

A FOR LEASE OFFERING OF
EISENHOWER SQUARE SHOPPING CENTER - SUITE 19 (70)
1100 EISENHOWER DRIVE
SAVANNAH, CHATHAM COUNTY, GEORGIA 31404



WHITLEY AND ASSOCIATES, INC.
800 COMMERCIAL COURT, SUITE TWO
SAVANNAH, CHATHAM COUNTY, GEORGIA 31406

OFFERING DISCLAIMER

This offering summary has been prepared solely for informational purposes. It has been designed to assist a potential purchaser in determining whether it wishes to proceed with an in-depth investigation of the subject property.

While the information contained herein is from sources deemed reliable, it has not been independently verified by the owner, the owner's agent (Whitley & Associates, Inc.) or any of its affiliates. Therefore, neither the owner (Hilltop Capital), the owner's agent (Whitley & Associates, Inc.) nor its affiliates make any representations with respect to the information.

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Furthermore, the property as contemplated herein is being leased on an "as-is" and "where-is" basis with no Seller or Agency warranties or representations.

SUMMARY OF LEASE OFFERING

<u>Address:</u>	Eisenhower Square Shopping Center 1100 Eisenhower Drive Suite 19 Savannah, Chatham County, Georgia 31406
<u>Location:</u>	Eisenhower Square Shopping Center occupies the northeast corner of the intersection of Eisenhower Drive and Waters Avenue.
<u>Property Type:</u>	Neighborhood Shopping Center
<u>Access:</u>	Eisenhower Square Shopping Center is accessible to vehicular traffic via multiple curb cuts located along the southside of the westbound lane of Eisenhower Drive, the eastside of the northbound lane of Waters Avenue and via a cross access easement associated with the adjacent property to the north.
<u>Suite Size:</u>	2,992 Useable Square Feet.
<u>Offering Terms And Conditions:</u>	Five (5) year lease with a first year rate to commence at \$22.00 per square foot subject to four (4) percent annual adjustments on Triple Net Terms.
<u>Tenant Allowance:</u>	Space to be delivered in “as is” condition subject to all systems being in good working order
<u>Utilities:</u>	Tenant shall pay all utility charges associated with the demised.
<u>Common Area Maintenance Charges:</u>	First year CAM charges are estimated to approximate \$4.20 per square foot.
<u>Contact</u> :	Ben G. Whitley Whitley & Associates, Inc. 800 Commercial Court Suite Two Savannah, Chatham County, Georgia 31406 Office: 912-355-9991 Mobile: 912-661-3482

PROPERTY DESCRIPTION

The subject of this offering comprises an approximate 2,922 square foot suite located within the Eisenhower Shopping Center.

Eisenhower Square Shopping Center occupies the southeast corner of the intersection formed by Eisenhower Drive and Waters Avenue and was initially constructed circa 1986 (renovated 2016) on a site approximating 13.28 acres and was improved with an approximate 90,362 square foot retail neighborhood shopping center.

Subsequently and during 2022, the current owner subdivided the parent tract selling approximately 4.16 acres approximating the southeast corner of the to the Chatham County Board of Commissioners to be developed as a future location for public library.

The remainder 9.12 acres is improved with an approximate 76,070 square foot neighborhood shopping center inclusive of the suite which is the subject of this offering.

