

PARKER*scott* COMMERCIAL

Savannah Gardens 510 Pennsylvania Ave

At Parker Scott Commercial, we pride ourselves on our specialized expertise rather than claiming to do everything. We have honed our skills to excel in specific areas, ensuring that what we do, we do exceptionally well.

We are genuinely excited about the opportunity to collaborate with you on your upcoming real estate project. Our areas of expertise encompass:

- Buyer Representation
- Seller Representation
- Site Selection for companies locating to our area
- Leasing of retail, commercial, and industrial space.
- Commercial Property Management
- Residential Land Parcels and Lots
- Multi-family parcels for apartments, townhomes, and condominium
- Industrial Land Parcels
- Retail land parcels from individual stores to large-scale shopping malls.
- Land for Flex Space or warehouse development

SAVANNAH GARDENS LEASE DETAILS

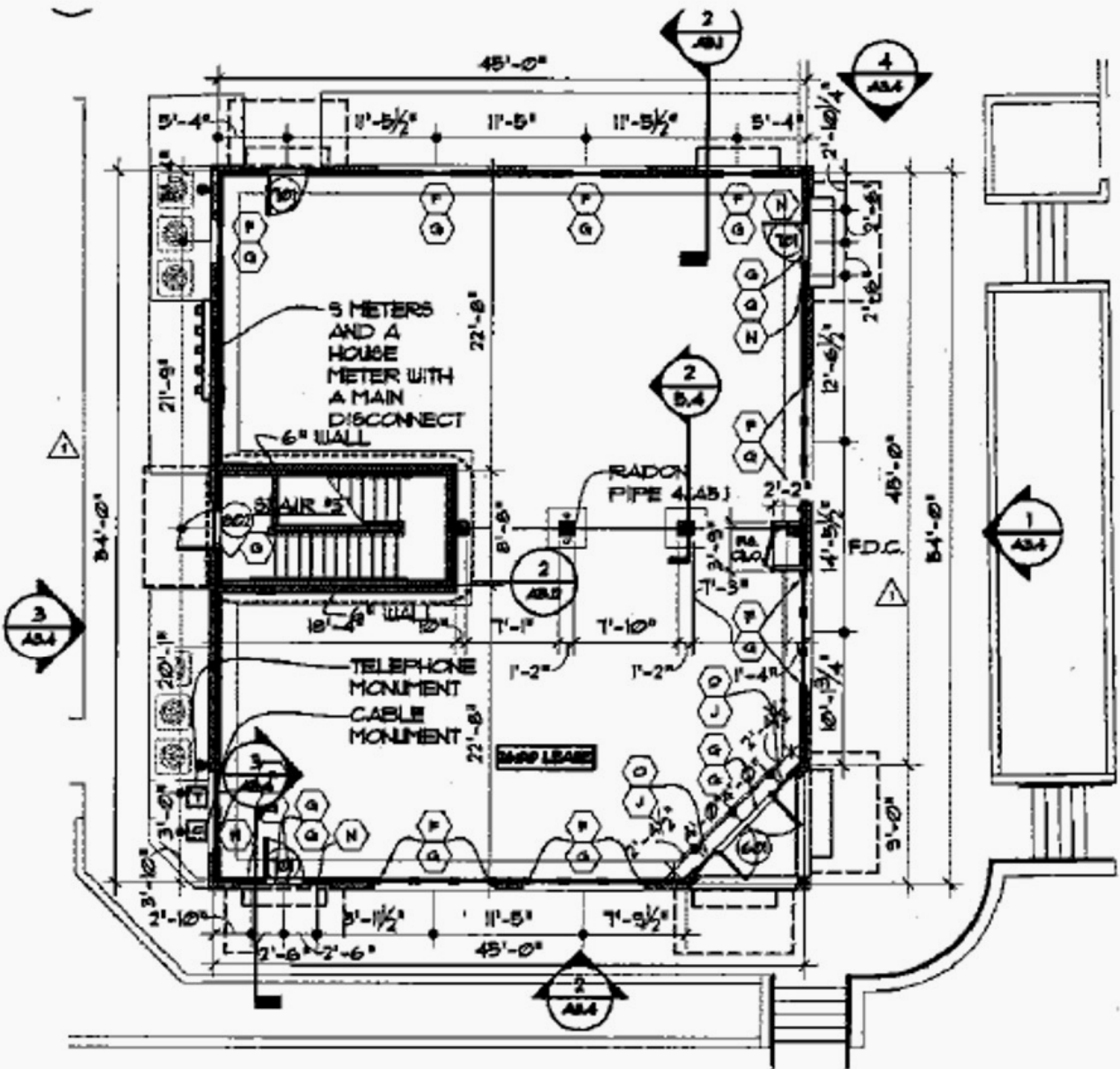
- 2 Corner units
- 2,162 SF
- \$18 Per SF
- High visibility and high traffic count
- Over 300 residents in the development
- Cold Shell allowing for tenant to optimize space to meet their specific needs



