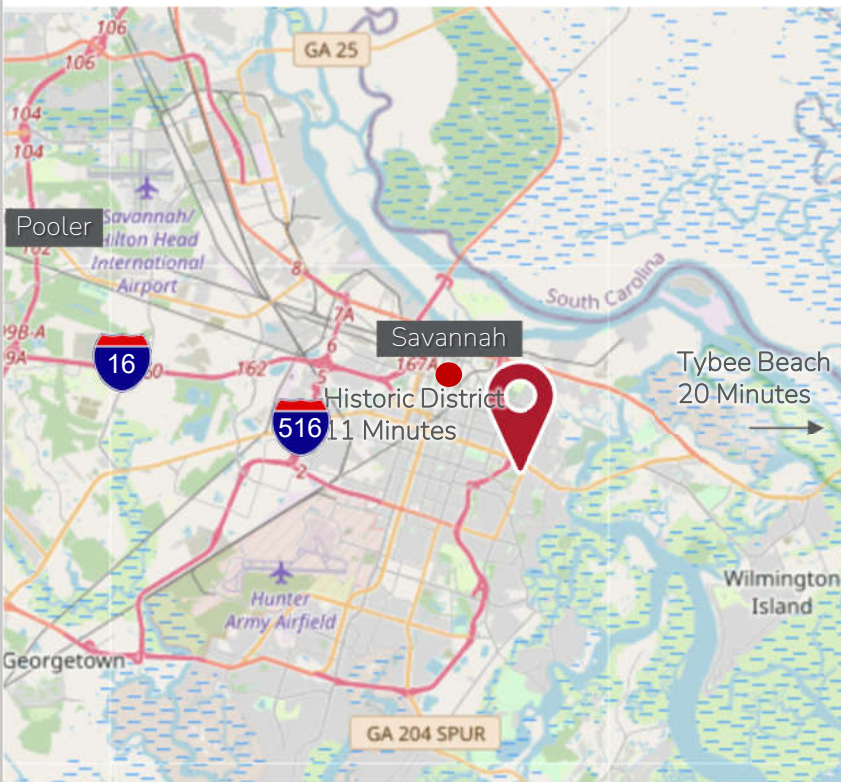


LANDMARK KRISPY KREME BUILDING

2749 Skidaway Drive | Savannah, Georgia 31404 | Chatham County



MARKET INFORMATION:

Located along Skidaway Drive with deeded access to Victory Drive, the property sits in front of Victory Square with Target, Home Depot & NCG Cinema. The busy intersection provides multiple points of signaled ingress/egress. Savannah's Whole Foods is a short distance. The project is adjacent to Truman Parkway connecting Historic Savannah to Metropolitan Savannah.

PROPERTY HIGHLIGHTS:

Building GLA:	7,193 ±
Land Size:	.97 ± Acres
Zoning/Class:	B-C / C3 – Commercial Lot
Type:	Freestanding Building with Drive-Thru and Road Signage
Transaction:	Ground Lease Only

