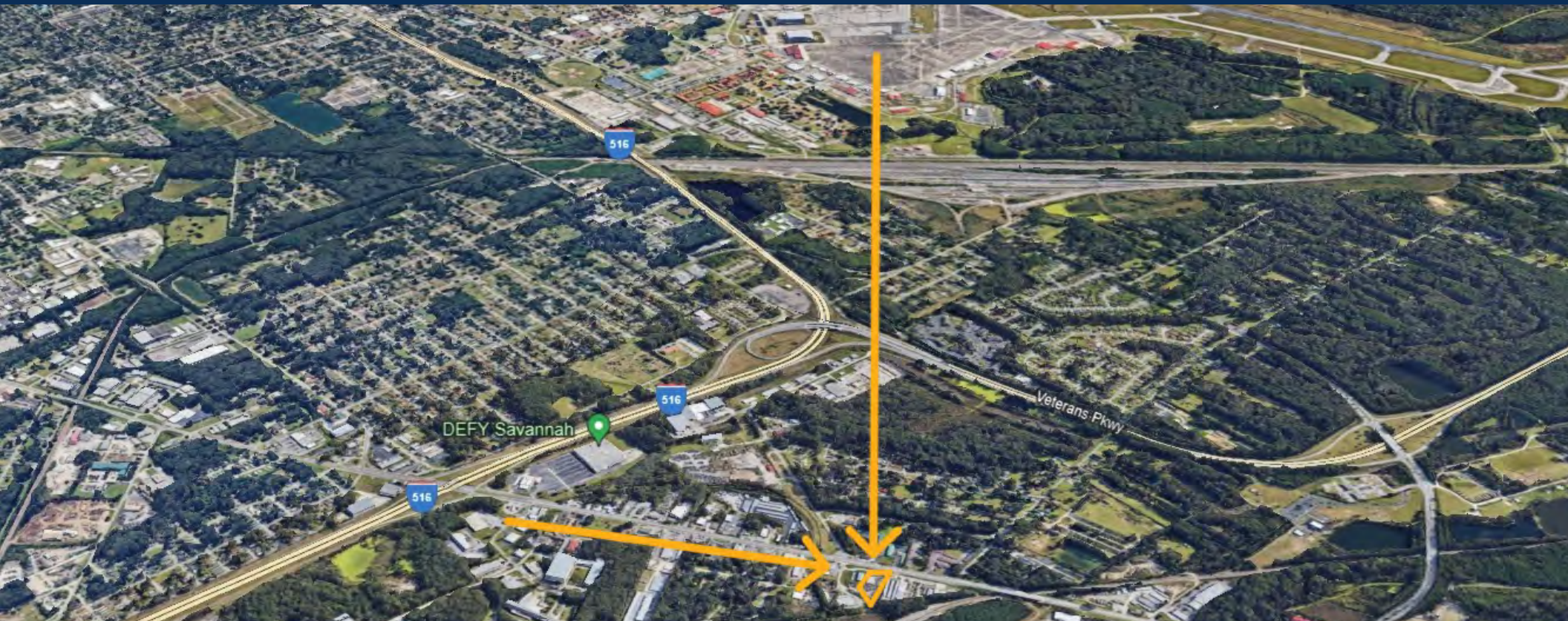
INVESTMENT SUMMARY

Excellent single tenant net lease investment opportunity minutes from airport. This property consists of a 7,000 SF high bay mechanical facility with four large high bay grade level doors situated on 2.0 acres of fenced lot in the Savannah area. Lot has ample room for fleet and delivery vehicle storage or a laydown yard for equipment and supplies. The building has convenient access to the International Port, Savannah/Hilton Head International Airport, Interstate 95 and other key Savannah roadways. This property features a well-laid-out design and retail sales office counter in front of the property.



INVESTMENT HIGHLIGHTS

- The property consists of 7,000 SF of gross leasable space on 2.00 acres of land featuring a fenced truck court.





LOCATION HIGHLIGHTS

- Strategically located 18 minutes from The Savannah International Airport, 13 minutes from the Georgia Ports, and with direct Highway access.
- Your chance to expand your property portfolio into Savannah, GA, which has seen a surge in demand in recent years.
- Configurable outdoor space for parking/ fleet vehicles gives growth options to multiple of your medium to long-term tenants.



