

621 STEPHENSON AVE

Savannah, GA 31405



OFFERING MEMORANDUM



LINEBERRY
REAL ESTATE
INVESTMENT SALES | DEVELOPMENT | MANAGEMENT



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EXECUTIVE SUMMARY

LOCATION

» 621 Stephenson Ave | Savannah, GA 31405

PROPERTY OVERVIEW

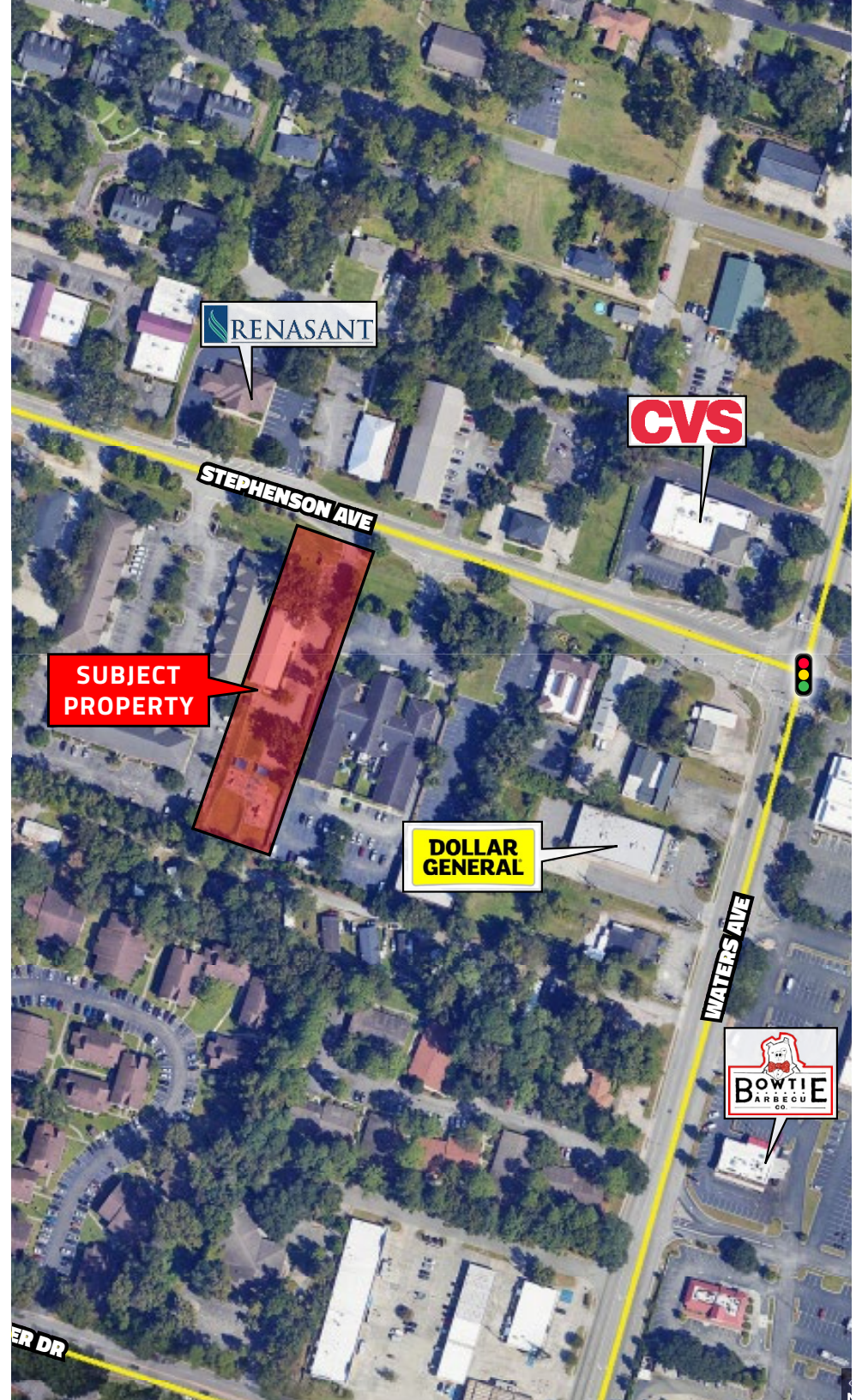
- » Tenant: Treetop Therapy GA LLC
- » Guarantor: Treetop Therapy LLC (Delaware LLC)
- » Leased SF: 5,794 SF
- » Asking Price: \$2,200,000
- » Property Type: Retail / Daycare / Therapy Space
- » Building Size: ±5,794 SF Freestanding Building
- » Lot Size: ±1.09 Acres
- » Year Built: 2005, Remodeled in 2026
- » Zoning: PUDISB
- » Parking: 17 Spaces
- » Frontage: 88' on Stephenson Ave
- » Outdoor Area: Playground / Play Area in Rear
- » Expansion Potential: Potential for 4,700 SF Expansion Building
- » Permitted Use: Pediatric autism therapy services and related administrative office use
- » Outdoor Play Area Rights: Yes — dedicated near outdoor play area rights, subject to relocation if landlord later redevelops

