



OFFERING MEMORANDUM FOR LEASE

RETAIL SPACE

2 MAGNOLIA BLVD, SUITE B, PT WENTWORTH, GA 31407



Milap Patel

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OPPORTUNITY SUMMARY

- Suite B at Shops at Rice Hope offers a modern small-shop retail footprint in a high-growth Highway 21 corridor serving Port Wentworth, Rice Hope, nearby apartment communities, and commuter traffic moving between Savannah, Port Wentworth, and Effingham County.
- The available suite is positioned for neighborhood-serving retail, restaurant, service, medical-lite, boutique fitness, salon, dessert, coffee, and other daily-needs concepts that benefit from visible frontage, convenient access, and repeat local traffic.
- The offering is especially compelling for tenants seeking newer construction without the time and cost burden of taking raw shell space from scratch. The suite is offered in vanilla-box condition with finished flooring, reducing upfront fit-out scope relative to typical shell delivery.

DEAL POINTS AT A GLANCE

PROPERTY HIGHLIGHTS	
Property	Shops at Rice Hope
Address	2 Magnolia Blvd, Suite B, Port Wentworth, GA 31407
Available Space	+/-1,200 SF
Rent	\$28 PSF + NNN (Approx \$6 PSF)
Year Built	2019
Use	No Restrictions (subject to landlord approval)
Suite Condition	Vanilla box delivery with finished flooring
Site Positioning	Excellent visibility from Highway 21 (Augusta Rd) with access from Lakeside Blvd at the entrance to Rice Hope
Co-Tenancy / Nearby On-Site Use	Adjacent/associated site presence includes Pump-N-Go convenience store of approximately 4,000 SF
Building Size	+/-8,400 SF retail building



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TENANT TO VERIFY ALL CONDITIONS DURING SITE TOUR.



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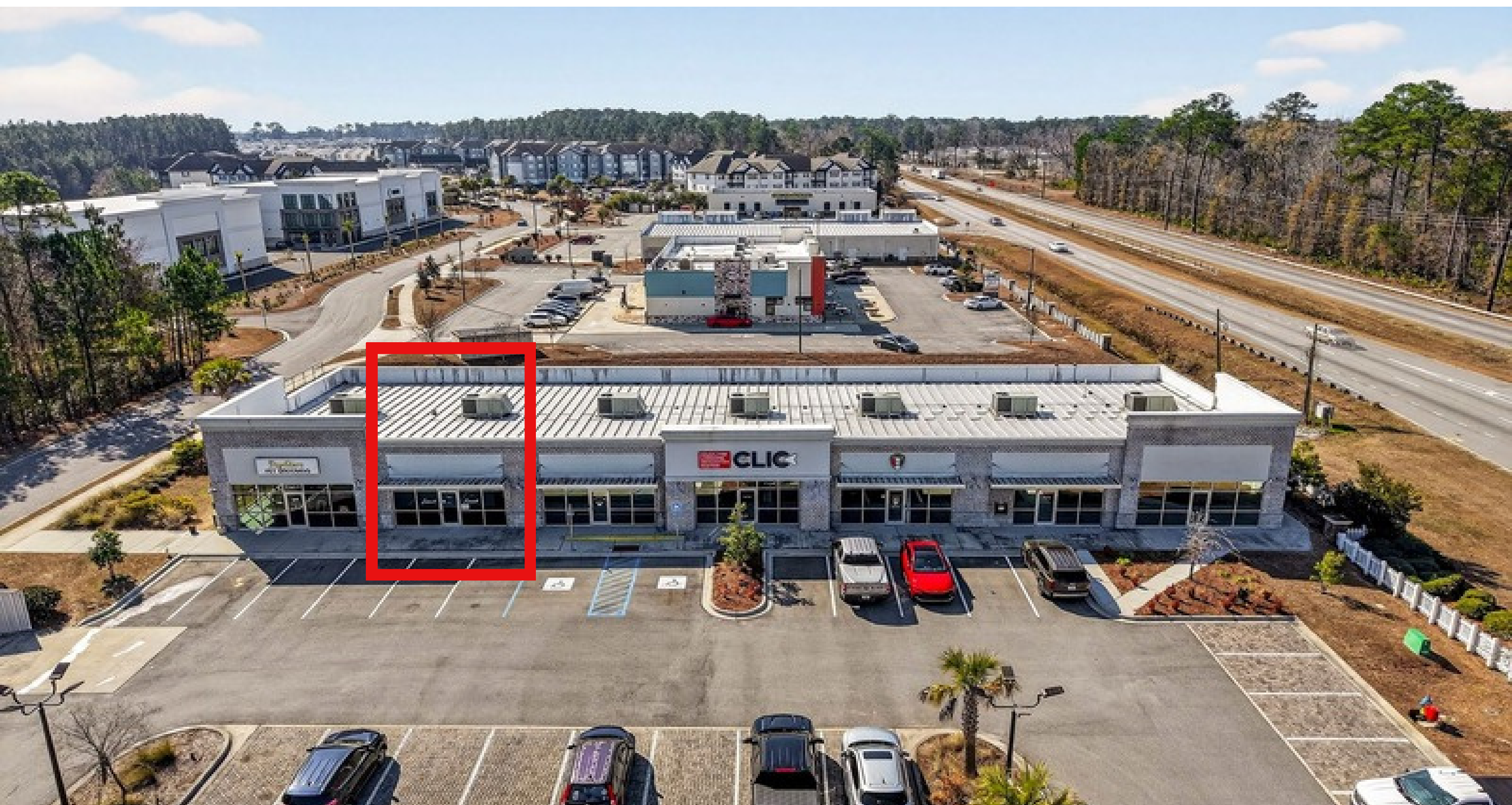