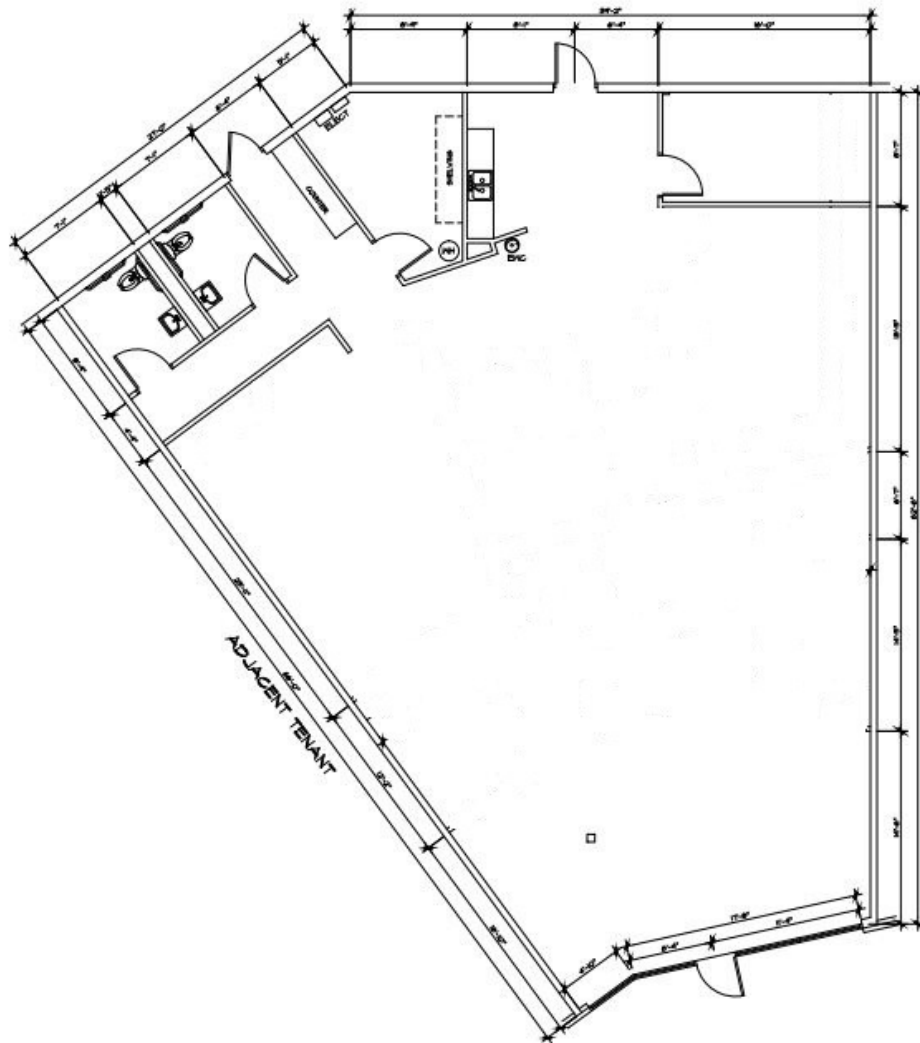
The center is currently anchored by Planet Fitness and other tenancies include Subway, Graze Craze, Stoner's Pizza, Sushi-Zen, Iris Optical, Sit & Sleep Mattress, Friedman's Fine Arts, ABC Warehouse, H & R Block, Manpower, Nova Salons, Republic Finance, Savannah Indoor Golf Club, Natural Healing, Once Upon A Child, JAM Children's Gym, 1st Franklin Financial and Tier One Nutrition.

Internally, the subject suite is generally demised into retail display area, a singular private office, inventory and storage area, a break alcove and two, two-fixture restrooms.

Interior finishes generally include commercial carpet squares and ceramic tile floorings, painted gypsum wallboard walls and acoustical tile ceilings. Lighting is generally recessed fluorescent.

The entire premises is centrally heated and cooled and available to all municipal services.