RENT ROLL

UNIT	TENANT NAME	SQFT	ANNUAL RENT	ANNUAL RENT/SQFT	OTHER INCOME	LEASE FROM	LEASE TO
Space 1	Transdev	7,000	\$391,000.00	\$54.34	Tax & Ins - \$7,512.48	11/01/2022	10/31/2027
	Total Occupied	7000	\$391,000.00				
	TOTAL	7000	\$391,000.00		\$7,512.48		

OVERVIEW & ASSUMPTIONS

PRICING SUMMARY

PRICING	\$4,900,000.00
PRICE PSF	\$700
YEAR 1 NOI	\$391,000.00
YEAR 1 CAP RATE	6.92%
YEAR 1 LEVERAGED CASH / CASH RETURN	6.92%

GENERAL INFORMATION

ANALYSIS PERIOD	1
ANALYSIS START DATE	01/25/2024
MARKET RENT/SF	\$25.86

EXIT

EXPENSE BREAKDOWN

PROPERTY INSURANCE	\$3,320.00
PROPERTY TAX	\$4,192.67
TOTAL EXPENSES	\$7,512.67



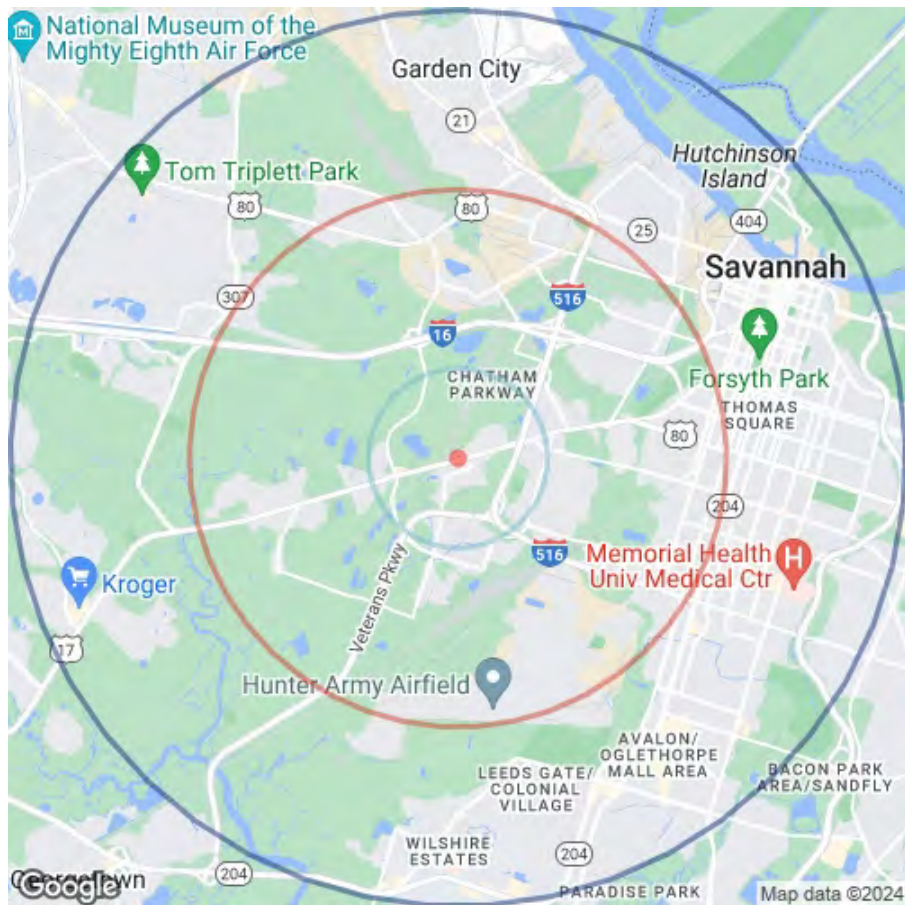
CASH FLOW PROJECTIONS

	IN PLACE	YEAR 1
POTENTIAL GROSS REVENUE		
BASE RENTAL REVENUE	\$380,400.00	\$380,400.00
SCHEDULED BASE RENTAL REVENUE	\$380,400.00	\$380,400.00
TAX & INS	\$7,512.48	\$7,512.48
TOTAL POTENTIAL GROSS REVENUE	\$387,912.48	\$387,912.48
EFFECTIVE GROSS REVENUE	\$387,912.48	\$387,912.48
OPERATING EXPENSES		
PROPERTY TAX	\$4,192.67	\$4,192.67
INSURANCE	\$3,320.00	\$3,320.00
TOTAL OPERATING EXPENSES	\$7,512.67	\$7,512.67
NET OPERATING INCOME	\$380,399.81	\$380,399.81
CAP RATE		6.92%