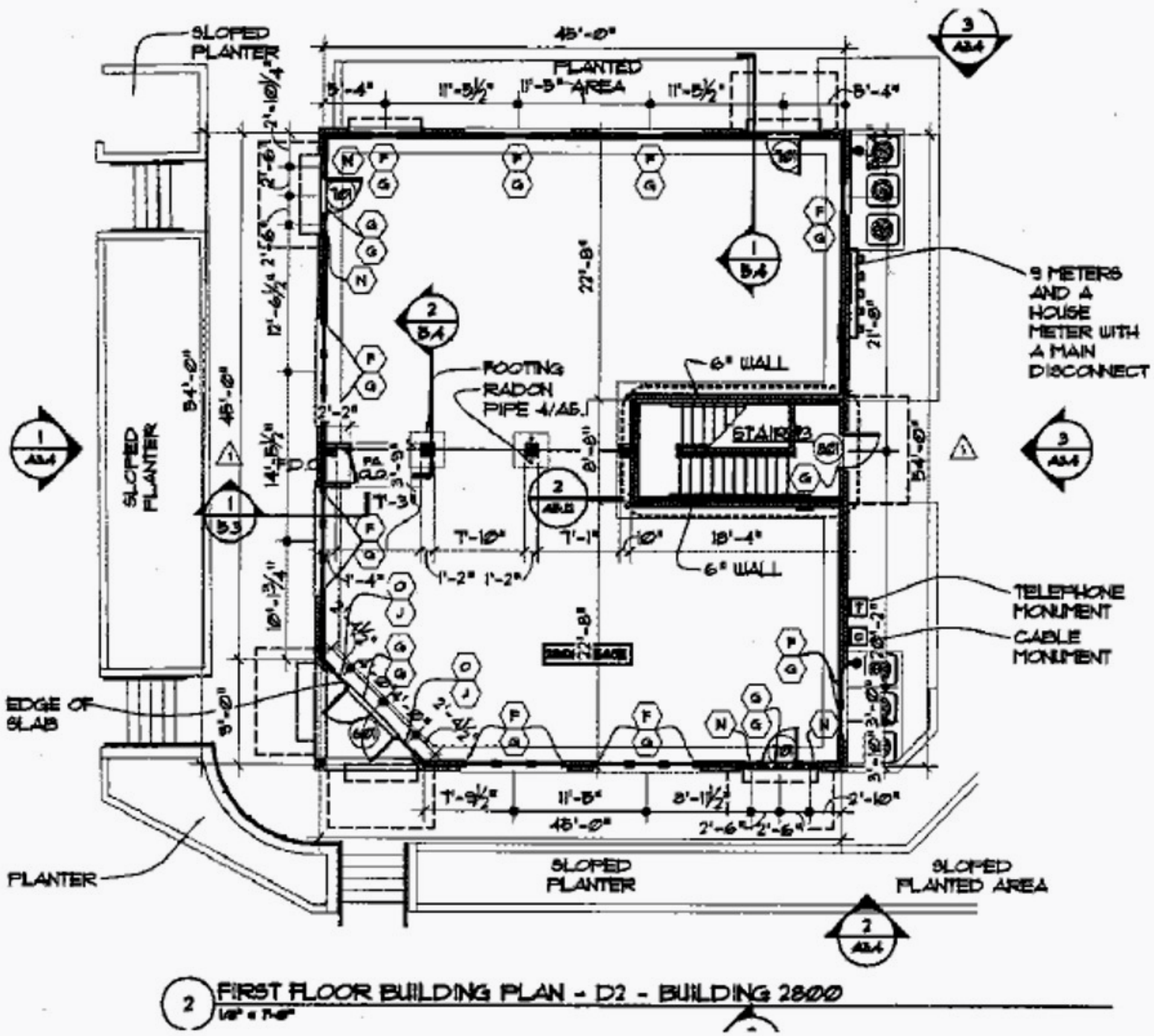
EXHIBIT "A"