FLOOR PLAN



VICINITY MAP

**Heitmann
Associates
ARCHITECTS**

ROY V. HEITMANN
AIA, LEED AP, NCARB

8100 PATTERSON ST.
BUILDING 68 51400
SAVANNAH, GEORGIA

TEL 912-392-1000
FAX 912-392-0505

AS-BUILT FOR

SPACE
TO

SEBACHER SQUARE
SAVANNAH, GEORGIA

Revised	DATE
AS NOTED	2/20/06
REV	REV
5.13	REV

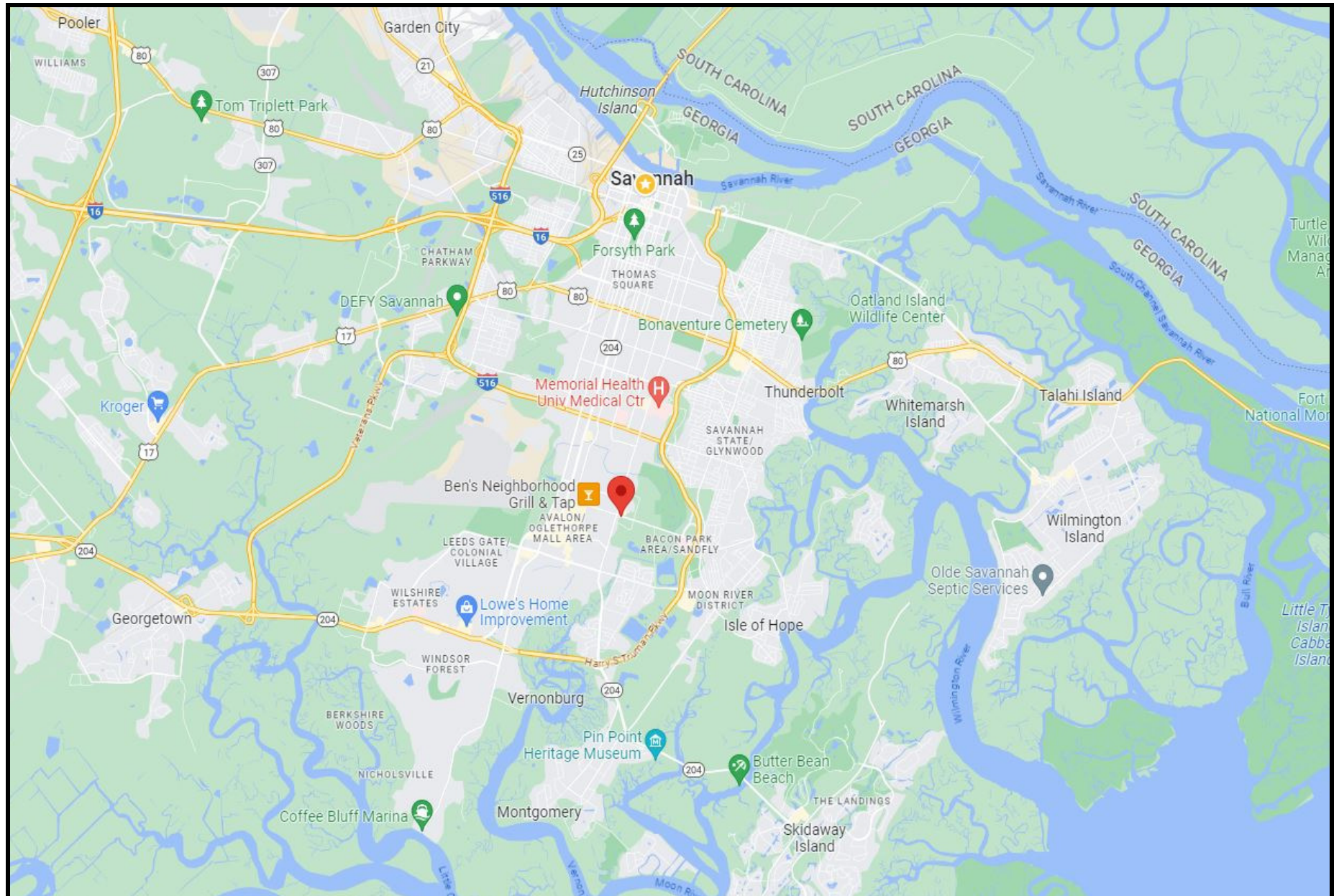
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**EXISTING
FLOOR PLAN**

