

**ON BEHALF OF TM3 PROPERTIES, LCC  
AN OFFERING OF MERCER PLAZA NEIGHBORHOOD SHOPPING CENTER-LOCATED AT  
140 JOHNNY MERCER BOULEVARD  
SAVANNAH, CHATHAM COUNTY, GEORGIA 31410**



**AS OF MAY 2026**

**REPRESENTED BY  
WHITLEY & ASSOCIATES, INC.  
800 COMMERCIAL COURT  
SUITE TWO  
SAVANNAH, GEORGIA 31406**

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**SUBJECT PROPERTY SUMMARY**

Address-Location: Mercer Plaza  
140 Johnny Mercer Boulevard  
Savannah, Chatham County, Georgia 31410

Tax Identification No. : 10089 01006

Ownership : TM3 Properties, LLC

Property Type/Use : Neighborhood Shopping Center

Land Area : 2.26 Acres

Improvement Size : 24,064 Square Feet

Year 2026 Tax Appraisal/  
Assessment (40%) : \$2,380,200/\$952,080

Year 2026 Estimated  
Real Estate Taxes : \$33,625.26

Zoning Classification : Planned Community Business/Town Center Overlay (P-B-C/TC).

Offering Price : \$3,850,0000

Contact : Ben G. Whitley  
Whitley & Associates, Inc.  
800 Commercial Court Suite Two  
Savannah, Georgia 31406  
Ben@whitleyandassociates.com  
912-661-3482 (Mobile)

**PROPERTY IDENTIFICATION**

Location/Address : 140 Johnny Mercer Boulevard

Property Types : Neighborhood Shopping Center

Property Identification  
Number (PIN) : 10089 01006

Land Area : 2.26 Acres

Building and Site  
Improvements : Mercer Plaza located at 140 Johnny Mercer Boulevard is an approximate 24,064 square foot neighborhood shopping center demised as twenty-three tenant suites in occupancy by eighteen tenants.

Site improvements include paved drives and parking areas, curb and gutter, grate inlets, building and site illumination, signage and landscaping.

Personal Property : Excluded from the offering.

**SAVANNAH AREA**

The city of Savannah serves as the seat of government for Chatham County and is the most populous city in Southeast Georgia. Chatham County is one of six counties comprising the Greater Savannah Trade Area and the Savannah region includes three other Georgia counties, Liberty, Bryan and Effingham, and two South Carolina counties, Beaufort and Jasper.

**NEIGHBORHOOD CHARACTERISTICS**

The property is a neighborhood shopping center located within an Unincorporated area Chatham County known as Wilmington Island.

Wilmington Island is one of Savannah eastern five amenity islands which generally includes Wilmington Island, Whitmarsh Island, Talhai Island, Isle Of Armstrong and Tybee Island. The general locale is position between the two municipalities of Thunderbolt to the west and Tybee Island to the east and being approximately nine miles southeast of Savannah's Financial District within Johnson Square.

