

# FOR LEASE

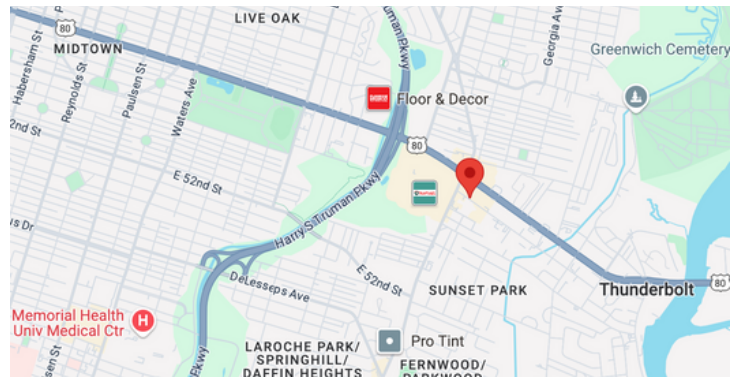
**2125 EAST VICTORY DRIVE  
SAVANNAH, GA 31404**



## LOCATION

Secure prime real estate for lease within the thriving Victory Drive Shopping Plaza. This is more than just a space; it's a strategic entry into a high-demand market, designed for maximum exposure and sustained growth.

- Call for Pricing
- Space Sizes:
  - 10,000 SQ FT
  - 7,500 SQ FT
- Tenants Include: Chick-fil-A, Sherwin-Williams, Walgreens, Papa Johns, Small Smiles Pediatric Dentist
- Neighbors Include (within a mile): Home Depot, Target, Staples, Starbucks, Whole Foods



	<b>DEMOGRAPHICS</b>		
	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
<b>2024 Total Population</b>	78,412	124,173	220,99
<b>2024 Daytime Population</b>	101,413	161,655	271,110
<b>2024 Total Households</b>	33,092	51,165	90,500
<b>2024 Avg HH Income</b>	\$84,607	\$84,870	\$91,131

