

Commercial/Retail | Starland District

OFFERED AT \$1,800,000

**112 W Victory Dr.
Savannah, GA 31405**

SEABOLT
REAL ESTATE



VANTOSH
COMMERCIAL GROUP

BETH VANTOSH

Commercial President

C: 912.663.3392

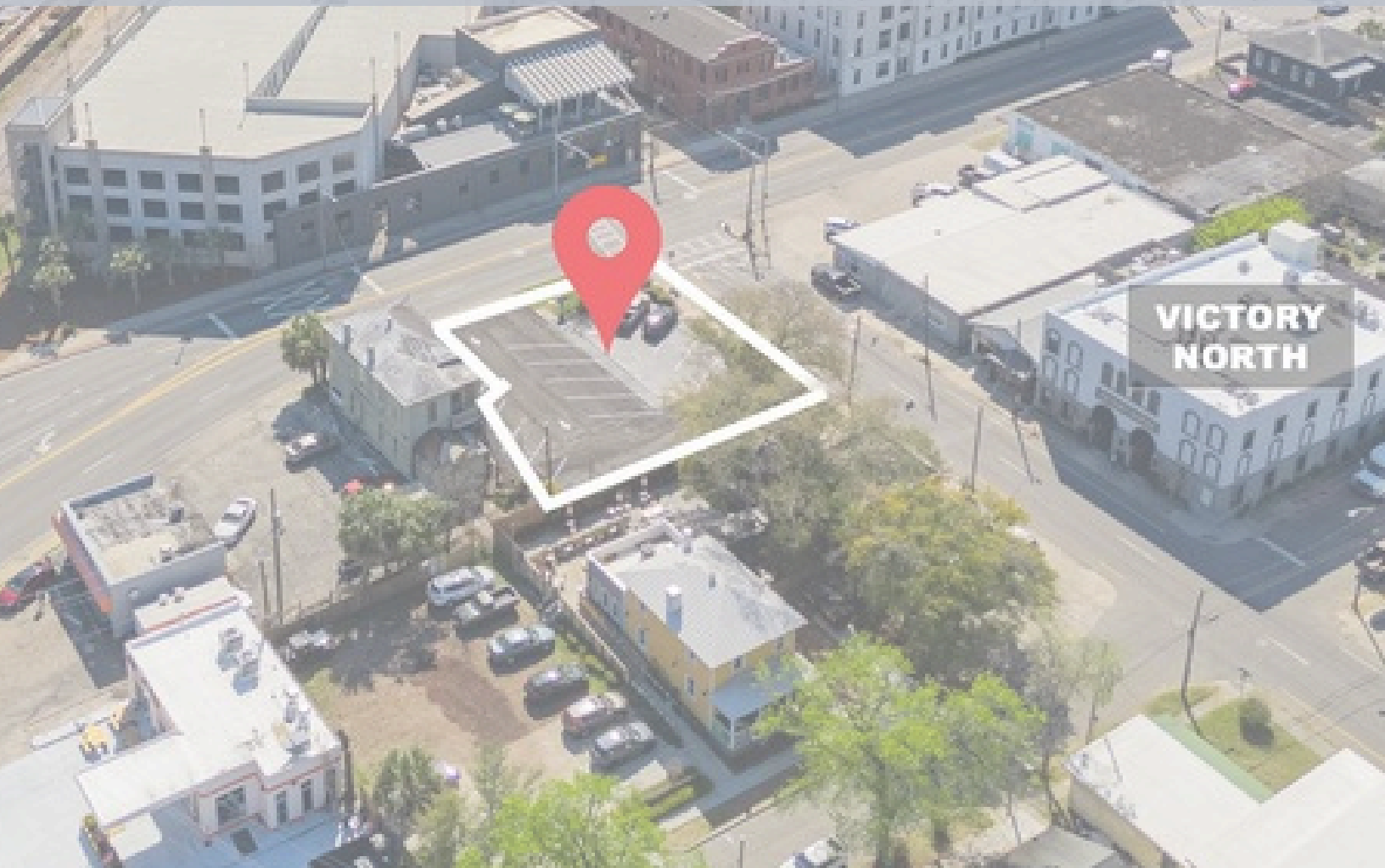
O: 912.233.6609

HARRY ROSEN

Commercial Vice President

C: 912.656.8626

O: 912.233.6609



PROPERTY HIGHLIGHTS

 \$ 1.8 MILLION


 20 PARKING SPACES

 ± 90' X 90' HIGH-VISIBILITY COMMERCIAL CORNER LOT

 ZONING: TC-2

 19 MIN TO AIRPORT

 7 MIN TO ENMARKET ARENA

 TOTAL POPULATION:
58,836

LOCAL AREA OVERVIEW

Ideally located on the Atlantic coast, the Savannah metro area is a hub for a dynamic workforce, home to close to 1 million. This talent pool is bolstered by a consistent stream of over 4,000 military members who transition to the civilian sector each year, as well as more than 65,000 students from 18 area colleges and universities, including SCAD. These institutions are a direct pipeline for a skilled workforce in industries ranging from creative and technical services to advanced manufacturing and healthcare technology.