Description of the Premises

2,162 SF



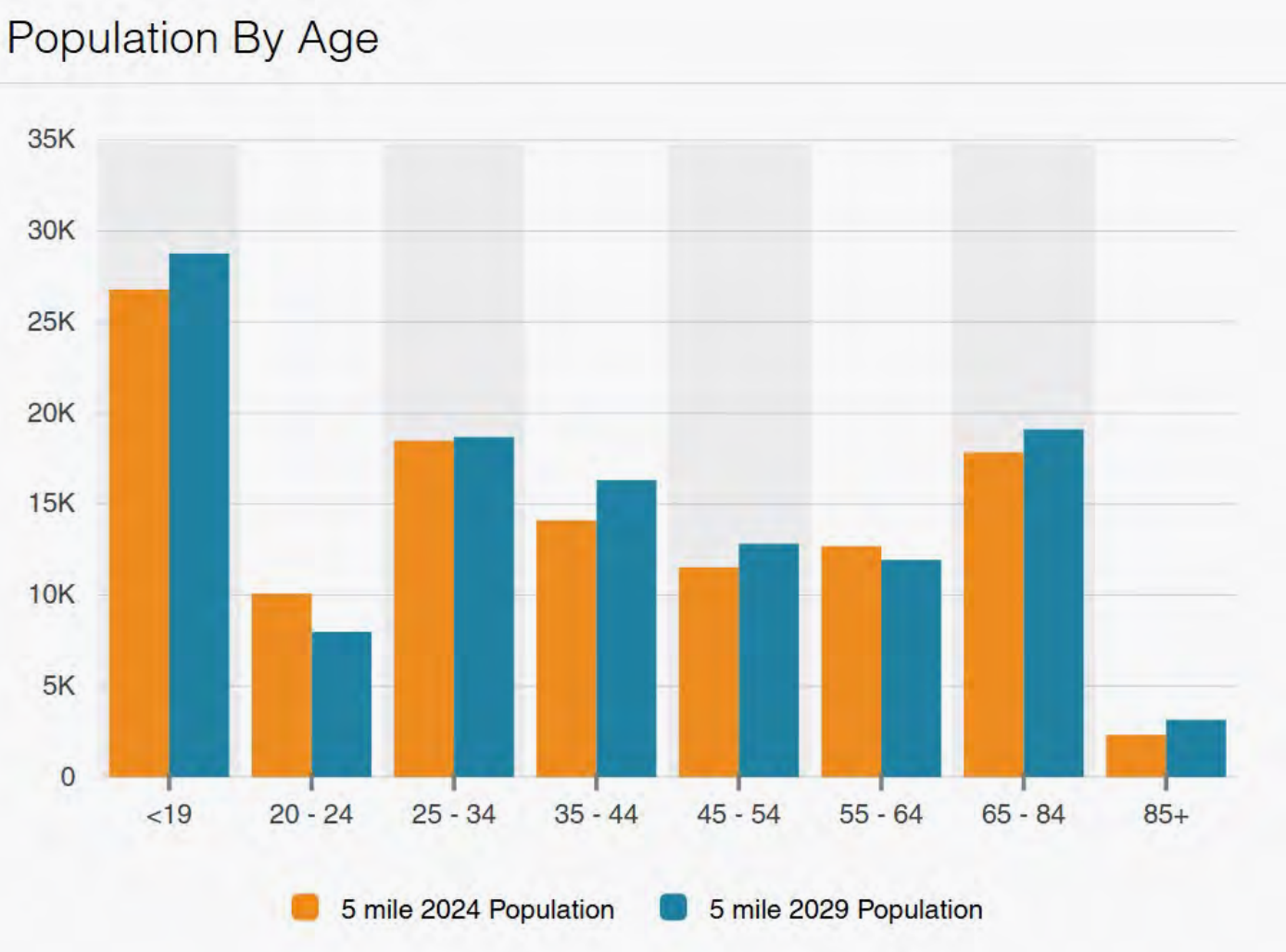