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SHOPS AT RICE HOPE



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AREA OVERVIEW



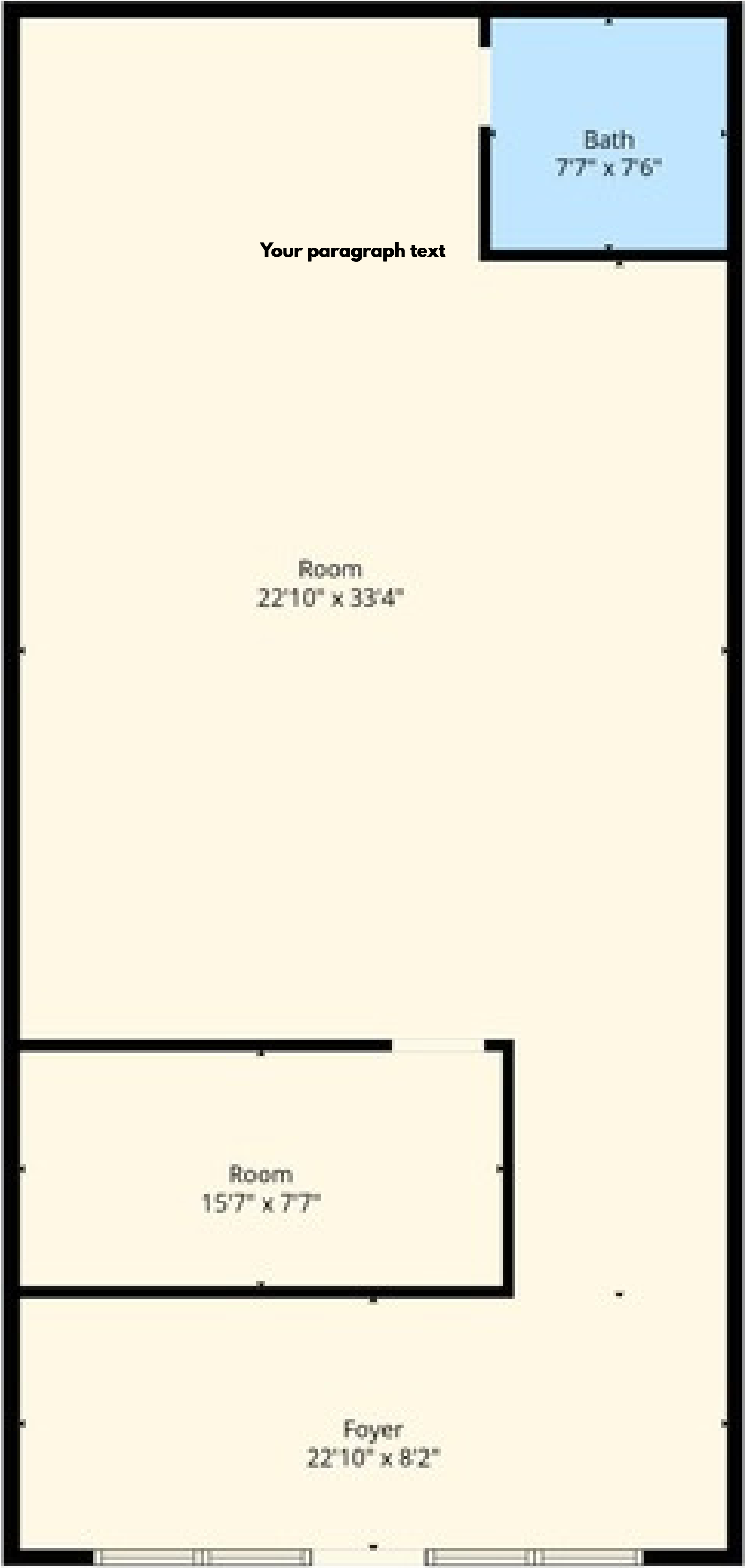
MULTIPLE APARTMENTS AND COMMUNITIES WITHIN 1 MILE RADIUS



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FLOOR PLAN



IDEAL CONCEPTS & OPERATOR FIT

Overview

Suite B at Shops at Rice Hope offers a modern small-shop retail footprint in a high-growth Highway 21 corridor serving Port Wentworth, Rice Hope, nearby apartment communities, and commuter traffic moving between Savannah, Port Wentworth, and Effingham County.

Investment / Leasing Highlights

- Prominent location at the entrance to Rice Hope, creating daily visibility to residents, visitors, and pass-through commuter traffic.
- Direct Highway 21 exposure with average of 35,000+ vehicles per day.
- Newer-generation retail construction (2019) that presents well for service retail, food, and convenience-oriented users.
- Vanilla-box suite with finished flooring reduces startup cost and speed-to-open timeline versus cold-dark shell space.
- Easy access from Lakeside Blvd, allowing convenient ingress/egress for neighborhood traffic and corridor users.
- Positioned to benefit from continuing household formation and residential expansion in Port Wentworth and within the Rice Hope area.

Location and Access Advantages

- Situated on Highway 21 / Augusta Road, one of the primary commercial and commuter corridors serving Port Wentworth and northern Chatham County. Great ingress and egress
- At the entrance to Rice Hope, giving the property immediate relevance as a neighborhood-serving retail destination.
