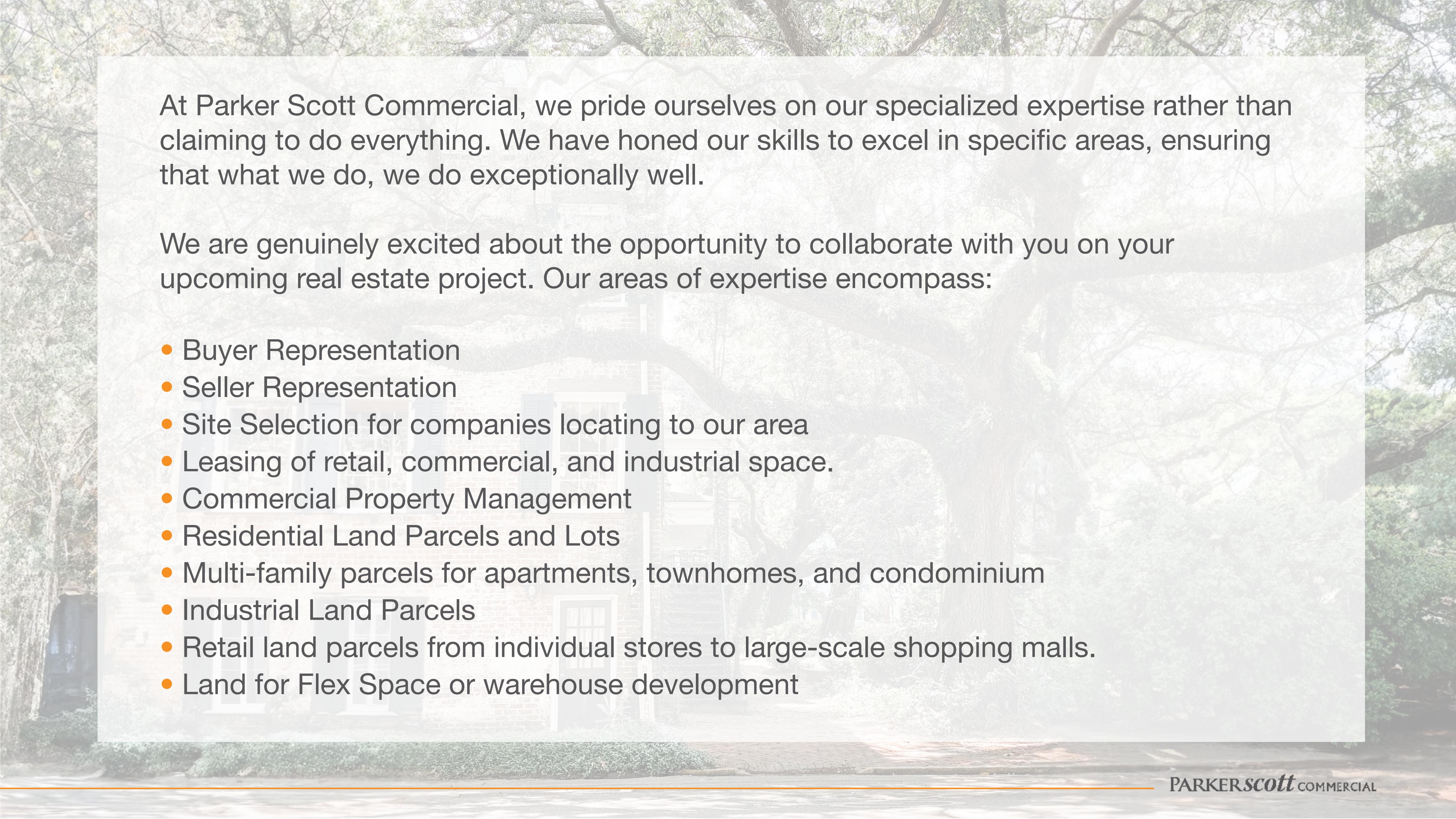


PARKERSCOTT COMMERCIAL

# 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

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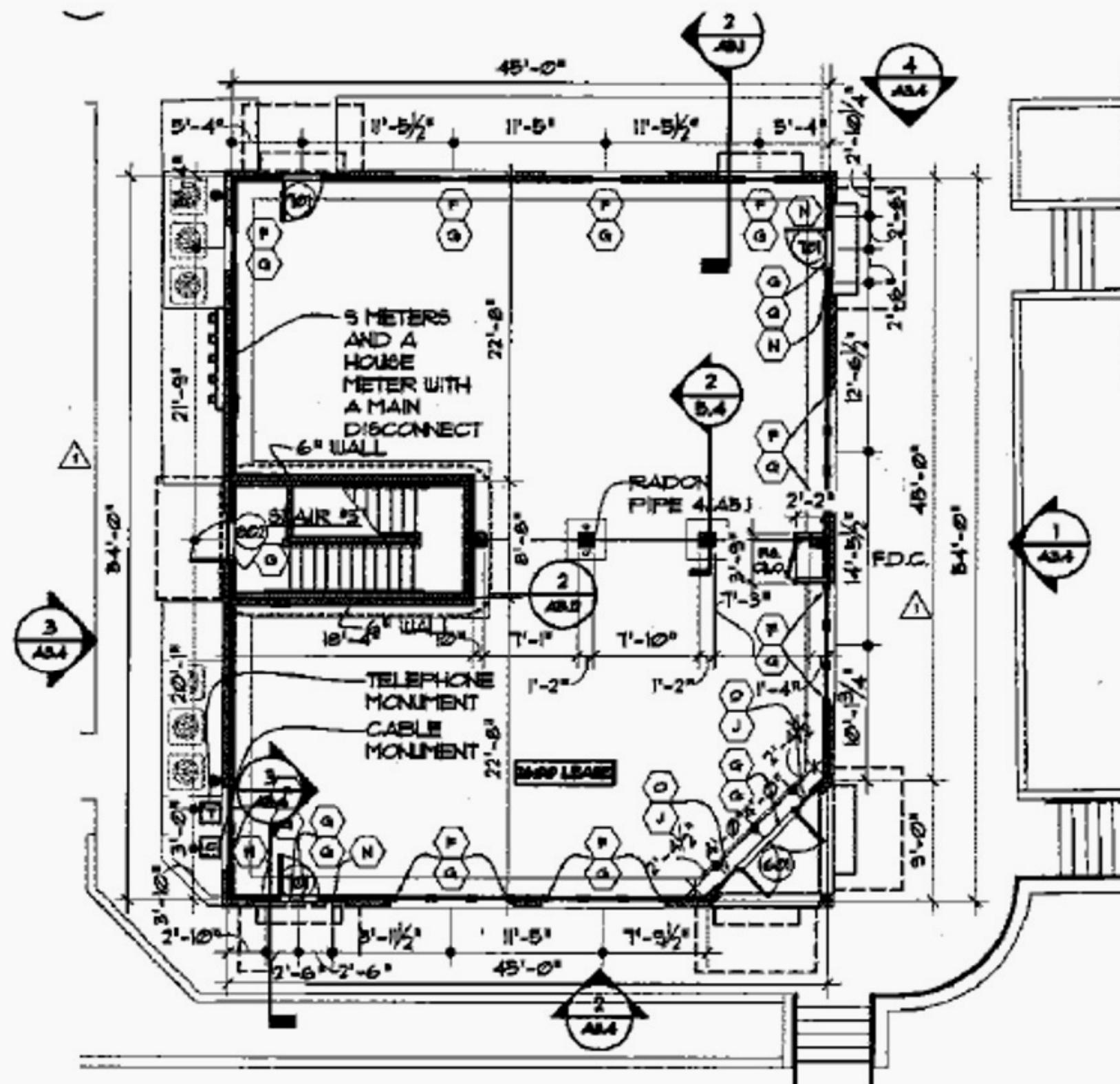
- 2 Corner units
- 2,162 SF
- \$18 Per SF
- High visibility and high traffic count
- Over 300 residents in the development
- Cold Shell allowing for tenant to optimize space to meet their specific needs