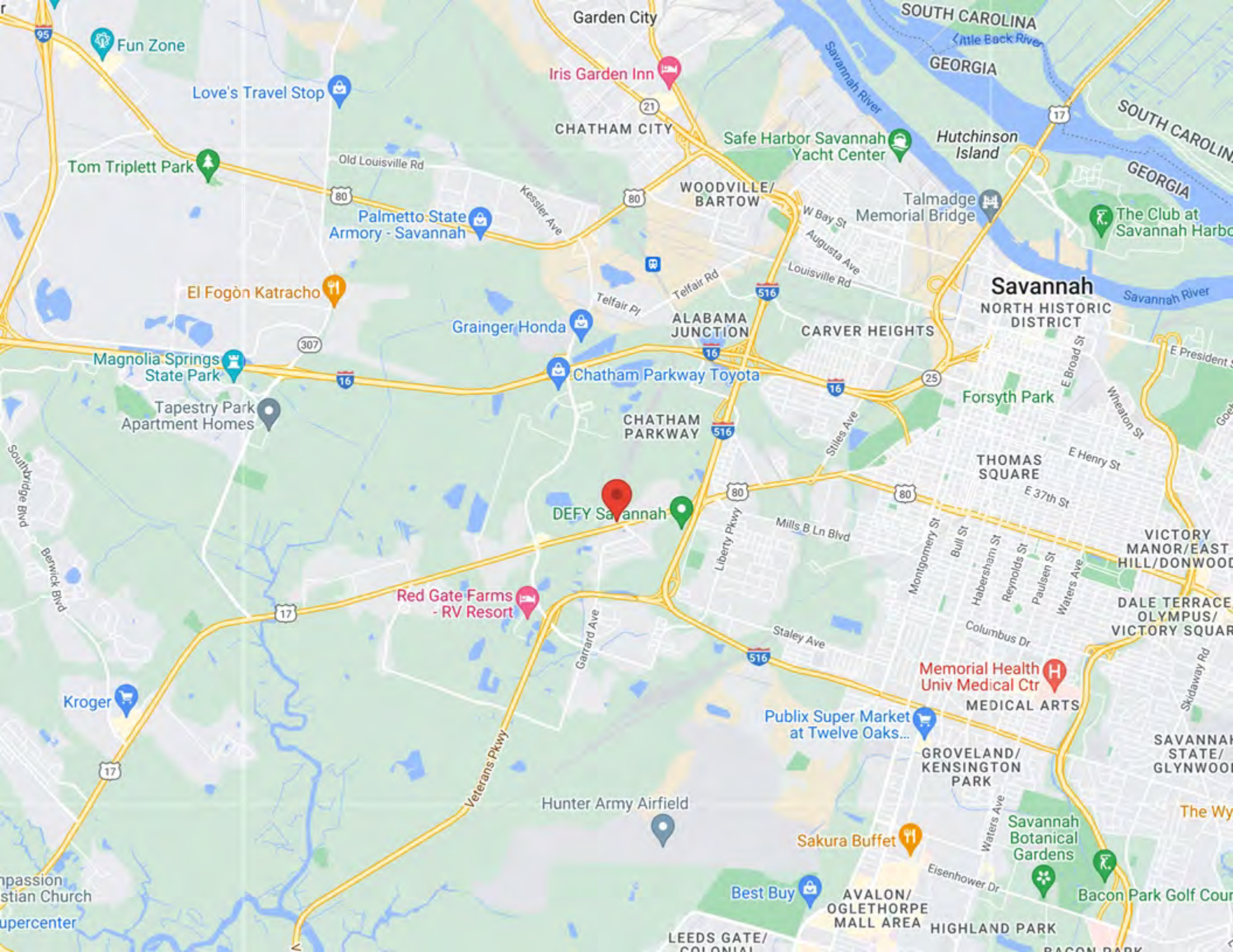
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,540	32,390	113,083
2010 Population	5,562	34,011	116,013
2023 Population	5,058	34,010	121,602
2028 Population	5,616	34,289	124,253
2023-2028 Growth Rate	2.12 %	0.16 %	0.43 %
2023 Daytime Population	9,475	40,696	171,571