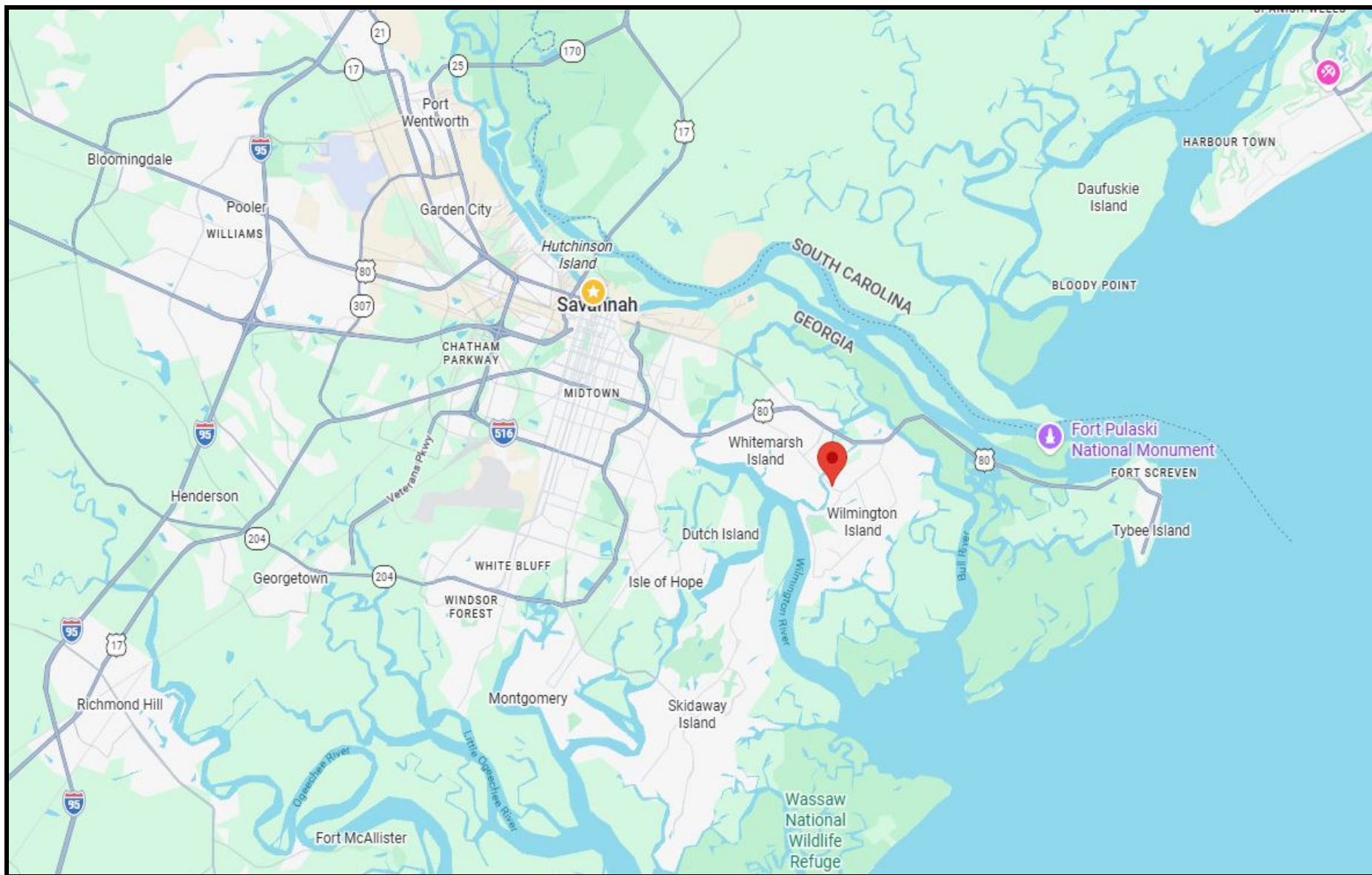
According to the U.S. Census Bureau the Wilmington Island comprises approximately 9.50 square miles acres of which 8.2 square miles is land and the balance being water-based elements with a 2020 estimated population exceeding 15,000.

Neighborhood boundaries may be generally defined as southeast of U.S. Highway 80 and Thunderbolt, South of U.S. Highway 80 and Richardson Creek, west of the Bull river and north of Half Moon Creek, Beard Creek and the Wilmington River. Accessibility to other areas of the city and county limited to a few arterioles including U.S. Highway 80 and the Islands Expressway.

The general neighborhood, comprising an approximate two to three-mile radius of the subject asset is heterogeneously developed with single and multi-family residential dwellings, various commercial, service related, retail, office and institutional properties. Some significant and notable nearby uses include CVS, Walgreens, Publix, Turners Rock, Whitemarsh Preserve, The Savannah Yacht Club, The Wilmington Island Club, Summer Breeze Senior Living, Charles C. Brooks Municipal Park, May Howard Elementary School and Saint Andrews School.

The expectation of new development in the immediate area within either the residential or commercial sectors are limited due to the fact the immediate area is nearly fully built-out with a dearth of remaining developable sites