Proj. No.
A-1

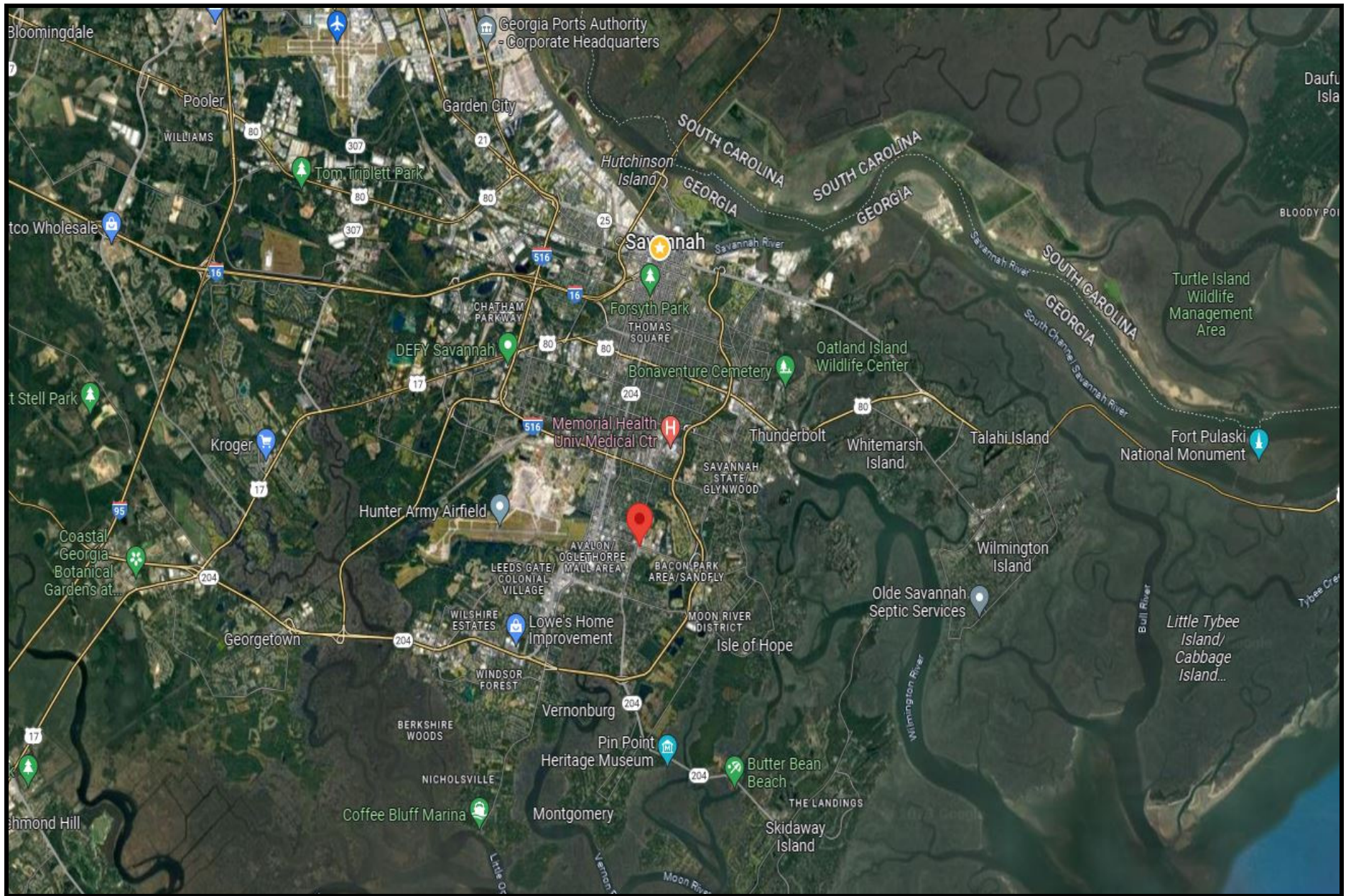
EXISTING FLOOR PLAN BRICK AREA, 2700 SF

SCALE 1/4"=1'-0"