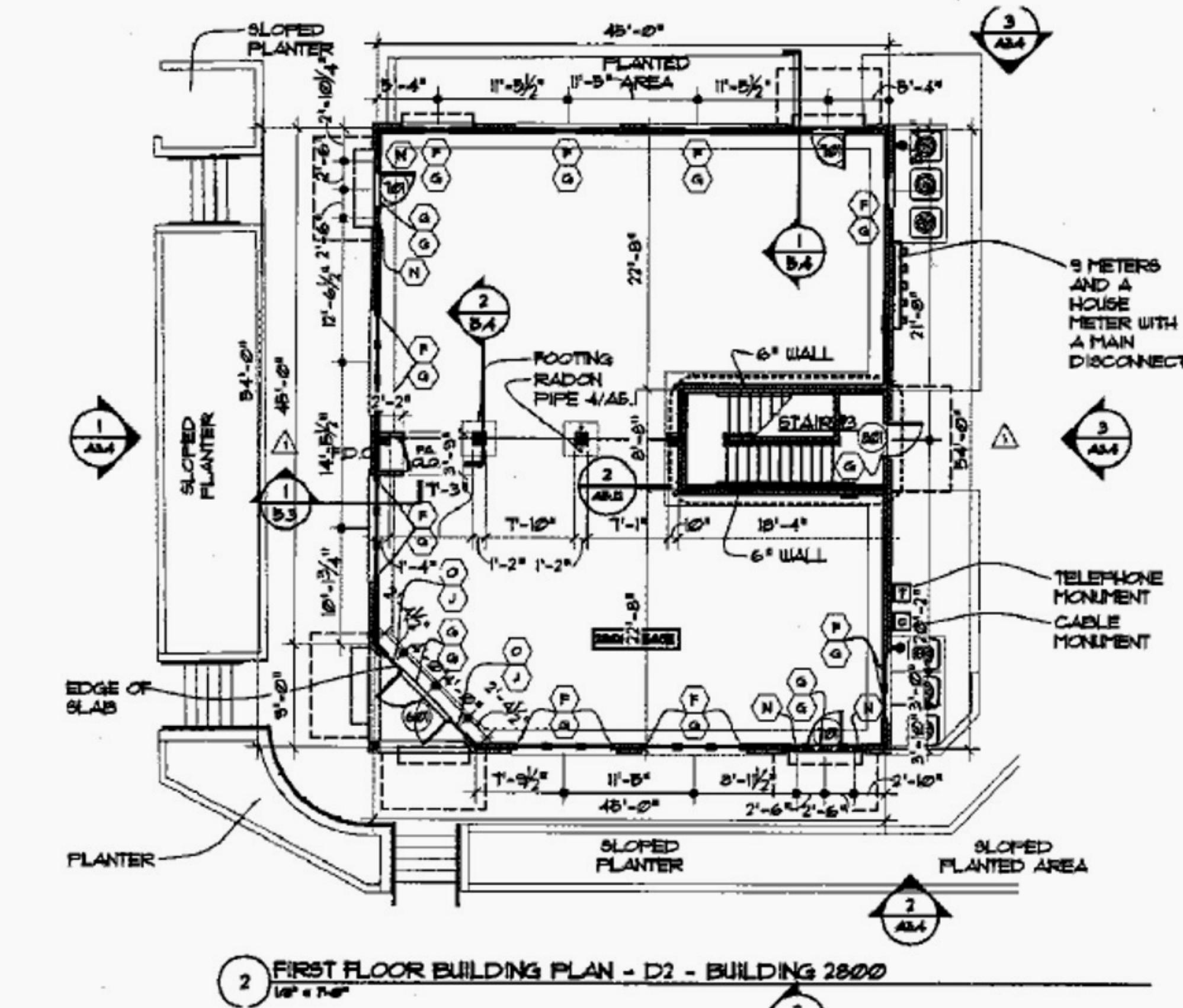
**EXHIBIT "A"**

### Description of the Premises

**2,162 SF**



**2,162 SF**



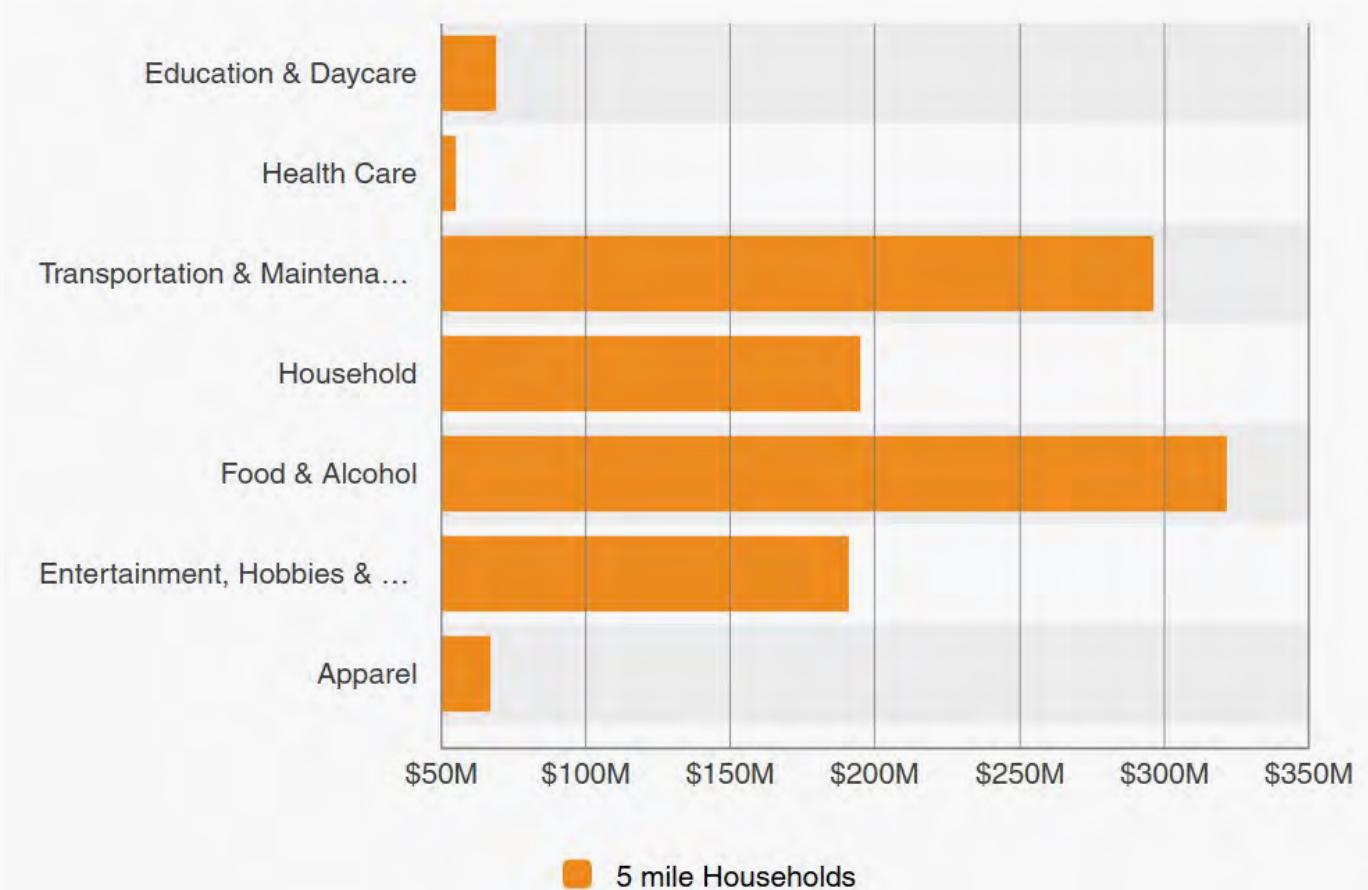
# TRAFFIC COUNT