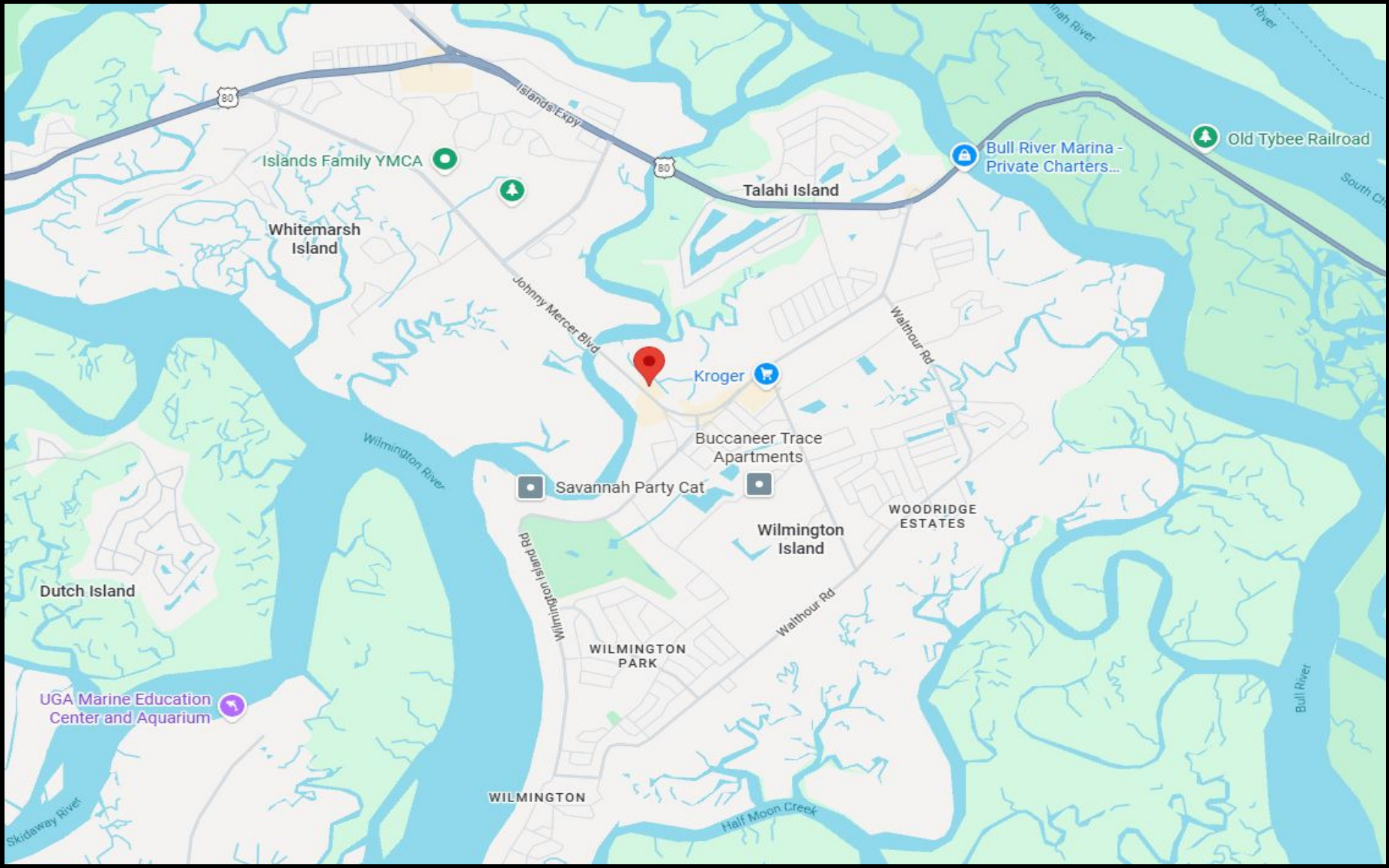
### Area Map



*Offering Of Mercer Plaza Located At 140 Johnny Mercer Plaza, Savannah, Georgia 31410*

*Whitley & Associates, Inc.*

**Neighborhood Map**



*Offering Of Mercer Plaza Located At 140 Johnny Mercer Plaza, Savannah, Georgia 31410*

*Whitley & Associates, Inc.*

**PROPERTY DATA**

**Ownership**

The asset is currently vested in the ownership of the TM3 Properties, LLC.

**Lease Information**

The asset is encumbered by eighteen existing leases occupying all twenty-three available suites

**Site Description**

- Area : The subject underlying land area is identified within the records of the Chatham County Board of Assessors as Property Identification Number 10086 01006 (inclusive of the building improvements) comprising a surface area of 2.46 acres.
- Vehicular Access : Primary vehicular access is available via two curb cuts intersecting Johnny Mercer Boulevard approximating the southwest and southeast corners of the site. Additionally access is available and via a shared cross access easement associated with the parcel to the east improved with a freestanding CVS Pharmacy which benefits from signalization serving the east and west bound lanes of Johnny Mercer Boulevard.
- Shape and Boundaries : With reference to Plat Record Book 34S; Folio 21, as maintained in the records of the Superior Court of Chatham County, Georgia, the marginally irregular site possesses a southern boundary which fronts approximately 317.96 lineal feet along the northside of the west bound lane of Johnny Mercer Boulevard, a western boundary of approximately 392.51 lineal feet along the east boundary of lands vested in the ownership of Chatham County and Dennis Grayson, a northern boundary of approximately 256.04 lineal feet along the southern boundary vested in the ownership of Dennis Grayson, and an eastern boundary of 27.86 lineal feet along the western boundary of Lot A-2 vested in the ownership of Savannah Mercy Pharmacy LTD.
- Topography and Drainage : With reference to the Savannah Area Geographic Information System and other sources, it appears that the site elevations might approximate between 10 to 12 feet above Mean Sea Level and being slightly above the grade of the abutting arteriole with positive drainage aided by inlet grates oriented within the parking areas.