TRAFFIC COUNTS

- » 17,100 AADT on Waters Ave
- » 9,670 AADT on Stephenson Ave

KEY HIGHLIGHTS:

- » Newly remodeled commercial building with modern design and systems
- » Zoned PUDISB, supporting a range of commercial and institutional uses (subject to approvals)
- » Located within Savannah's Westside submarket with proximity to I-16 and I-516
- » Absolute corporate guaranty
- » 1 mile from Hunter Army Airfield with 5,500 active duty servicemen
- » New 5-year lease
- » 3% annual rent growth
- » Healthcare / therapy use
- » Strong pediatric therapy niche
- » NNN structure with limited landlord responsibilities
- » Dedicated outdoor play component
- » Two 3-year renewal options



MARKET AERIAL



Aerial by:
SUBJECT
RUNNER
Imagery:
Google Earth

LEASE OVERVIEW

LEASE DATES

Lease Execution Date	April 2, 2026
Rent Commencement Date	July 1, 2026 (earlier of 90 days from execution or tenant opening for business)
Lease Expiration Date	June 30, 2031
Initial Lease Term	5 Years / 60 Months
Term Remaining	~62 Months (as of April 2026)

RENEWAL OPTIONS

Option 1	July 1, 2031 – June 30, 2034
Option 2	July 1, 2034 – June 30, 2037
Renewal Rent	95% of Fair Market Value, but never less than current rent
Renewal Notice	180 days prior to expiration

LEASE ECONOMICS

Lease Type	Triple Net (NNN)
Annual Increases	3% per annum
Security Deposit	\$10,800
Holdover Rent	150% of last monthly rent

LANDLORD RESPONSIBILITIES

NNN Lease with Limited Landlord Structural Responsibilities. Landlord remains responsible for:

- » Structural roof replacement due to normal wear
- » Foundation and load-bearing walls
- » Below-grade plumbing and utility systems
- » Replacement of HVAC units at end of useful life, subject to lease language and after tenant's capped repair obligation (Tenant's HVAC repair/maintenance liability is capped at \$2,000 per unit per year if tenant complies with service-contract requirements)