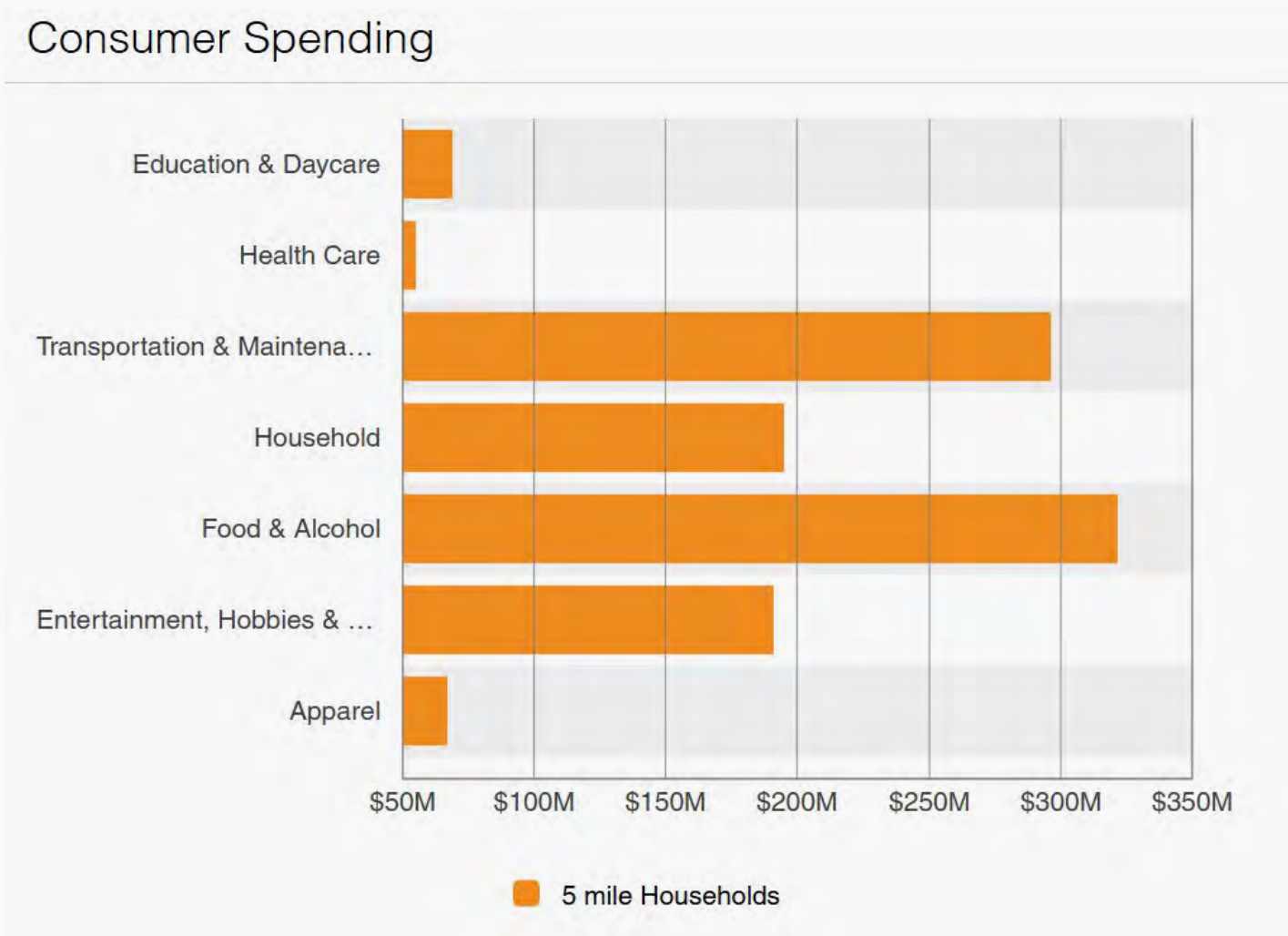
2,162 SF