Flood Map

Panel and Zone

: With reference to Federal Emergency Management Agency Flood Map, Panel 130030 0115 D established as of September 3, 1992, it appears the site is located within the confines of the 100 Year Flood Zone or Zone AE, BFE 12.

Municipal Services

and Public Utilities

: Municipal services includes potable water, sanitary sewer, refuse collection and fire and police protection. Public utilities include electricity, natural gas and telephone. Electricity is provided by Georgia Power being a subsidiary of the Southern Companies, natural gas by either SCANA Energy, Atlanta Gas Light, Georgia Natural Gas or others by choice and telephone by multiple providers by choice.

Easements and

Encumbrances

: It appears the land is subject to standard and typical utility and drainage easements. Said easements do not appear to detrimentally impact the functional utility or value of the property.

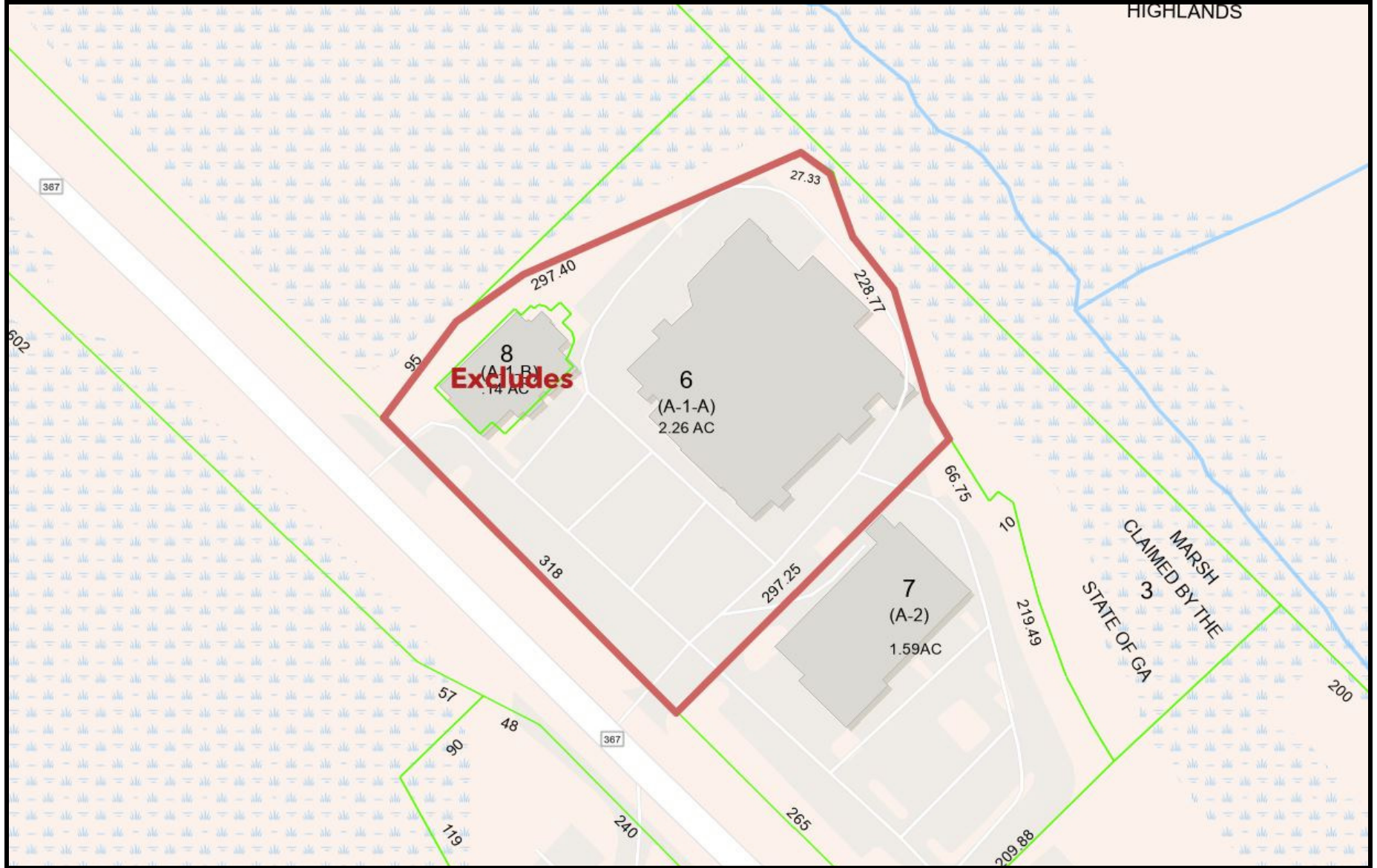
A 15-foot wide utility easement transverses east-west along the southern boundary adjacent and parallel to Johnny Mercer Boulevard as well as a 40-foot wide access easement along the northern boundary of the aforementioned utility that also traverses east - west serving the subject lot as well as Lot's A-1-B and A-2.