This economic strength is complemented by a world-class quality of life. Savannah is home to the largest National Historic Landmark District in the nation, with 22 preserved, moss-draped squares. Its thriving arts and culture scene is a draw for talent and visitors alike, featuring a high concentration of art galleries, award-winning restaurants, and a calendar full of live music and film festivals. With the Atlantic beaches just minutes away, Savannah offers a lifestyle where career opportunity and coastal living go hand in hand.

ZONING & USE ANALYSIS



TRADITIONAL COMMERCIAL

DISTRICT OVERVIEW: TC-2

Traditional Commercial - 2 (Mid-City District)

The TC-2 designation is engineered for high-density, mixed-use corridors. It prioritizes pedestrian engagement while allowing for high-impact commercial uses that serve both the local neighborhood and the greater Savannah market.

PERMITTED USE SUMMARY

The TC-2 District allows for a wide array of commercial activities. Key permitted uses include:

Retail & Neighborhood Commercial

- Convenience Store
- Boutique Clothing & Apparel Shop
- General Retail (Gift, Books, Specialty)
- Art Gallery or Photography Studio
- Antique & Vintage Marketplace
- Apothecary & Personal Care Retail
- Home Décor & Furniture Showroom
- Florist or Garden Shop

Food & Beverage Concepts

- Specialty Food Market & Provisions
- Sit-Down Restaurant or Bistro
- Coffee Shop or Café
- Bakery & Confectionery
- Craft Beer & Wine Retailer (Off-Premise)
- Artisan Manufacturing (Small-scale production with retail)

Service & Creative Flex

- Fitness Studio (Yoga, Pilates, Gym)
- Hair Salon or Barber Shop
- Professional Office / Creative Agency
- Instructional Studio (Art, Dance, Music)
- Catering Establishment
- Bicycle Sales & Repair

Disclaimer: This summary is for informational purposes. All specific uses, parking requirements, and build-out specifications should be verified with the Metropolitan Planning Commission (MPC) and City of Savannah.



PROPERTY HIGHLIGHTS

- Built-in Clientele: Situated in the heart of the "SCAD bubble," this location benefits from immediate proximity to Victory Village—comprising Sail, Surf, and Sand (650 beds). With hundreds of student apartments and creative professionals just steps away, the area ensures high-volume, consistent foot traffic from one of Savannah's most active demographics.
- NEW SCAD student housing complex site at 2819 Bull Street (near Victory North). The city has approved a 3-story, 181-unit building.
- Nestled in the heart of Savannah, the Starland District is a dynamic cultural hub brimming with artistic energy, unique eateries, and lively entertainment.
- Leverage Savannah's 17 million annual tourists, who contribute \$4 billion to the local economy.

THE PROPERTY



PROPERTY SURVEY



CURRENT ZONING: TC-2
 TAX ASSESSOR'S PROPERTY NUMBER: 2-0074-24-007
 STREET ADDRESS #10 W VICTORY DRIVE
 TOTAL AREA: 0.181 ACRES
 7,902 SQ.FT.

1. ACCORDING TO THE F.I.R.M. DATED 9/26/2008, THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.
2. THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT (O.C.G.A. 15-6-67).
3. THIS PLAT IS NOT REQUIRED TO BE APPROVED BY A GOVERNING AUTHORITY, AND IS NOT SUBJECT TO GEORGIA CODE SECTION 15-6-67(D).



A SURVEY OF
LOTS 8, 10, & 12 NORWOOD WARD
 CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA

PREPARED FOR
**10 WEST VICTORY, LLC, MASTER LENDING SERVICES,
 & FIRST AMERICAN TITLE INSURANCE COMPANY**

J#140094 DATE: 4/11/2014

BREWER
 LAND SURVEYING

P.O. Box 441
 Pooler, GA 31322
 craig@brewersurvey.com
 Phone (912) 856-2205
 www.BrewerSurvey.com

IN THE NEIGHBORHOOD



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SEABOLT
REAL ESTATE



VANTOSH
COMMERCIAL GROUP



Visitor
Spending
\$4
Billion

Over **17M** Annual Visitors

10 Million Overnight Visitors
7.3 Million Day Visitors

Named **#6 FRIENDLIEST CITIES**
in the U.S.

2025 TOP RANKINGS

**#4 BEST
U.S. CITY**

Travel & Leisure

**#2 The South's
Best Cities**

Contact Us

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