TRAFFIC COUNT

| Collection Street | Cross Street | Traffic Volume | Count Year |
|----------------------|--------------------|----------------|------------|
| Pennsylvania Avenue | E Gwinnett St N | 9,275 | 2020 |
| Pennsylvania Ave | E Gwinnett St N | 9,939 | 2022 |
| Bolling St | Pennsylvania Ave W | 924 | 2022 |
| E Gwinnett St | Atkinson Ave SE | 3,684 | 2022 |
| California Ave | Kinzie Ave W | 3,734 | 2022 |
| Mississippi Ave | Pennsylvania Ave W | 1,116 | 2022 |
| East Gwinnett Street | Lawton Ave W | 4,616 | 2022 |
| Mississippi Avenue | New Jersey Ave E | 805 | 2022 |
| Goebel Avenue | Elgin St SW | 4,746 | 2020 |
| Goebel Ave | Elgin St SW | 4,629 | 2022 |

| Population | | | | Households | | | | Income | | | |
|-----------------------------|--------|---------|---------|---------------------------------|----------|--------|---------|-------------------------|----------|----------|----------|
| | 2 mile | 5 mile | 10 mile | | 2 mile | 5 mile | 10 mile | | 2 mile | 5 mile | 10 mile |
| 2020 Population | 32,131 | 109,013 | 207,921 | 2020 Households | 14,088 | 43,937 | 83,981 | Avg Household Income | \$72,629 | \$77,029 | \$80,659 |
| 2024 Population | 33,436 | 113,842 | 212,033 | 2024 Households | 14,814 | 46,445 | 86,402 | Median Household Income | \$51,625 | \$53,628 | \$57,813 |
| 2029 Population Projection | 34,862 | 118,764 | 220,762 | 2029 Household Projection | 15,486 | 48,592 | 90,162 | < \$25,000 | 3,817 | 12,156 | 18,222 |
| Annual Growth 2020-2024 | 1.0% | 1.1% | 0.5% | Annual Growth 2020-2024 | 0.9% | 0.7% | 0.7% | \$25,000 - 50,000 | 3,419 | 9,757 | 18,828 |
| Annual Growth 2024-2029 | 0.9% | 0.9% | 0.8% | Annual Growth 2024-2029 | 0.9% | 0.9% | 0.9% | \$50,000 - 75,000 | 2,773 | 8,964 | 18,039 |
| Median Age | 36.8 | 36.1 | 38.4 | Owner Occupied Households | 5,995 | 22,231 | 46,305 | \$75,000 - 100,000 | 1,943 | 5,305 | 10,158 |
| Bachelor's Degree or Higher | 27% | 30% | 31% | Renter Occupied Households | 9,491 | 26,361 | 43,856 | \$100,000 - 125,000 | 760 | 2,571 | 5,623 |
| U.S. Armed Forces | 82 | 1,162 | 1,721 | Avg Household Size | 2.2 | 2.2 | 2.3 | \$125,000 - 150,000 | 536 | 2,109 | 4,803 |
| | | | | Avg Household Vehicles | 1 | 2 | 2 | \$150,000 - 200,000 | 668 | 1,991 | 4,360 |
| | | | | Total Specified Consumer Spe... | \$355.9M | \$1.2B | \$2.4B | \$200,000+ | 899 | 3,594 | 6,369 |