Additionally, a 25- foot wide buffer exists along the eastern side of the western boundary and the southern side of the northern boundary as these boundaries abut marshlands vested in the ownership or others and a second 30 foot wide access easement is located approximately 55 lineal feet north of the southeast corner of the site.

**Sagis Aerial Map**



**Sagis Digital Map**



**Building and Site Improvements**

Building Improvements

The description of improvements is based on reference to the records as maintained by the Chatham County Board of Assessors and by personal inspection.

It is assumed that the construction specifications described herein are accurate and it is assumed that no latent structural problems exist.

General Comments : The building is one story with a partial mezzanine which was reportedly constructed circa 1980 for utilization as a neighborhood grocery store (Red & White).

Subsequently and/or about 1994-1995, the building was converted and/or adapted for multi-tenancy including various retail and office users.

The building is estimated to approximate a finished floor area of 24,064 and is demised as twenty-three suites.

Site improvements include shared asphalt paved drives and parking areas, curb and gutter, building and site illumination, property signage, and various landscaping elements.

Construction Dates : 1980 with a conversion to the existing use circa 1994 - 1994 and with multiple periodic suite renovations as required by the tenancies.

No. of Stories : One with a partial mezzanine.

Finished Area : 24,064

Substructure : Unknown, but based on an onsite inspection, it appears a portion of the substructure could comprise a concrete slab constructed at grade coupled with an elevated slab for the balance based on the fact that some entry doors along the eastern and western elevations access either the suites or the interior mall area via a series of steps that might approximate three to four feet above grade.

Superstructure : It is assumed the superstructure comprises concrete masonry units but might include metal and/or wood frame systems.

Roof Structure and Finish : It is assumed, the roof structure is a pre-engineered metal-frame truss system finished with a flat, membrane type system which is assisted to divert rainwater by the presence of gutters and downspouts.

Exterior Finish : The majority of the exterior elevations appear to comprise a “hardcoat” pigment enhanced stucco.

Exterior Fenestration : The asset has two primary points of access to the interior “Mall” area, including a bank of three glass in metal frame double doors at the primary entry along the southern elevation and one, glass in metal frame double door at the eastern elevation. A third point of common access is at the rear or along the northern elevation which is served by a single solid steel core door in metal frame.

Several of the existing tenancies with outside entries generally are equipped with single or double door glass in metal frame doors and/or solid steel in a metal frame.

Exterior windows are generally fixed plate glass in metal or wood frames.

Interior Partitioning : **First Floor:** The first floor is estimated to comprise approximately 22,850 square feet of which approximately 4,931 square feet would be considered common areas as the interior “Mall” area. This floor is demised as twenty-one suites occupied by seventeen tenants varying due to some assemblages in size from 281 to 2,471 square feet and includes one non-gender restroom as well as a small IT/storage closet.

**Mezzanine:** This area is estimated to comprise 1,214 square feet, demised as three suites occupied by two tenants with the suite sizes ranging from approximately 281 to 427 square feet.

Interior Finishes : **First Floor:** Interior finishes at the first floor generally include vinyl and carpet floorings, painted and papered gypsum wallboard walls and suspended acoustical tile ceilings within the “Mall” area. As to the tenant suites, finishes vary dependent upon the tenancy but generally concrete, vinyl, carpet and engineered floorings, painted gypsum wallboard walls and suspended acoustical tile or painted gypsum wallboard ceilings.