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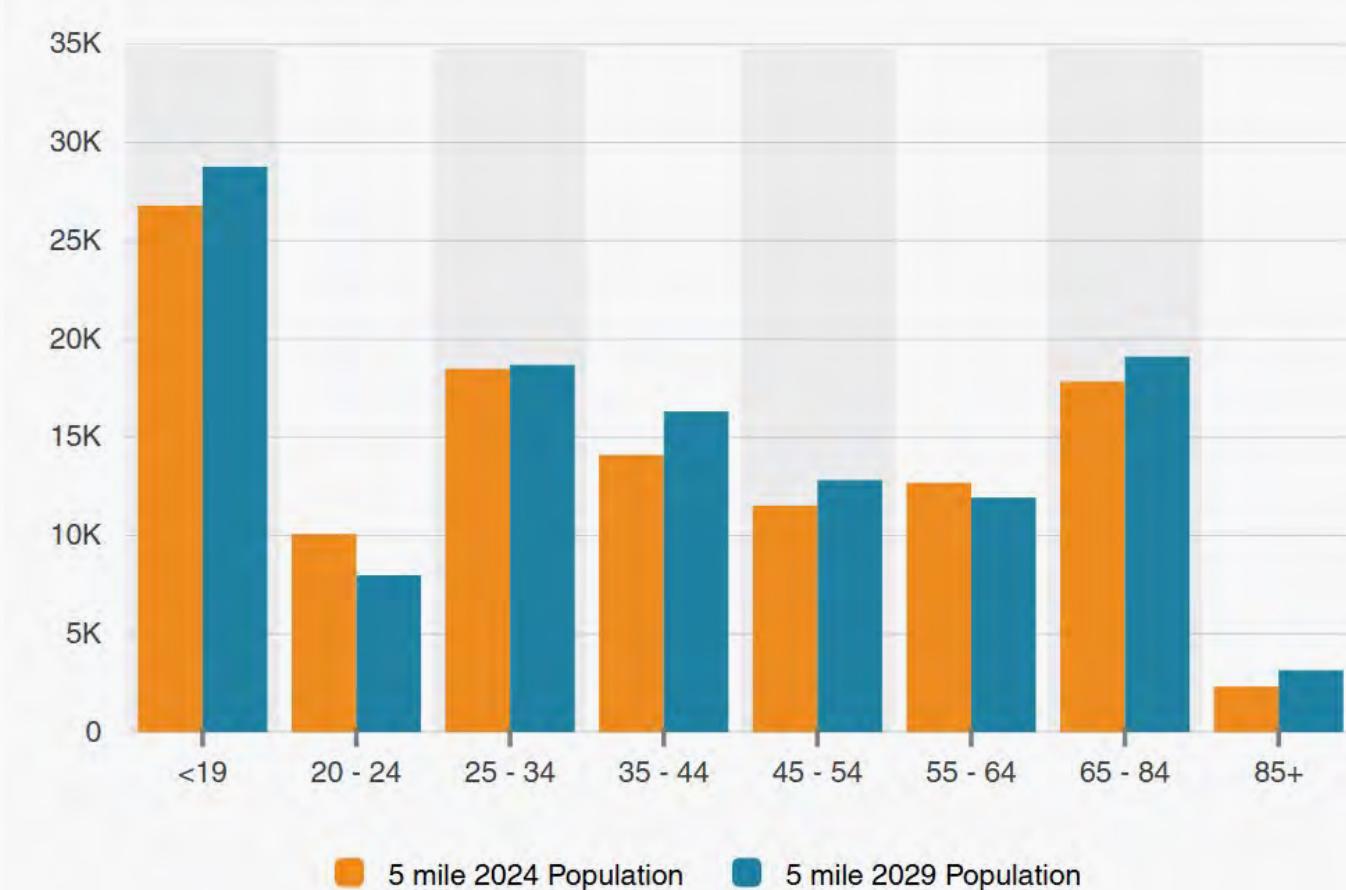
Collection Street	Cross Street	Traffic Volume	Count Year
Pennsylvania Avenue	E Gwinnett St N	9,275	2020
Pennsylvania Ave	E Gwinnett St N	9,939	2022
Bolling St	Pennsylvania Ave W	924	2022
E Gwinnett St	Atkinson Ave SE	3,684	2022
California Ave	Kinzie Ave W	3,734	2022
Mississippi Ave	Pennsylvania Ave W	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