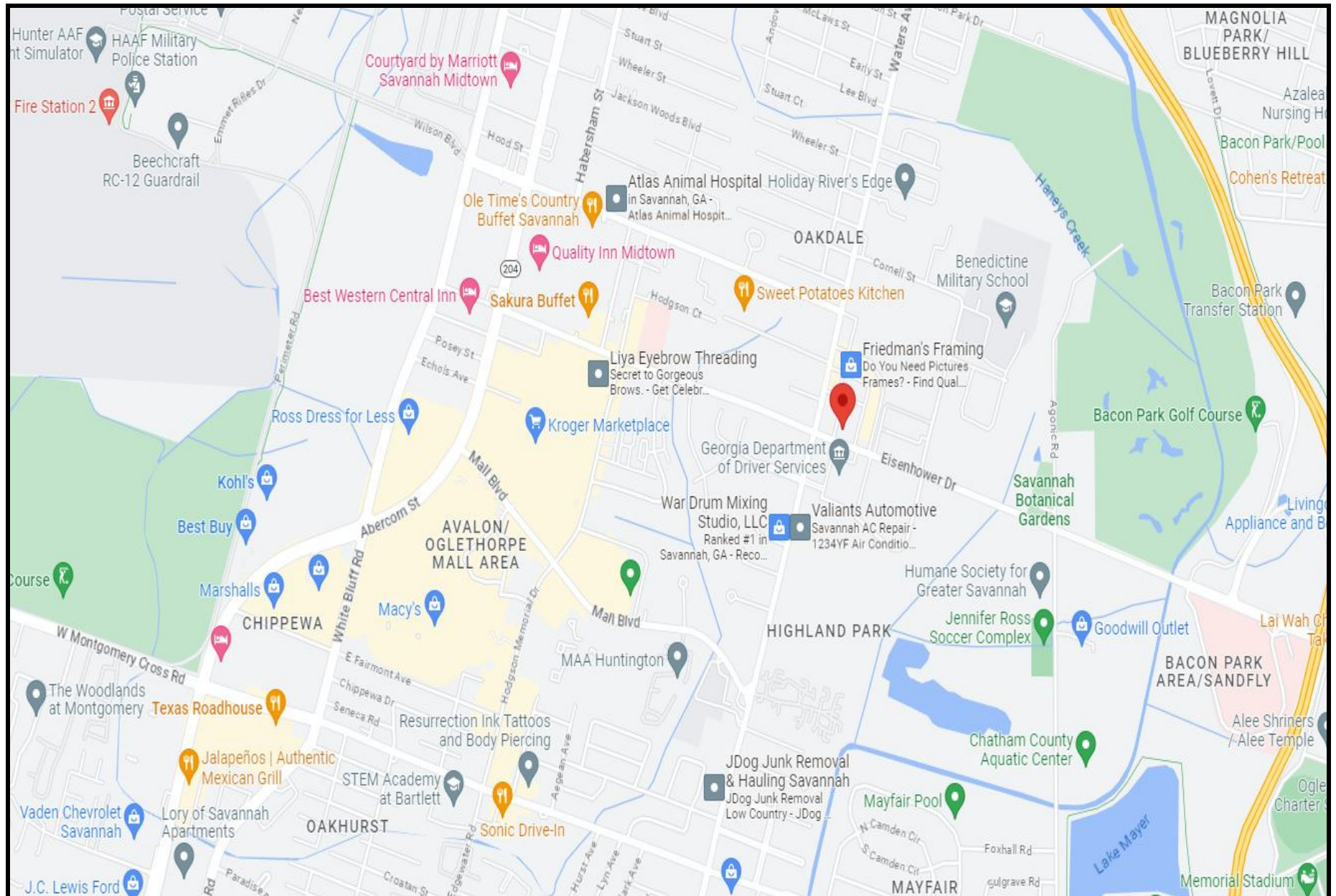
LOCATION MAPS



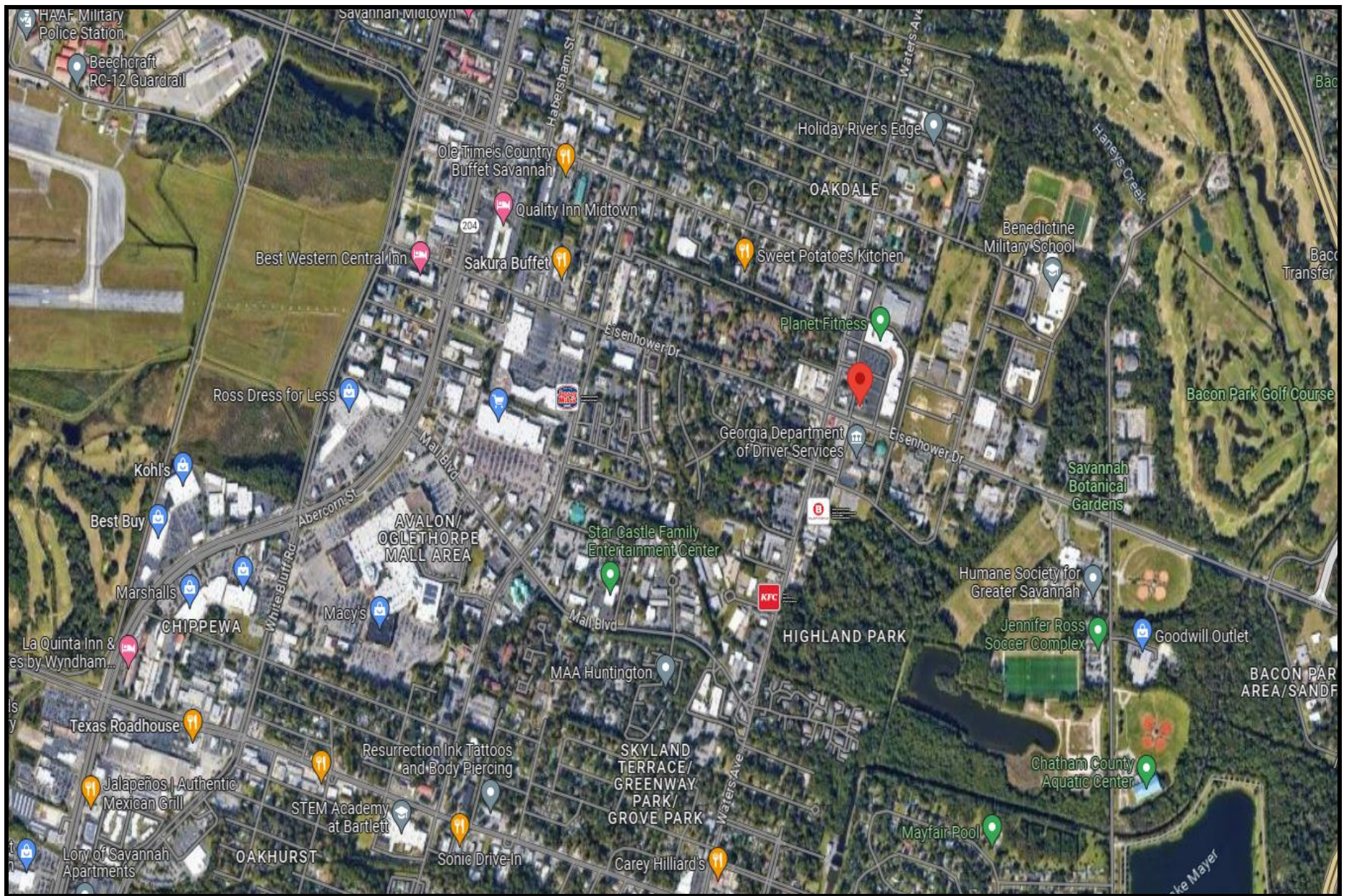
DIGITAL AREA MAP



AERIAL AREA MAP



DIGITAL NEIGHBORHOOD MAP



AERIAL NEIGHBORHOOD MAP

SHOPPING CENTER AERIAL VIEWS





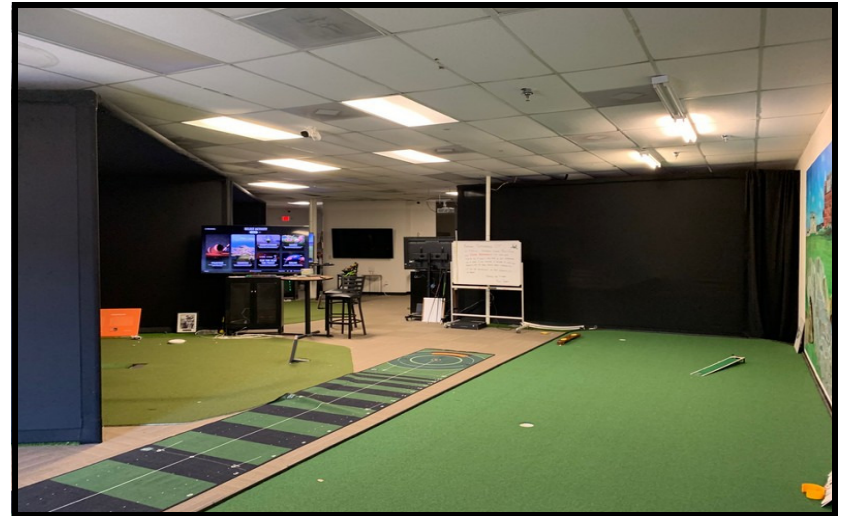
SITE PLAN



SUBJECT PHOTOGRAPHS



Northeasterly View (Front) Of The Southwesterly Elevation



Interior View Of The Retail Display Area



Interior View Of The Retail Display Area



Interior View Of The Retail Display Area



Interior View Of The Retail Display Area



Sorting And Packaging Area



Interior Bathroom Corridor



Break Alcove