Illumination within the common “Mall” area is lay-in type LED fixtures with the majority of the tenant suites being equipped with lay-in mounted either being fluorescent or LED type fixtures.

The common restroom is equipped with a water cabinet, urinal, hand basin, mirror and paper holders. For those tenancies with restrooms, each is generally equipped with a water cabinet, hand basin, mirror and paper holders.

**Mezzanine:** Interior finishes at the mezzanine floor tenancies are generally similar to the first including carpet and engineered flooring, painted gypsum wallboard walls and suspended acoustical tile or painted gypsum wallboard ceilings.

Interior fenestration at the suite entries is generally single or double glass doors in metal frames and windows are typically fixed plate glass in metal or wood frames.

Tenancies with kitchens are equipped to serve the specific going-concern of each.

Heat and Air Systems/Ventilation

: The agent does not have a full accounting of all heating and cooling systems serving the common areas as well as existing tenancies. All are assumed to be electric, heat pump type package systems with the costs of repairs, maintenance and replacements generally (but not all) borne by the tenants.

Miscellaneous

: Loading docks are located at the approximate northeast corner of the eastern elevation (covered) and at the rear or northern elevation.

Site Improvements

Asphalt Paving

: Nearly the entire site outside of the footprint of the building and excluding landscaped areas is asphaltic paved for vehicular drives and providing approximately 105 on-site parking spaces.

Hardscape

: Hardscape improvements are limited but generally includes curb and gutter, drainage inlets, dumpster and meter bank enclosures.

Landscaping

: The majority of the landscaping is located along the southern boundary (aligning Johnny Mercer Boulevard) and at the southern, eastern and western building elevations consisting primary of mulched landscape beds improved with various flowering bushes, shrubs and trees.

Miscellaneous

: Parking lot, site and building illumination and property-tenant identification signage.

# FLOOR PLAN



**Subject Photographs**



Northerly Oriented View Of The Southern (Front) Building Elevation



Northwesterly Skewed View Of The Southern (Front) Building Elevation



Northeasterly Skewed View Of The Southern (Front)  
And Partial Western Building Elevations



Northwesterly Skewed View Of The Southern (Front)  
And Partial Eastern Building Elevations