WELCOME TO THE NEIGHBORHOOD

From the meticulously preserved to the thoroughly modern, Savannah's diverse districts and communities are as distinctive as the people who call them home. Here's a guide to help you discover your new home base.

DOWNTOWN

Artsy, eclectic and steeped in history, the Historic District strikes the perfect balance between urban living and southern charm.

EAST & THE ISLANDS

Quintessential vast marshes and meandering rivers characterize these coastal neighborhoods along Savannah's idyllic Atlantic Ocean coast, including "Savannah's Beach", Tybee Island.

WEST SAVANNAH

Emerging cities and towns meet peaceful countryside.

MIDTOWN

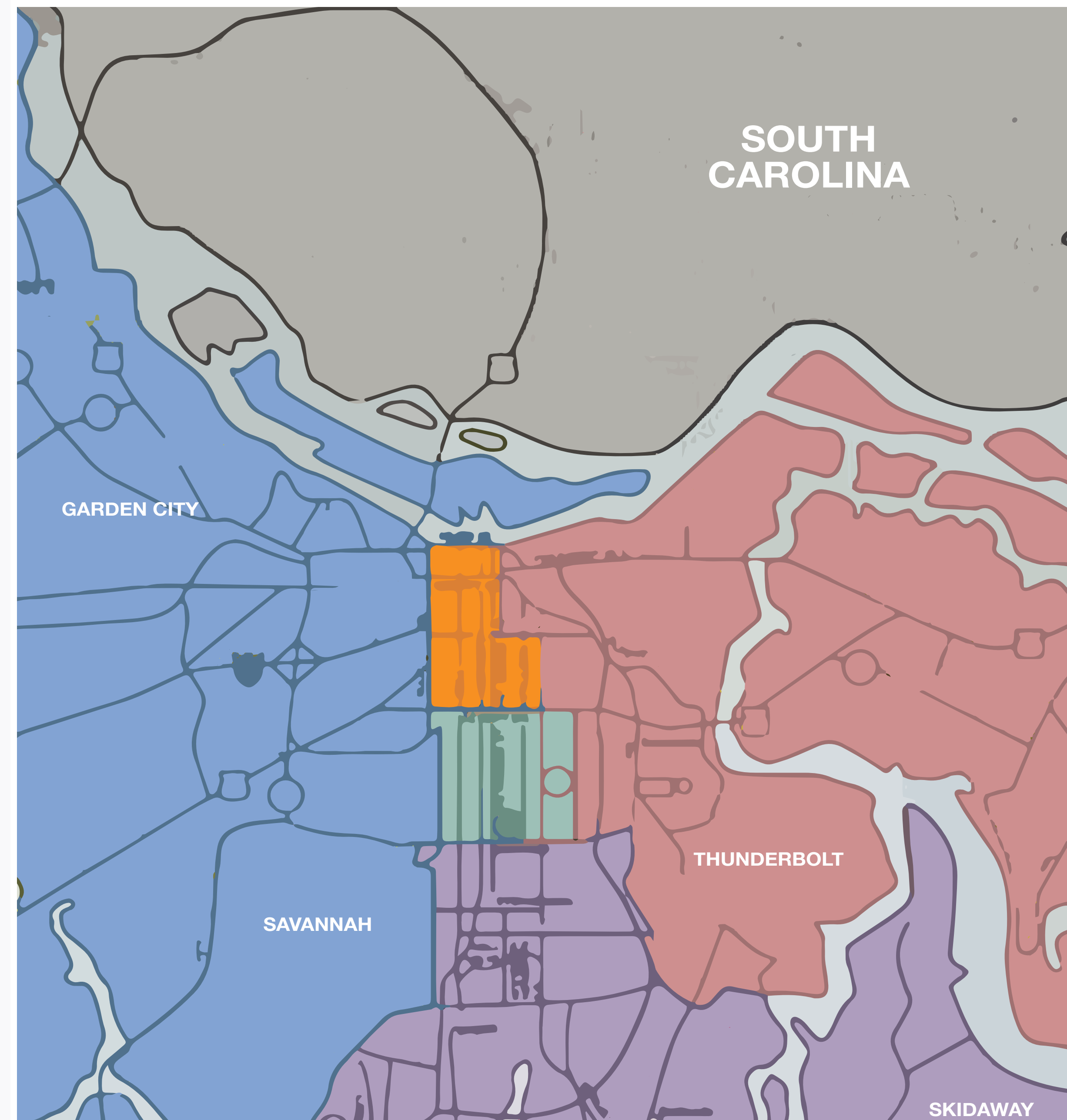
Separated from downtown by palm-adorned Victory Drive, this peaceful part of town attracts families and young professionals with its early 20th century craftsmanship, and oak-lined avenues.

