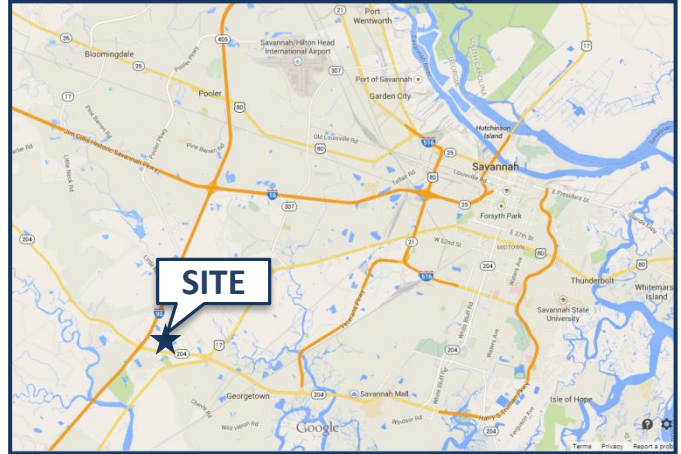


SPACE FOR LEASE
(912) 925-3089

The Shoppes Of Savannah
11 Gateway Boulevard South
Savannah, GA 31419

Property Highlights

- 133,000 Square Foot Mixed-Use Neighborhood Shopping Center
- Diverse Co-Tenants anchored by Bealls; Mixed-used, high foot traffic generating uses that have driven record occupancy and co-tenant sales in 2022 - 2024
- Full visibility from I-95 (Exit 94) and Adjacent to Highway 204 (Abercorn Expressway) - Combined Traffic Counts exceeding 100k VPD
- Suites Available from 1,920 SF to 8,920 SF
- Located 15 Minutes from Historic Downtown Savannah, Savannah/Hilton Head International Airport and the Port of Savannah
- 15 Acre Lot with 5 per 1,000 SF Parking Ratio
- Strong Leasing Momentum with Increase in Occupancy by +25% in the Past 18 Months



Demographics	1 Miles	5 Miles	10 Miles
Current Population	2,723	44,151q	143,339
No. of Households	1,045	16,732	53,641
Avg. HH Income	\$71,843	\$90,021	\$77,611
Surrounding Businesses	86	1,241	6,529
Daytime Employees	1,206	9,608	68,501



Validus Group Properties
3504 Cragmont Drive
Suite 100
Tampa, FL 33619
www.validusgroupproperties.com

For Additional Information Contact:
Susie Harvey
Property Manager
(912) 925-3089
sharvey@vgres.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we make no guarantee, warranty or representation about it. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property.

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TENANT ROSTER

SUITE	TENANT	SIZE
2-5	Pride Pools & Spas	8,480 SF
6	Available	3,200 SF
7	Mithaas Indian Cuisine	1,810 SF
8	Available	8,920 SF
13	Ablemed Medical Supply	2,400 SF
15	Zoom Room of Savannah	4,800 SF
18	National Spay Alliance	4,320 SF
20	Molly Maid of Savannah	1,550 SF
21	Legacy Behavioral Health	1,810 SF
22-25	Krishna Grocery	10,441 SF
27	Available	4,800 SF
30	UnCut Barber Academy	3,600 SF
32-33	M.E.R.S. Ministry	5,700 SF
34	Louvenia's Seafood	2,800 SF
38	Hope City Church	10,455 SF
42	24/7 Fitness	4,885 SF
44	Platinum Paving	5,000 SF
46-47	Spirit Halloween (Seasonal)	10,135 SF
48-50	SVA Group Services Restaurant	5,760 SF
51	E'lan Vital Medical Spa	1,920 SF
52	Distinguished Gentlemen Barber	2,364 SF
53	SVA Group Services Offices	3,396 SF
54	Howe 2 Run	2,580 SF
55	Bealls	21,900 SF

THE SHOPPES OF SAVANNAH SITE PLAN

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UPDATED FEBRUARY 2025



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