Consumer Spending



Population By Age



# 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.

## 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.

## 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

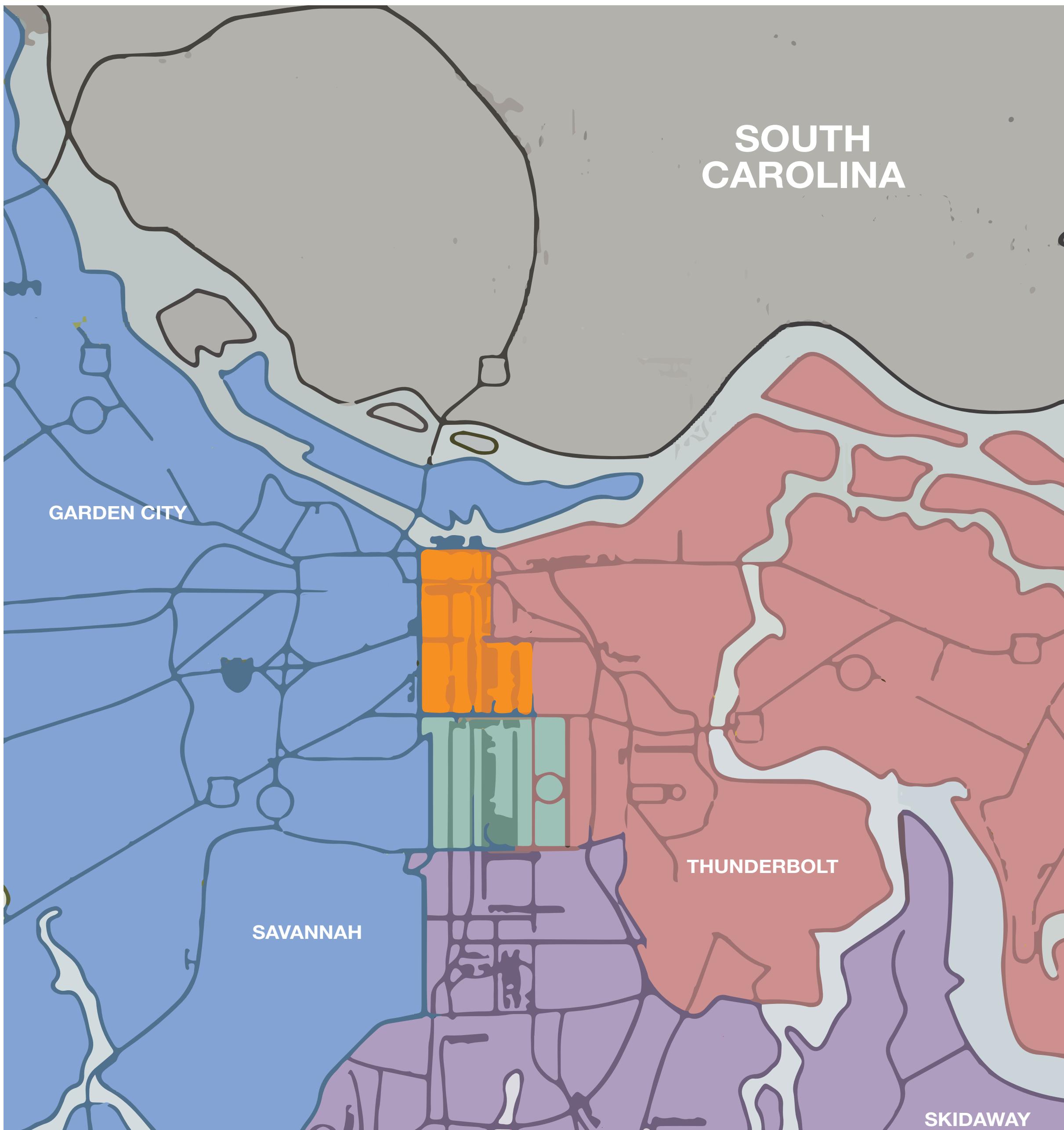
Emerging cities and towns meet peaceful countryside.

## 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

**#2**

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

**#4**

SOUTH'S BEST CITIES  
-SOUTHERN LIVING

**#2**

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

**14.8M**

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

**\$4.9B**

ECONOMIC IMPACT 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 Francisco, 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 Francisco, CA 33.3

New York, NY 41.4

## 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

## 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

Raleigh, NC \$444,000

Atlanta, GA \$495,000

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

**CONTACT**  
US NOW



912-651-2169



info@chsainc.org



20 Interchange Drive  
Savannah, Georgia 31415

## WE OFFER



### 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](http://www.chsainc.org) EIN 58-2000526

GROW WITH US



## PARKER DENMARK

COMMERCIAL SALES  
LEASING/MANAGEMENT

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CELL: 912-658-8362

EMAIL: [parker@parkerscottproperties.com](mailto:parker@parkerscottproperties.com)

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352 Commercial Drive, Savannah, GA 31406



## SAM CLARK

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WEBSITE:

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## BRIAN OTT

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