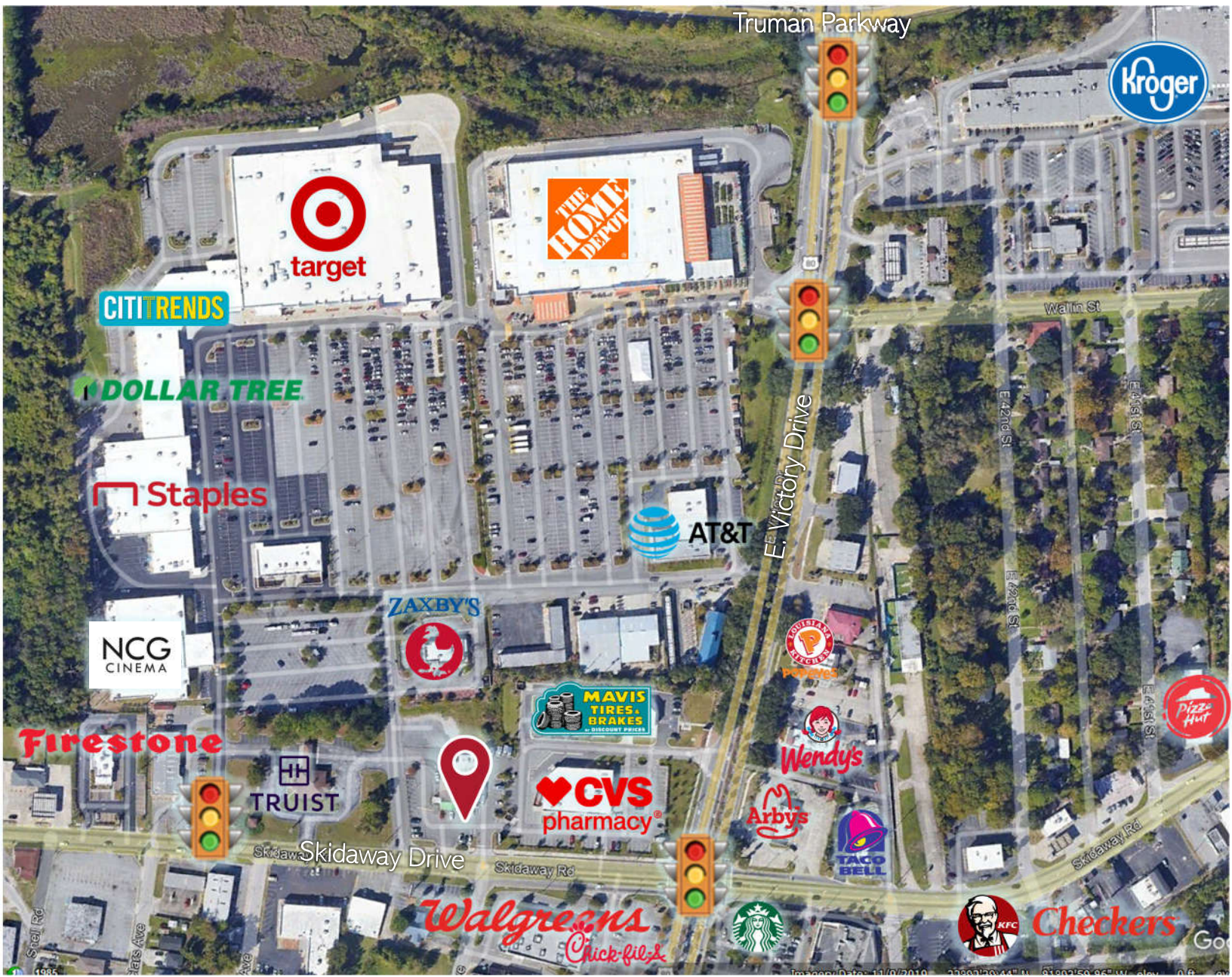
SHANNON SHUMAN MARTIN
404.312.4305
shannon@retailleasingadvisors.net
www.RetailLeasingAdvisors.net