THE SOUTHSIDE

From mid-century ranches to luxury waterfront mansions, enclaves in Savannah's southern regions draw connoisseurs of the good life.

NEIGHBORING COUNTY

Noteworthy for their friendly, agrarian communities, the pastoral farms, pine woods and marshlands just beyond Chatham County make for a bucolic atmosphere.



#1

CITY FOR CREATIVE
PROFESSIONALS
-*SMARTASSET*

#1

HOTEL IN THE U.S
PERRY LANE

14.8M

ANNUAL VISITORS TO SAVANNAH -
GENERATING \$3 BILLION IN
VISITOR SPENDING

#4

SOUTH'S BEST CITIES
-*SOUTHERN LIVING*

#2

BEST RELAXING GETAWAY
IN THE U.S
-*US NEWS & WORLD
REPORT*

#2

BEST CITY IN THE U.S
-*TRAVEL & LEISURE*

\$4.9B

ECONOMIC IMPAT FROM FORT STEWART
AND HUNTR ARMY AIRFIELD

72K+

STUDENTS PERSUING HIGHER
EDUCATION AT 17 COLLEGES AND
UNIVERSITIES IN THE SAVANNAH AREA

BY THE NUMBERS

POPULATION

Savannah:
147,780

Savannah MSA:
395, 983

AVERAGE TEMPERATURE

| | |
|--------|-------|
| Spring | 65.26 |
| Summer | 81.40 |
| Fall | 67.87 |
| Winter | 51.13 |

CLIMATE

216
days of summer per year

PRECIPITATION

48"
average rain per year

COST OF LIVING

The number below reflect the cost of living - the amount of money needed to sustain a certain level of living, including basic expenses such as housing, food, taxes, and healthcare - in US cities.

| | |
|-------------------|-------------|
| Savannah | 97.3 |
| Charlotte, NC | 97.9 |
| Dallas, TX | 98.5 |
| Jacksonville, FL | 99.0 |
| Chicago, IL | 100.1 |
| Atlanta, GA | 100.3 |
| Charleston, SC | 101.7 |
| Austin, TX | 106.6 |
| Miami, FL | 110.1 |
| New York, NY | 128.0 |
| San Fransisco, CA | 178.6 |