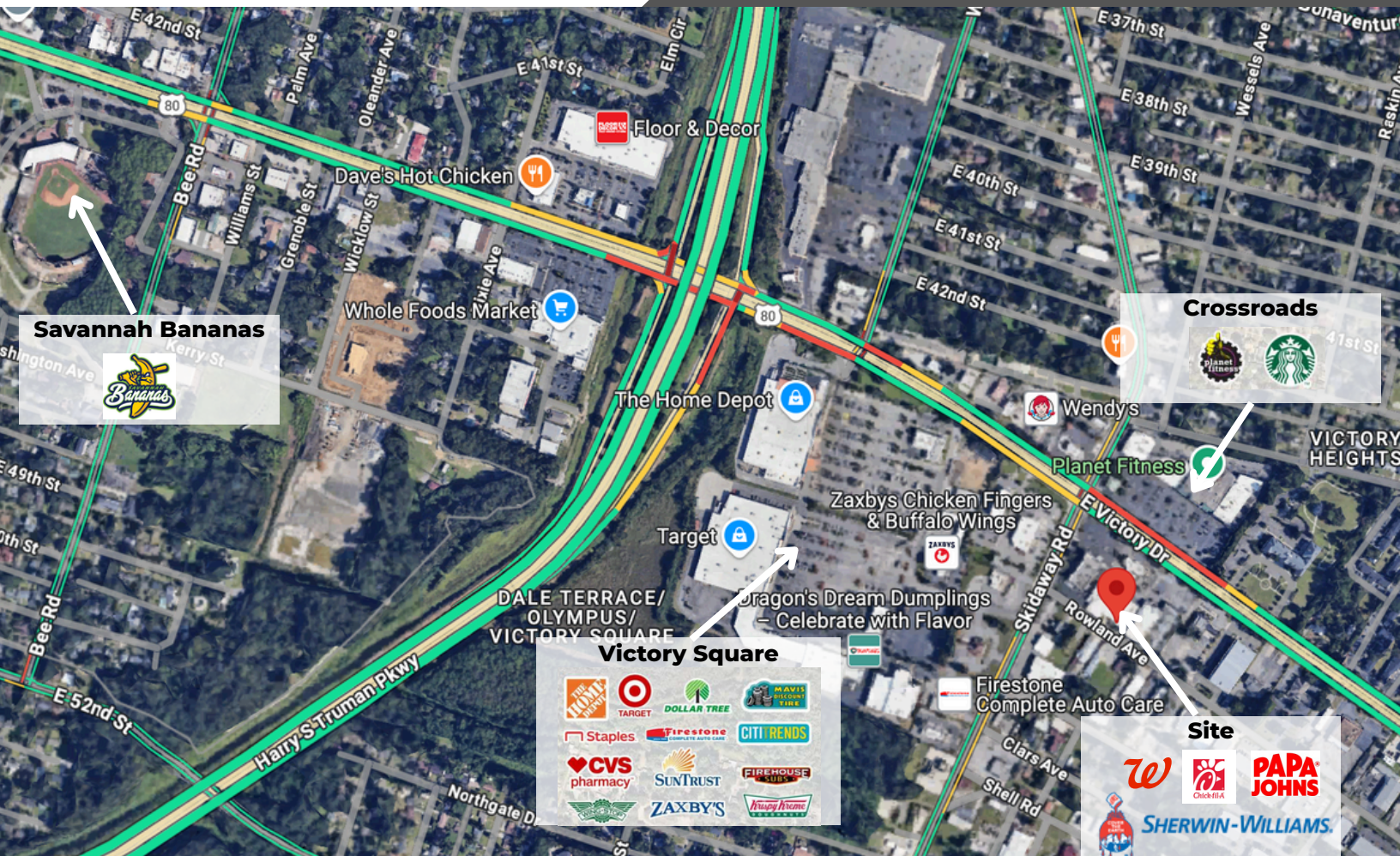
## PLEASE INQUIRE

**BETH VANTOSH**

	CELL: 912.663.3392
	BVANTOSH@VANTOSHCO.COM

**KEN RICHARDS**

	CELL: 912.429.6278
	KRICHARDS@VANTOSHCO.COM



**PROPERTY HIGHLIGHTS**

- Strategically located at the high-traffic intersection of Skidaway & Victory Drive, with excellent frontage on East Victory Drive, just west of Truman Parkway
- Tenants Include: Chick-fil-A, Sherwin-Williams, Walgreens, Papa Johns, Small Smiles Pediatric Dentist
- Surrounded by major retailers including Home Depot, Target, Staples, Trademark Theater, Starbucks, and Whole Foods (all within one mile)
- Leverage Savannah's 14.8 million annual tourists, who contribute \$3.1 billion to the economy

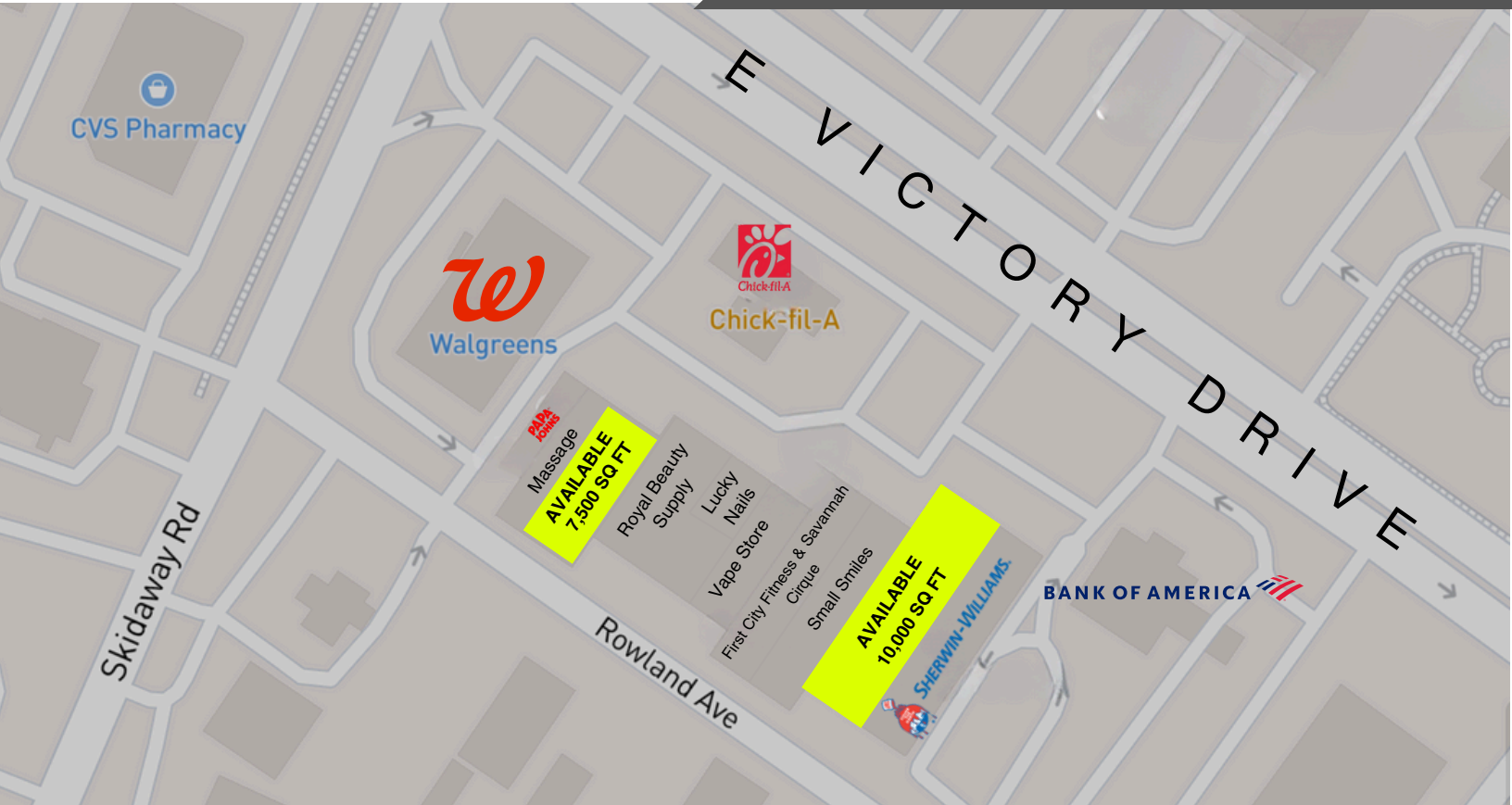
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**TENANT NAME**

Papa Johns

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Massage

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Royal Beauty Supply

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Lucky Nails

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First City Fitness & Savannah Cirque

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Small Smiles

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Sherwin-Williams

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Vape Shop