KIMBERLY DART HEIDT
770.356.1976
kim@dartretail.com
www.DartRetail.com

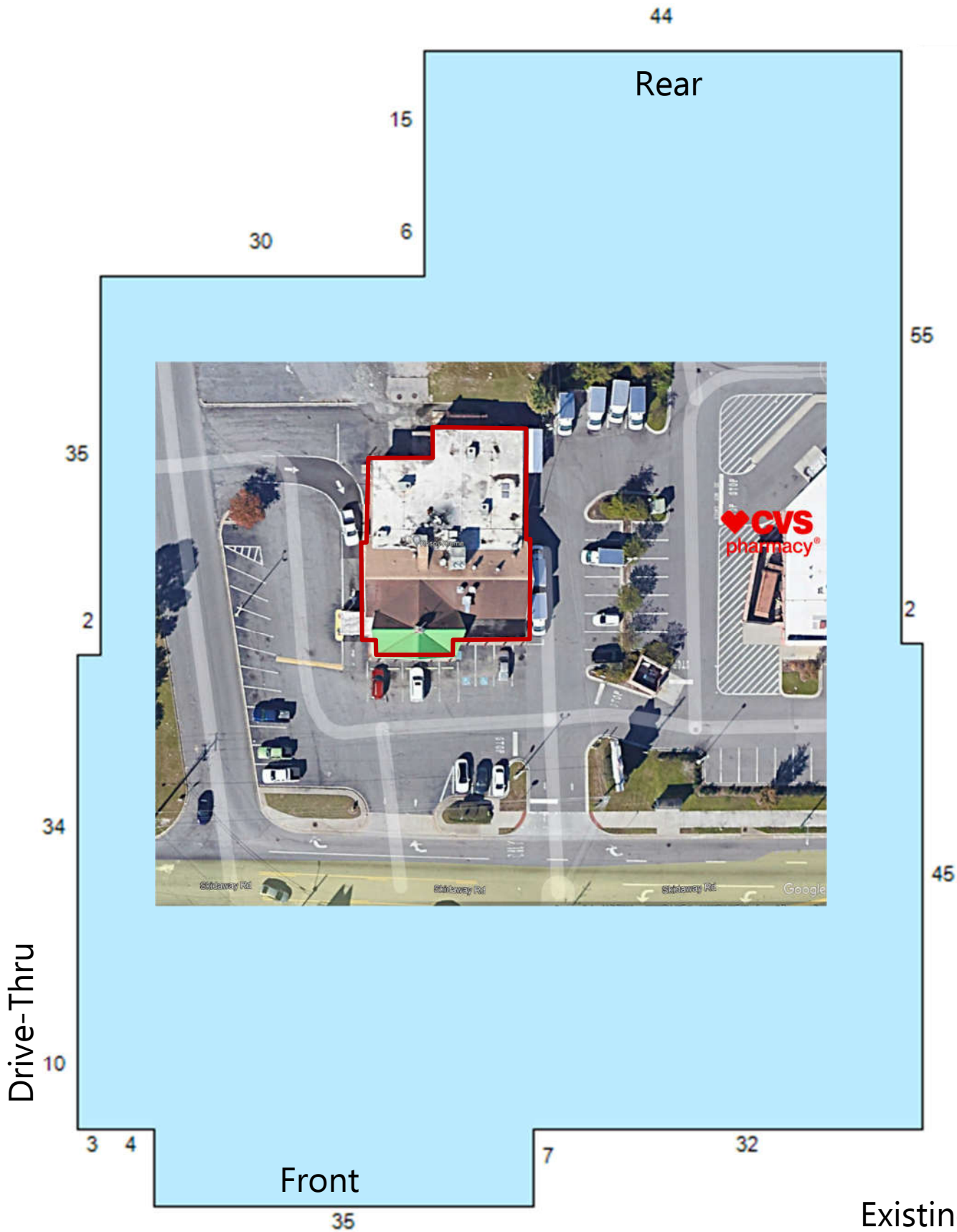
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Existing Building
(Estimated Dimensions)
Source: Chatham County Tax Assessors

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Happening in Savannah

In 2022, Savannah was included in Travel & Leisure's "Top 5 Cities to Visit in the U.S." and "Best Weekend Destination to Visit" by Global Traveler.