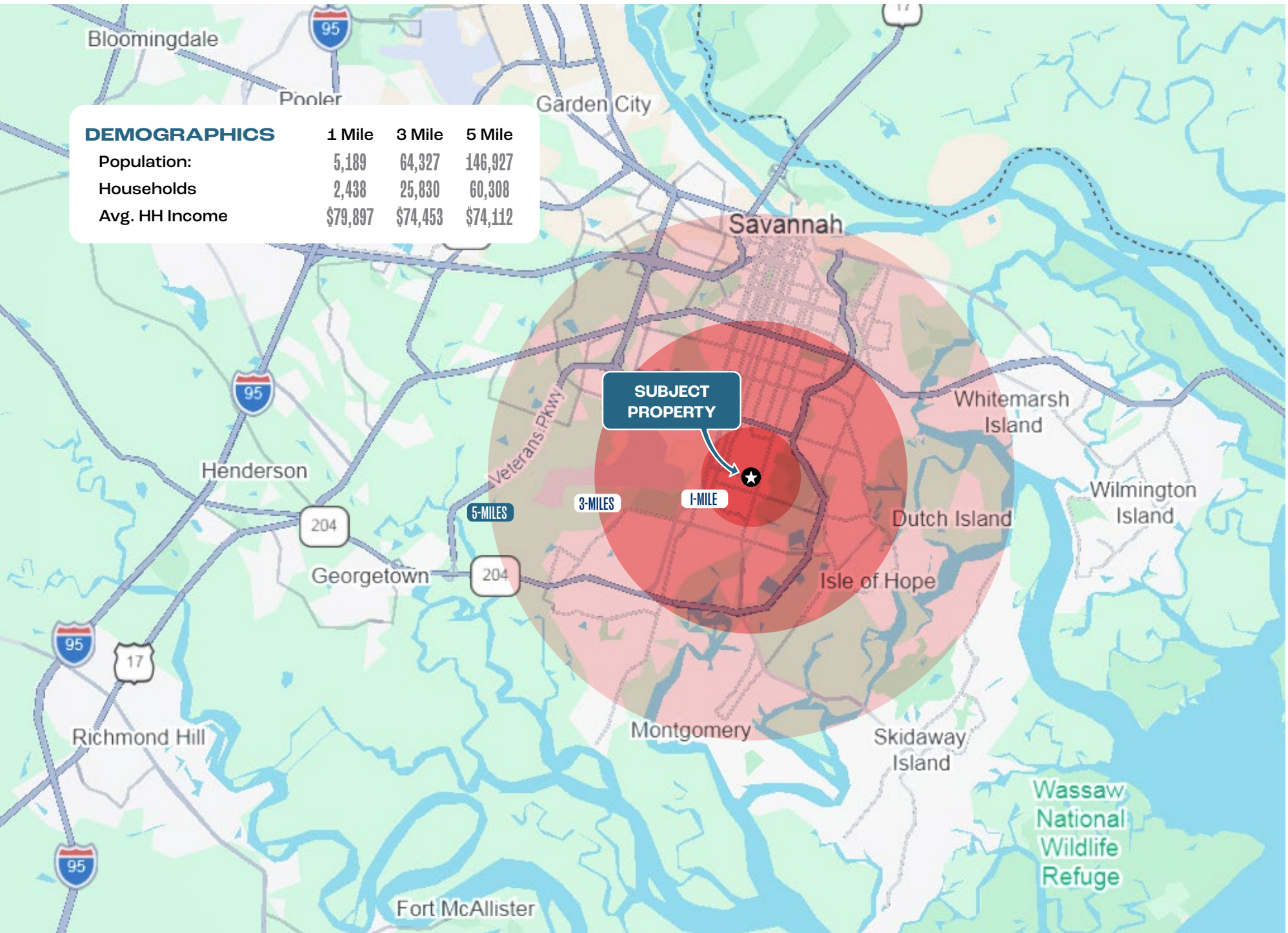
TENANT RESPONSIBILITIES

- » Real estate taxes
- » Insurance
- » Utilities
- » CAM-style operating costs
- » Parking lot / drive aisles
- » Landscaping
- » Routine repairs and maintenance
- » Quarterly HVAC service contract
- » Janitorial and medical waste disposal

BASE RENT SCHEDULE

Year	Period	Annual Rent	Monthly Rent	Rent PSF
—	4/2/2026 – 6/30/2026	Free Rent	Free Rent	—
1	7/1/2026 – 6/30/2027	\$130,000.00	\$10,833.33	\$22.44
2	7/1/2027 – 6/30/2028	\$133,899.34	\$11,158.28	\$23.11
3	7/1/2028 – 6/30/2029	\$137,897.20	\$11,491.43	\$23.80
4	7/1/2029 – 6/30/2030	\$142,010.94	\$11,834.25	\$24.51
5	7/1/2030 – 6/30/2031	\$146,298.50	\$12,191.54	\$25.25

REGIONAL MAP & DEMOGRAPHICS



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FOR MORE INFORMATION, PLEASE CONTACT

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