Northwesterly Oriented View Along The Eastern Building Elevation



Southerly Oriented View Along The Eastern Building Elevation



Northerly Oriented View Along The Western Building Elevation



Southern Oriented View Along The Western Building Elevation



Easterly Oriented View Along The Northern (Rear) Building Elevation



Westerly Oriented View Along The Northern (Rear) Building Elevation



Northerly Oriented View From The Primary Entry Within The "Mall" Area



Southerly Oriented View Toward The Primary Entry Within The "Mall" Area



Easterly Oriented View From The Interior "Mall" Area



Westerly Oriented View From Eastern Access Point  
Toward Interior "Mall" Area



Kampai Restaurant Suites 1 & 3



Kampai Restaurant Suites 1 & 3



Britannia Pub Suite 4



Britannia Pub Suite 4



Train Me/24-7 Suites 10A & 10B



Train Me/24-7 Suites 10A & 10B



Nation Nails Suite 6



Nation Nails Suite 6



Charlotte's Confections Suite 15



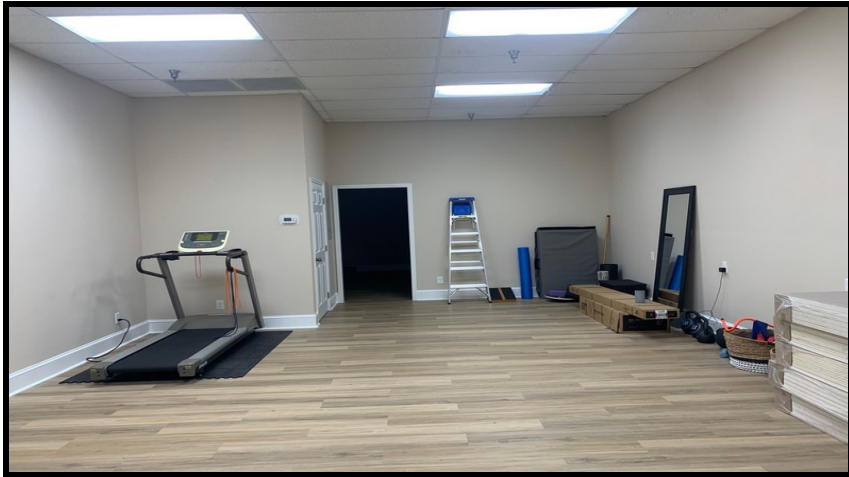
Charlotte's Confections Suite 15



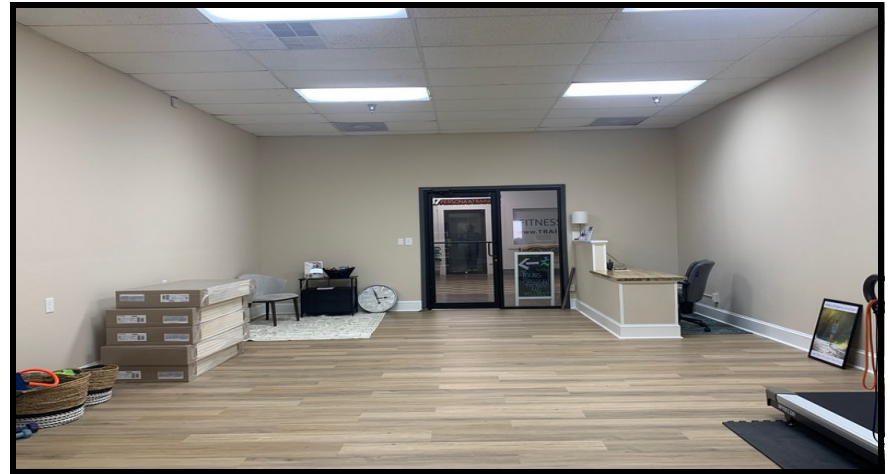
Jenni's Nails Suite 16



Jenni's Nails Suite 16



Young Physical Therapy Suite (Newly Renovated)



Young Physical Therapy Suite (Newly Renovated)



Brighter Hearing, LLC Suite 9 (Under Renovation)



Brighter Hearing, LLC Suite 9 (Under Renovation)



Northwesterly Oriented View Of The Parking Lot



Southeasterly Oriented View Of The Parking Lot



Southerly Oriented View Of The Approximate Middle Of The Parking Lot From The Building Southern Elevations



Easterly Oriented View Of An Internal Drive Adjacent To The Building Southern Elevation



Southerly Oriented View Of An Internal Drive Along The Building Eastern Elevation



Northerly Oriented View Along An Internal Drive Along The Building Western Elevation



Westerly Oriented View Along The 40 Foot Wide Common Access Easement



Easterly Oriented View Along Shared Drive  
Toward Signalization At Johnny Mercer Boulevard



Easterly Oriented View Of The Western Elevation Of The Property And  
Tenant Identification Monument Signage



View Of 138 Johnny Mercer Boulevard (Lot A-1-B Outparcel)

**Zoning**

Zoning Authority : Chatham County

Zoning Classification : Planned Community Business/Town Center Overlay (P-B-C/TC)

Definition : As defined within the *Chatham County Zoning Ordinance*: “The B-C Community-Business. The purpose of this district shall be to provide community shopping facilities consisting of a wide variety of sales and service facilities at locations that will be accessible to a market area containing from 35,000 to 70,000 people.”

By virtue of the property being within a P or Planning District requires comprehensive development plans to be prepared for review by the MPC or MPC staff in order to secure an orderly development pattern. Such districts are considered "overlay" districts and the uses permitted in such districts are those uses permitted in the zoning district which they overlay. To insure an orderly growth and development, it is appropriate to require approval of specific development plans to the Planning Commission Staff.

The asset was formerly additionally encumbered by the TO-I Islands Town Center Overlay District which was replaced by the TC district through the establishment of Subsection 4-13 on April 11, 2003 of the Chatham County Zoning Ordinance. The Town Center Overlay District applies to areas so identified on the official zoning map. Town Center Overlay District provisions may be reduced or increased, if justified, as part of a PUD approval process. Town Centers are intended to be developed based on standards consistent with community character of the surrounding neighborhood. This type of center is to be low in scale not exceeding two stories in height (unless greater height is allowed on an incentive basis) and emphasizes landscaping and pedestrian access. The uses that are permitted in the TC district are permitted in the underlying district.

**Real Estate Taxes**

The property is subject to taxation by Chatham Counties which assess all properties within its jurisdiction at 40% of the appraised value as established by the Chatham County tax assessor's office. It should be noted that all property within the State of Georgia is assessed at the 40% ratio excepting limited agricultural uses and exemptions.