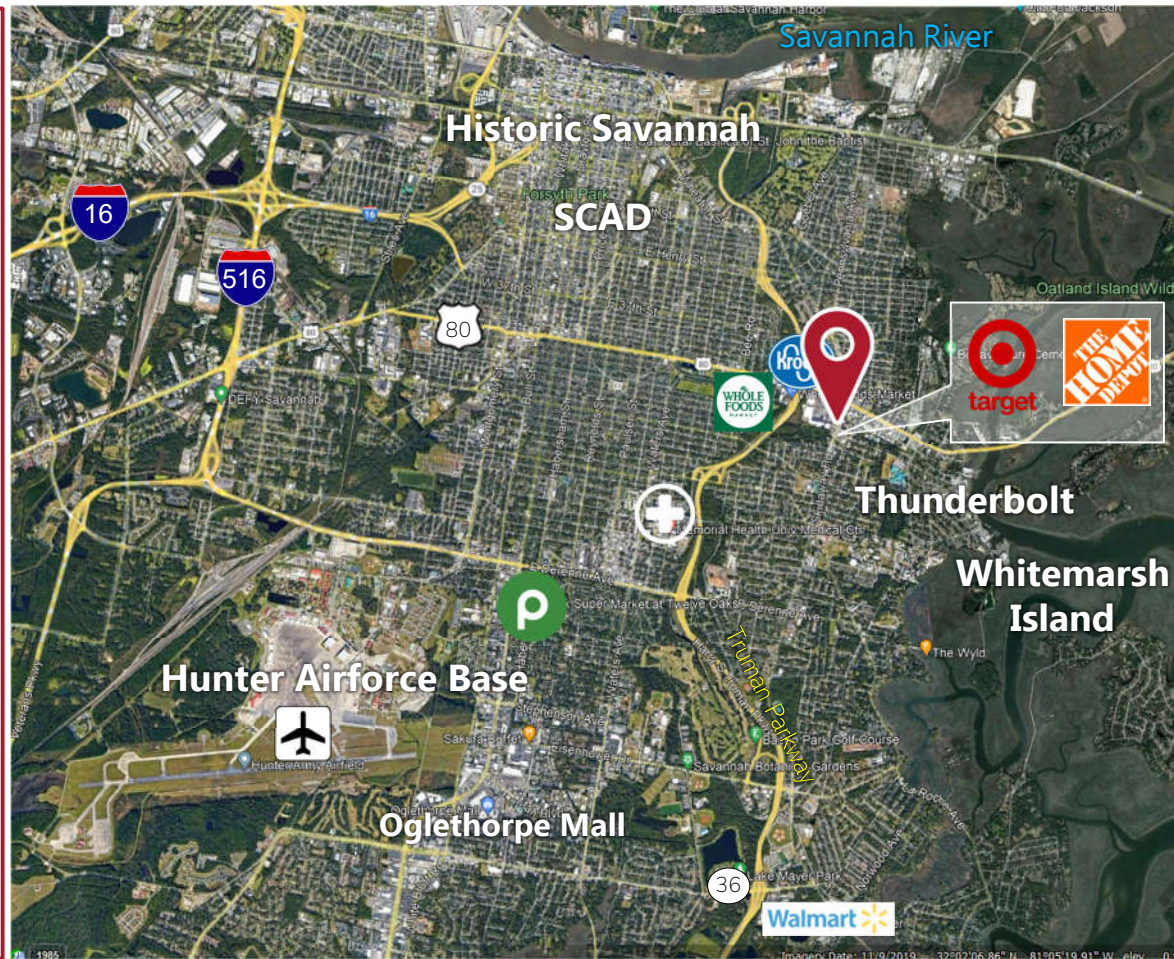
Savannah tourism generated \$4.4 Billion in 2022 with 9.7 million overnight person-trips

Major economic drivers also include Savannah College of Art & Design (SCAD), the Port Authority, manufacturing and the entertainment industry.

The Port is the largest driver generating \$33 Billion in sales.

17,000 students are enrolled in higher education, including SCAD, Georgia Southern and Savannah State.

Source Savannah Chamber



DEMOGRAPHICS

	3 Miles	5 Miles
Population	62,517	111,164
Households	26,942	45,625
Average HH Income	\$90,434	\$80,171*
Daytime Population	68,378	144,511

*3 - 5 miles

DRIVE TIME

	10 Min	15 Min
Population	85,046	234,245
Households	36,502	97,989
Average HH Income	\$86,573	\$84,449
Daytime Population	101,120	279,207

LATITUDE| LONGITUDE
32.040120 | -81.065330

TRAFFIC COUNTS

17,800 AADT Skidaway Dr | 31,000 AADT Victory Dr

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Dart Retail Advisors is full service real estate firm that specializes in retail commercial real estate. Having a keen focus on fundamentals, combined with an aggressive approach to finding practical solutions, is the cornerstone of our business. We actively seek solutions that not only meet your objectives, but also capitalize on the trends in the market.

It is this proven method that establishes long term value for you, the client.

KIMBERLY DART HEIDT
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770.356.1976
kim@dartretail.com
www.DartRetail.com



Retail Leasing Advisors is a boutique commercial real estate firm servicing metropolitan Atlanta and Georgia. With over 20 years experience, we specialize in all types of retail and mixed-use developments. We provide very individual attention to our Landlords, Developers and the Communities we serve.

We pride ourselves on being a small firm with the reach and resources of a large firm.

SHANNON SHUMAN MARTIN
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