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	602	2,474	7,843
\$15000-24999	204	1,306	4,701
\$25000-34999	172	1,595	5,102
\$35000-49999	303	1,788	6,391
\$50000-74999	414	2,622	10,209
\$75000-99999	220	1,190	5,958
\$100000-149999	214	1,254	5,156
\$150000-199999	78	303	2,259
\$200000 or greater	52	397	2,443
Median HH Income	\$ 41,334	\$ 42,992	\$ 51,611
Average HH Income	\$ 59,378	\$ 62,676	\$ 74,908



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	893	11,576	44,506
2010 Total Households	1,852	12,016	45,175
2023 Total Households	2,260	12,930	50,062
2028 Total Households	2,599	13,283	51,753
2023 Average Household Size	2.03	2.38	2.27
2023 Owner Occupied Housing	765	5,297	21,453
2028 Owner Occupied Housing	787	5,425	22,218
2023 Renter Occupied Housing	1,495	7,633	28,609
2028 Renter Occupied Housing	1,812	7,858	29,535
2023 Vacant Housing	301	2,271	8,549
2023 Total Housing	2,561	15,201	58,611



Garden City

SOUTH CAROLINA
Little Back River
GEORGIA

SOUTH CAROLINA
GEORGIA

CHATHAM CITY

Safe Harbor Savannah
Yacht Center

Hutchinson
Island

Tom Triplett Park

Old Louisville Rd

Palmetto State
Armory - Savannah

Kessler Ave

WOODVILLE/
BARTOW

W Bay St
Augusta Ave
Louisville Rd

Talmadge
Memorial Bridge

The Club at
Savannah Harbor

El Fogòn Katracho

Grainger Honda

Chatham Parkway Toyota

ALABAMA
JUNCTION

CARVER HEIGHTS

Savannah
NORTH HISTORIC
DISTRICT

Magnolia Springs
State Park

Tapestry Park
Apartment Homes

CHATHAM
PARKWAY

Forsyth Park

THOMAS
SQUARE

DEFY Savannah

Red Gate Farms
- RV Resort

Garrard Ave

Mills B Ln Blvd

80

VICTORY
MANOR/EAST
HILL/DONWOOD

DALE TERRACE
OLYMPUS/
VICTORY SQUARE

Kroger

Memorial Health
Univ Medical Ctr

MEDICAL ARTS

Publix Super Market
at Twelve Oaks...

GROVELAND/
KENSINGTON
PARK

SAVANNAH
STATE/
GLYNWOOD

Hunter Army Airfield

Sakura Buffet

Savannah
Botanical
Gardens

Bacon Park Golf Course

Compassion
Christian Church
Supercenter

Best Buy

AVALON/
OGLETHORPE
MALL AREA

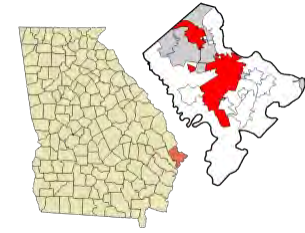
HIGHLAND PARK

LEEDS GATE/
COLONIAL

BACON PARK

ABOUT SAVANNAH

Savannah (sə-VAN-ə) is the oldest city in the U.S. state of Georgia and the county seat of Chatham County. Established in 1733 on the Savannah River, the city of Savannah became the British colonial capital of the Province of Georgia and later the first state capital of Georgia. A strategic port city in the American Revolution and during the American Civil War, Savannah is today an industrial center and an important Atlantic seaport.



CITY OF SAVANNAH

COUNTY	CHATHAM
INCORPORATED	2/11/1733

AREA

CITY	113.3 SQ MI
LAND	108.5 SQ MI
WATER	4.8 SQ MI
ELEVATION	49 FT

POPULATION

POPULATION	147780 {{INCREASE}}
DENSITY	1,300.00 SQ MI
URBAN	309,466



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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

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