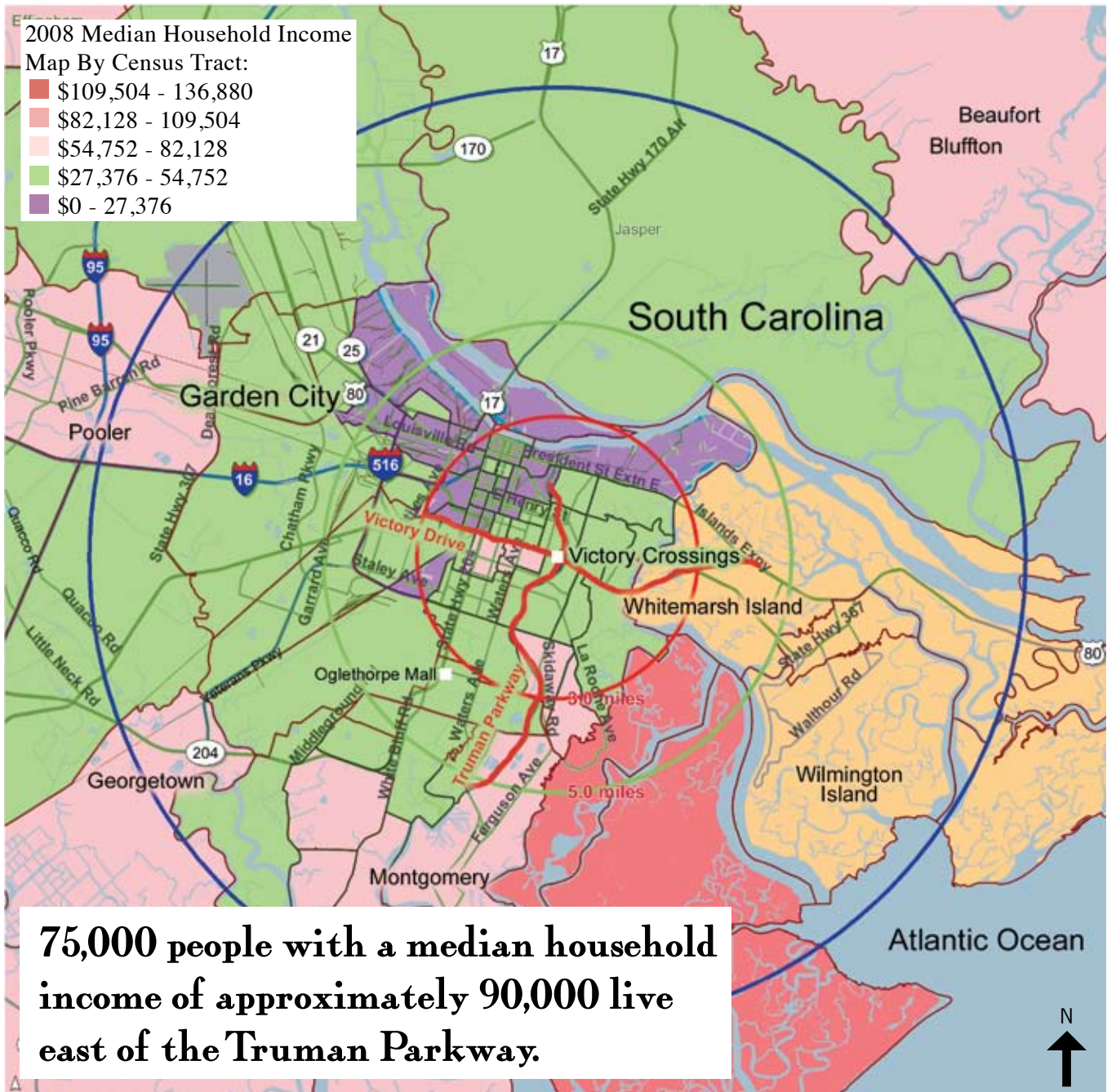


Location



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Phase I

- New Construction underway
- Existing space available immediately from 1,250 s.f.

Phase II

- Anchor positions available with Truman Parkway visibility



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Convenient to ALL the following Market Segments and Locations:

Residential	Population	Median Household Income	Average Household Income	Per Capita Income
Wilmington/Tybee Island	27,819	\$72,081	\$89,152	\$36,819
Skidaway/Dutch/Isle of Hope	20,140	\$83,905	\$127,234	\$51,897

Office	S.F. Office	Drive Time	Miles
Downtown/Central Business District	750,000	3.84	7
Southside/Oglethorpe Mall Area	950,000	5	9

Medical	Beds	Drive Time	Miles	Other
Memorial Hospital	530	1.94	4	4-year med school; 620 medical staff
Candler Hospital	331	3.14	6	73,000 s.f. professional building attached



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Savannah Market Overview

Savannah's diversified economic foundation provides for both stability and growth. It thrives with a growing port (currently 5th largest in the country), the largest military base east of the Mississippi, healthcare institutions that serve the entire Southeast Georgia region, an ever-growing retirement population, premier higher education institutions specializing in technological, art and creative learning, and a tourism economy that boasts 6.34 million visitors, annually.

Savannah's Primary Trade Area is approaching 600,000 and the Metropolitan Statistical Area is 350,000 with a projected growth rate of 20.6% by 2015. The vigorous economy is supported by several contributing stimuli that continue to grow and improve the demographic support for retail.

Savannah's convergence of art, technology, and education has prompted the name "Creative Coast." Currently, there are over 350 knowledge-based businesses, and the environment provided in Savannah is conducive for further growth. In fact, Inc. magazine recently named Savannah a "Top City for Doing Business." The specialized universities calling Savannah home will ensure the growth of this prosperous business sector.

Located in the Historic District of Savannah, the Savannah College of Art and Design is a leading international art university. At around 10,000 students and faculty, SCAD brings to Savannah creative minds from all 50 states and over 90 foreign countries. Georgia Institute of Technology's newly constructed Savannah Campus is located on 46 acres and includes over 30 research and instructional laboratories. It provides a cutting-edge engineering program and includes a Maritime Logistics and Innovation Center.

An additional demographic growth sector is the retirement community. Savannah's waterfront coast and beaches, culture, lifestyle, weather and proximity to Florida, South Carolina, and Atlanta are among the reasons people around the country are choosing it as the location for their retirement and why CNN Money named Savannah as one of the "Best Places to Retire." The increase of retirement population will be a strong driver of future residential growth, also supporting the expansion of the service, retail, and healthcare fields.

The Savannah retail market is distinctive and dynamic. The geography makes site selection atypical and often leads to an undervalued pro forma analysis. The islands that surround Savannah have crucial demographics. However, the geographical characteristics inherent in islands make these areas of residential density physically detached and isolated. Therefore, driving patterns, including the routes servicing the islands, are vital to accurate site analysis.

The region is serviced by a network of roads and highways, including Interstate 95 and Interstate 16, which feed into the market. Highways 80 and 17 also wind through several submarkets. The Truman Parkway has become the north-west thoroughfare, dramatically changing drive times. The last three segments of the Parkway (Eisenhower, Montgomery Crossroads, and Whitefield Avenue) have been sequentially opened over the last four years. That now makes the Victory Drive/Truman Parkway intersection the most convenient shopping destination for Southside, Skidaway Island, Isle of Hope, Dutch Island, Downtown, Wilmington /Whitemarsh/Tybee Islands, and Midtown/Ardsley Park residents.



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