SAVANNAH MSA HOUSEHOLD INCOME

\$82,125

AVERAGE ONE-WAY COMMUTE (IN MINUTES)

| | |
|-------------------|-------------|
| Savannah | 20.7 |
| Charleston, SC | 22.9 |
| Austin, TX | 24.6 |
| Jacksonville, FL | 24.9 |
| Charlotte, NC | 25.6 |
| Atlanta, GA | 27.5 |
| San Fransisco, CA | 33.3 |
| New York, NY | 41.4 |

COMPARABLE HOME PRICES

Single Family Home
(Average of Middle Price Tier)

| | |
|-----------------|------------------|
| Savannah | \$252,000 |
| Gainesville, FL | \$282,000 |
| Orlando, FL | \$357,000 |
| Charlotte, NC | \$402,000 |
| Nashville, TN | \$442,000 |
| Ralegih, NC | \$444,000 |
| Atlanta, GA | \$495,000 |

TOP EMPLOYMENT INDUSTRIES

1. Professional and Business Services
2. Education and Health Services
3. Leisure and Hospitality
4. Retail Trade
5. Government - State and Local
6. Manufacturing
7. Transportation and Utilities
8. Construction, Mining, and Lodging
9. Other Services

Sources: Advisorsmith Cost of Living Index,Savannah 2022 Economic Trends, Savannah Area Chamber of Commerce, Savannah Economic Development Authority, Georgia Southern University Center for Business Analytics and Economic Research, bestplaces.net, zillow.com, and public sources including U.S. Census Bureau Quick Facts, Georgia Department of Labor, Georgia Department of Revenue, Savannah Airport Commission and Chatham Area Transit

CHSA Development Builds Houses:

CHSA Development, a subsidiary of CHSA, Inc., is a HUD-certified Community Based Development Organization, and a Community Housing Development Organization. CHSA Development provides master developer services in addition to developing affordable housing.

CHSA Development increases the number of safe, quality, affordable homes through the following strategies:

- Builds affordable housing units for families earning modest incomes.
- Manages renovation projects to restore existing homes.
- Collaborate with other developers to create and renovate affordable housing.
- Serves as master developer for larger neighborhood revitalization projects.
- Provides technical assistance to microenterprises seeking to develop affordable housing.
- Advocates for innovative solutions to affordable housing problems.



Our Mission:

To consult, buy, construct and/or develop affordable housing, to prevent blight and to promote and create economic development and reinvestment.

Our Vision:

Creating communities in which safe and quality housing, neighborhoods, and living conditions are available and affordable to all.



Savannah Gardens

Savannah Gardens is the redevelopment of Strathmore Estates, a 44-acre site that contained 380 units of substandard rental housing that once housed very proud Americans who supported American World War II efforts building Liberty Ships. CHSA Development served as master developer, and Community Housing Services Agency, Inc. (CHSA) collaborated with the City of Savannah and Mercy Housing Southeast to build 685 total units including senior housing, multi-family rentals and single-family homes for purchase. It was completed in 2024.

ULI Atlanta 27th Annual Awards of Excellence Savannah Gardens



a subsidiary of
CHSA
Community Housing
Services Agency



CHSA Development is
a minority-led CHDO,
& non-profit developer for
affordable housing projects.

MASTER
DEVELOPER

CHATHAM
COUNTY,
GEORGIA

WE OFFER

CONTACT US NOW



912-651-2169



info@chsainc.org



20 Interchange Drive
Savannah, Georgia 31415



MASTER DEVELOPER

CHSA Development serves as the master developer for affordable housing developments requiring multiple contractors and partnerships with local government agencies, most notably Savannah Gardens.



SINGLE FAMILY HOMES

CHSA Development builds affordable single family homes and supports the work of other developers creating and renovating affordable homes.



HOME REPAIR PARTNERSHIPS

CHSA Development works with local partners to renovate affordable homes and complete energy-efficient upgrades for residents with modest incomes.

www.chsainc.org EIN 58-2000526

GROW WITH US



PARKER DENMARK

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