- Accessible from Lakeside Blvd, improving convenience for residents entering and exiting the community.
- Port Wentworth location offers connectivity to Savannah, Garden City, the I-95 corridor, and nearby industrial/logistics employment bases.



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MARKET AND DEMAND DRIVERS

- Port Wentworth continues to benefit from household growth, new housing delivery, and broader regional employment expansion tied to logistics, transportation, industrial, and port-related activity. The City of Port Wentworth states that more than 4,000 housing units have been added since 2000, with a marked increase from 2010 onward.
- The city's published housing and retail study highlights a median age of 35, median income around \$89,000, and a population profile dominated by millennials. The same study notes that rents and home prices have increased materially in recent years, reinforcing the area's growth trajectory and consumer base expansion.
- Rice Hope itself continues to add residential density through new for-sale housing and apartment product at or near the community entrance, supporting a recurring neighborhood-capture customer base that is valuable for food, convenience, service, and daily-needs operators.

WHY THIS LOCATION WORKS

- Rice Hope is a Master Planned Community which has 1,800+ homes, 5000+ Residents
- 35K+ vehicles per day
- Limited nearby restaurant supply
- High-income households nearby
- Growing Port Wentworth market

DISTANCE TO MAJOR AREAS:

LOCATION	DISTANCE
Savannah Downtown	~12 miles
Port of Savannah	~8 miles
Pooler	~10 miles
Savannah Airport	~9 miles

Demographics: U.S. Census Bureau ACS (ZIP 31419). Traffic: GDOT planning sources; updated AADT available via GDOT TADA.



