



OFFERING MEMORANDUM FOR LEASE

±1,229 SF BUILT-OUT ENDCAP RETAIL / OFFICE

4317 OGEECHEE RD, SUITE 101, SAVANNAH, GA 31405



Milap Patel

C: 607-220-7979

O: 888-959-9461 | 912-388-6639

Email: Milap.Patel@exprealty.com



OPPORTUNITY SUMMARY

- Recently completed ±1,229 SF built-out endcap retail/office suite available for lease at Chatham Exchange, strategically located at the signalized intersection of Ogeechee Road (Hwy 17) and Chatham Parkway in Savannah, GA.
- The suite features finished white walls, suspended acoustical ceiling, LED lighting, HVAC distribution, electrical service and a flexible open floor plan that is ready for tenant-specific finishes and flooring. With outstanding visibility, monument signage, ample parking, and direct access to I-516, I-16, and Veterans Parkway, the property is well suited for a wide range of professional office, medical, wellness, service, and neighborhood retail users.

DEAL POINTS AT A GLANCE

PROPERTY HIGHLIGHTS	
PROPERTY	Chatham Exchange
SUITE	Suite 101
ADDRESS	4317 Ogeechee Rd, Savannah, GA 31405
AVAILABLE SPACE	±1,229 SF
ASKING RENT	\$28.00/SF NNN
ESTIMATED NNN	TBD (To Be Verified)
AVAILABILITY	Available Immediately
SPACE CONDITION	Built-Out / Vanilla-Box Retail-Office
INTERIOR FEATURES	Finished White Walls
CEILING	Suspended Acoustical Ceiling
LIGHTING	LED Lighting Throughout
HVAC	HVAC Distribution Installed
ELECTRICAL	Electrical Service & Outlets Installed
FLOOR PLAN	Open & Flexible Layout
FLOORING	Tenant-Selectable Flooring
PARKING	Ample On-Site Parking
SIGNAGE	Monument Signage Available*
LEASE TERMS	Flexible Lease Terms



Milap Patel
C: 607-220-7979
O: 888-959-9461 | 912-388-6639
Email: Milap.Patel@exprealty.com





TENANT TO VERIFY ALL CONDITIONS DURING SITE TOUR.



Milap Patel

C: 607-220-7979
O: 888-959-9461 | 912-388-6639
Email: Milap.Patel@exprealty.com



WHY THIS LOCATION

Immediate Customer Base

Chatham Exchange sits at one of Savannah's most visible signalized intersections, providing outstanding exposure along Ogeechee Road (US Hwy 17) and Chatham Parkway. The property benefits from strong daytime employment, nearby residential growth, and convenient regional connectivity, making it an excellent location for retail, medical, office, and service-oriented businesses.

Location Advantages

- Signalized intersection of Ogeechee Rd (US Hwy 17) & Chatham Parkway
- Excellent visibility and multiple access points
- Direct access to I-516, I-16 & Veterans Parkway
- High daily traffic counts (latest GDOT)
- Monument signage opportunity*
- Ample customer parking
- Established retail co-tenancy
- Growing residential trade area

Major Demand Generators Nearby

- 🏢 Enmarket Headquarters
- 🏠 Ogeechee Place (≈204 Units)
- 🏠 Riverchase Vista (≈300 Units)
- 🏠 Legends at Chatham (≈255 Units)
- 🏢 The Mark at Chatham
- 🏨 Nearby Hotels
- 🚗 I-516 / I-16 Interchange
- 🛒 Neighborhood Retail & Restaurants

Ideal Tenant Profile

- Medical / Wellness
- Insurance
- Financial Services
- Staffing
- Professional Office
- Telecom
- Personal Services
- Showroom
- Neighborhood Retail



Milap Patel
C: 607-220-7979
O: 888-959-9461 | 912-388-6639
Email: Milap.Patel@exprealty.com



MARKET AND DEMAND DRIVERS

- Located at the signalized intersection of Ogeechee Road (US Hwy 17) and Chatham Parkway, one of Savannah's primary commercial corridors.
- Strong daytime population supported by Enmarket Headquarters, nearby industrial users, and surrounding office employment.
- Growing residential customer base from nearby multifamily communities.
- Excellent regional connectivity via I-516, I-16, and Veterans Parkway.
- High visibility with multiple access points and monument signage opportunities.

WHY THIS LOCATION WORKS

- ✓ Signalized Corner Location
- ✓ Endcap Visibility
- ✓ Monument Signage
- ✓ Immediate Occupancy
- ✓ High Daily Traffic Counts
- ✓ Easy Interstate Access
- ✓ Ample Customer Parking
- ✓ Flexible Retail / Office Layout

DISTANCE TO MAJOR AREAS:

LOCATION	DISTANCE
Savannah Downtown	~10 miles
Port of Savannah	~12 miles
Veterans Parkway	~2 miles
Midtown Savannah	~5 miles

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



Milap Patel
C: 607-220-7979
O: 888-959-9461 | 912-388-6639
Email: Milap.Patel@exprealty.com



TRADE AREA HIGHLIGHTS

- Signalized intersection of Ogeechee Rd (US Hwy 17) & Chatham Parkway
- Strong visibility and multiple access points
- Minutes to I-516, I-16 & Veterans Parkway
- Nearby Enmarket Headquarters
- Growing multifamily communities in the immediate trade area
- Established retail co-tenancy and neighborhood services

TENANT POSITIONING

RADIUS	POPULATION (2024)	HOUSEHOLDS (2024)	DAYTIME POPULATION (2024)
1 Mile	3,009	1,447	6,290
3 Miles	21,168	8,001	30,855
5 Miles	121,506	49,944	170,951

Median Household Income (5 Mile): \$52,352

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. TI 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.



Milap Patel
C: 607-220-7979
O: 888-959-9461 | 912-388-6639
Email: Milap.Patel@exprealty.com



WHY SAVANNAH?

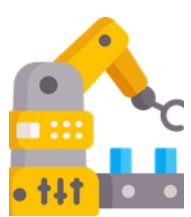
OVERVIEW

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.