According to a representative from the tax assessor's office, tax appraised values are established relative to the “*As Is*” condition of the property on January 1, of the taxable year. As of January 1, 2026, the asset had a total taxable value of \$2,382,000 and an assessed value of \$952,800.

The year 2026 millage rate Unincorporated Chatham County has not been formally established as of the date of this offering requiring the utilization of the year 2025 rates in an effort to estimate the ad valorem tax liability. The year 2025 millage rate for Unincorporated Chatham County is \$35.2910 mills per thousand.

TAXING AUTHORITY	YEAR 2025 TAX ASSESSED VALUE	YEAR 2025 MILLAGE RATE	ESTIMATED YEAR 2026 AD VALOREM TAXES
CHATHAM COUNTY	\$952,800	0.0352910	\$33,625.26

Applying the 2025 Unincorporated Chatham County millage rate to the Year 2026 tax appraised value reflects an estimated tax liability of approximately \$33,625.00.

**ECONOMICS**

**MERCER PLAZA RENT ROLL AS OF APRIL 2026**

<b>Tenant/Unit Number(s)</b>	<b>Lease Term</b>	<b>Commencement Date</b>	<b>Expiration Date</b>	<b>Leaseable Area Square Feet</b>
Kampai Restaurant/Suites 1 & 3	Five Years	March 1, 2026	February 28, 2031	2,346
Lighthouse Financial/Suite 2	Three Years (Renewal Option)	January 1, 2025	December 31, 2027	1,100
Britannia Pub LLC/Suite 4	Ten Years	March 1, 2026	February 28, 2036	2,051
Young Physical Therapy/Suite 5	Three Years	March 1, 2026	February 28, 2026	883
Cup To Cup/Suite 5A	Five Years	April 1, 2026	March 31, 2029	384
Cup To Cup Cafe/Suite 5C	Three Years	March 1, 2026	February 28, 2029	281
Nation Nails/Suite 6	Month To Month	April 1, 2026	Month To Month	1,379
24-7 FIT/Suites 7, 20 & 23	Five Years	March 1, 2026	February 28, 2031	2,471
Ahmed Alghim/Suite 8	Three Years	March 1, 2026	February 28, 2029	1,187
Brighter Hearing, LLC/Suite 9	Three Years	April 1, 2026	March 31, 2029	601
Train Me 24/7 LLC/Suites 10A & 10B	Five Years	March 1, 2026	February 28, 2031	1,229
Island Pizza/ Suites 11 & 12	Three Years	March 1, 2026	February 28, 2029	946
Cup to Cup/Suite 14	Three Years	March 1, 2026	February 28, 2029	400
Charlotte's Confections/ Suite 15	Five Years	March 1, 2026	February 28, 2029	756
Jenni's Nails/ Suite 16	Three Years	April 1, 2026	March 31, 2029	281
Train Me 24/7 Fitness/Suite 19	Five Years	March 1, 2026	February 28, 2031	386
Turf Services/Suites 18 & 21 C	Three Years (Renewal Option)	March 1, 2025	February 28, 2028	828
Fit Savannah, LLC/Suite 22	Five Years	March 1, 2026	February 28, 2031	1,460

**MERCER PLAZA PROFORMA PROFIT AND LOSS STATEMENT PROJECTIONS  
FOR THE PERIOD OF BETWEEN JULY 2026 THROUGH JUNE 2027**

<b>INCOME</b>	
Rental Income	\$428,141.38
<b>Total Income</b>	<b>\$428,141.38</b>
<b>EXPENSES</b>	
Property Taxes	\$33,625.26
Insurance	\$25,692.88
General Repairs & Maintenance	\$13,361.50
Janitorial	\$14,859.00
Utilities	\$16,870.13
Refuse Removal	\$3,466.59
Pest Control	\$757.00
Roof Maintenance	\$1,650.00
Plumbing	\$1,320.79
HVAC	\$2,067.00
Landscaping	\$4,800.00
Sprinkler Repairs & Inspections	\$4,780.00
Legal & Professional Services	\$4,011.31
<b>Total Expenses</b>	<b>\$127,261.46 (29.72%)</b>
<b>Net Income</b>	<b>\$300,879.92 (70.28%)</b>

**Income Projections Are Based On Contract Leases.**

**Expense Projections Are Based On Years 2024 And 2025 Actual Expenses.**