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DEMOGRAPHICS

Radius	Population	Households	Avg HH Income
1 Mile	~3,800	~1,250	\$95K
3 Mile	~16,500	~5,200	\$92K
5 Mile	~42,000	~14,200	\$89K

Median Household Income: ~\$80,000+

TENANT POSITIONING

Best-Fit Category	Why It Works Here	Priority
Quick-service / fast-casual food	Entrance location, lunch/dinner convenience, neighborhood repeat traffic, strong corridor visibility	High
Coffee / dessert / bakery	Morning and evening capture from residents plus commuter flow on Hwy 21	High
Salon / spa / beauty / wellness	Frequent repeat-visit model aligns with built-in residential base	High
Medical-lite / therapy / personal services	Convenient neighborhood access and smaller efficient suite size	Medium-High
Boutique retail / gift / specialty shop	Modern storefront and local-service orientation	Medium
Insurance / financial / professional service	Good signage and easy-access community-facing presence	Medium

NEXT STEPS

Qualified operators and franchisees are invited to tour the site and review the lease terms. Landlord is seeking a minimum 5-year term. T1 structure can be discussed based on concept strength, credit, and term.

DISCLAIMER

This Offering Memorandum is for informational purposes only and is subject to errors, omissions, change of price, rental or other conditions, prior lease, withdrawal without notice, and does not constitute an offer. All information should be verified by prospective tenants and their representatives. Renderings, plans, and area figures are approximate. Neither Landlord, Broker, nor their representatives make any warranty or representation as to the accuracy of the information herein.



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WHY SAVANNAH?

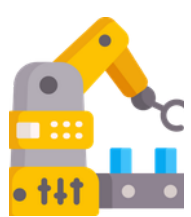
OVERVIEW

Savannah is a leading Southeast growth market supported by major highway connectivity, expanding residential rooftops, a diverse employment base, and continued logistics and industrial momentum. The metro continues to attract new investment and supports retail demand from both residents and commuters.



Transportation & Logistics:

Port of Savannah handles ~4.8M+ TEUs in 2025 (up ~4% YTD), one of the busiest U.S. container ports with excellent I-95/I-16 access.



Industry & Manufacturing: Hyundai Metaplant (~\$7.6B investment) targets 300,000+ vehicles/year, creating thousands of jobs; Gulfstream (~20,000 regional jobs) anchors aviation; major players include Amazon, JCB, and logistics firms.



Education & Talent: SCAD, Georgia Southern, and technical colleges supply skilled workers in creative fields, aviation, logistics, and advanced manufacturing.



Population Growth: Metro area ~425,000–432,000 residents (2024–2025 est.), with continued above-average in-migration and housing expansion.



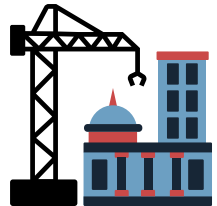
WHY GEORGIA?

OVERVIEW

Georgia is a high-growth Southeast market supported by strong transportation networks, expanding residential communities, a diversified employment base, and sustained logistics and industrial activity. The state continues to attract investment and fuels retail demand from residents, businesses, and daily commuters statewide.



Infrastructure of the Future: Logistics powerhouse via Port of Savannah (5.7M TEUs in FY2025, up 8.6%; supports ~651,000 jobs statewide, up 7%); warehouse/logistics jobs grew ~90% in recent years.



Economic Competitiveness: Consistently #1 state for doing business (12th year in 2025); ranks high in new business creation (6th for net entrepreneurs), investment attraction, and innovation.



Future of Talent: Ranks high in STEM indicators and job growth (15th nationally over last 5 years, 20.6% increase); strong talent base positions Georgia as a leader in high-tech employment.



Economic Overview & Population: Robust economy with GDP ~\$718B (2025); population projected to add ~2.2–2.5 million by 2050, supporting workforce expansion and prime-age growth.

