



THE SHOPPES AT PARK 17 & D1 BUILDING

5912 & 5918 OGEECHEE ROAD
SAVANNAH, GA 31419

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1 PROPERTY INFORMATION

5912 & 5918 Ogeechee Road
Savannah, GA 31419

Property Summary

OFFERING SUMMARY

Sale Price:	\$4,839,000
Cap Rate:	10.96%
NOI:	\$530,403
Lot Size:	9.24 Acres
Building Size:	55,906 SF
Zoning:	P-B-C
Market:	Savannah
Submarket:	Georgetown
Price / SF:	\$86.56
Occupancy:	90%

PROPERTY OVERVIEW

BLAH

LOCATION OVERVIEW

Located at the southern portion of the intersection at Highway 17 and Highway 204 in Savannah, Georgia. The property is just 2 miles to the east of Interstate 95 (Exit 94) and 3 miles to the west of Veterans Parkway, which provides a central location to Savannah's Southside, Georgetown, Berwick Plantation and Richmond Hill submarkets.

Complete Highlights

SALE HIGHLIGHTS

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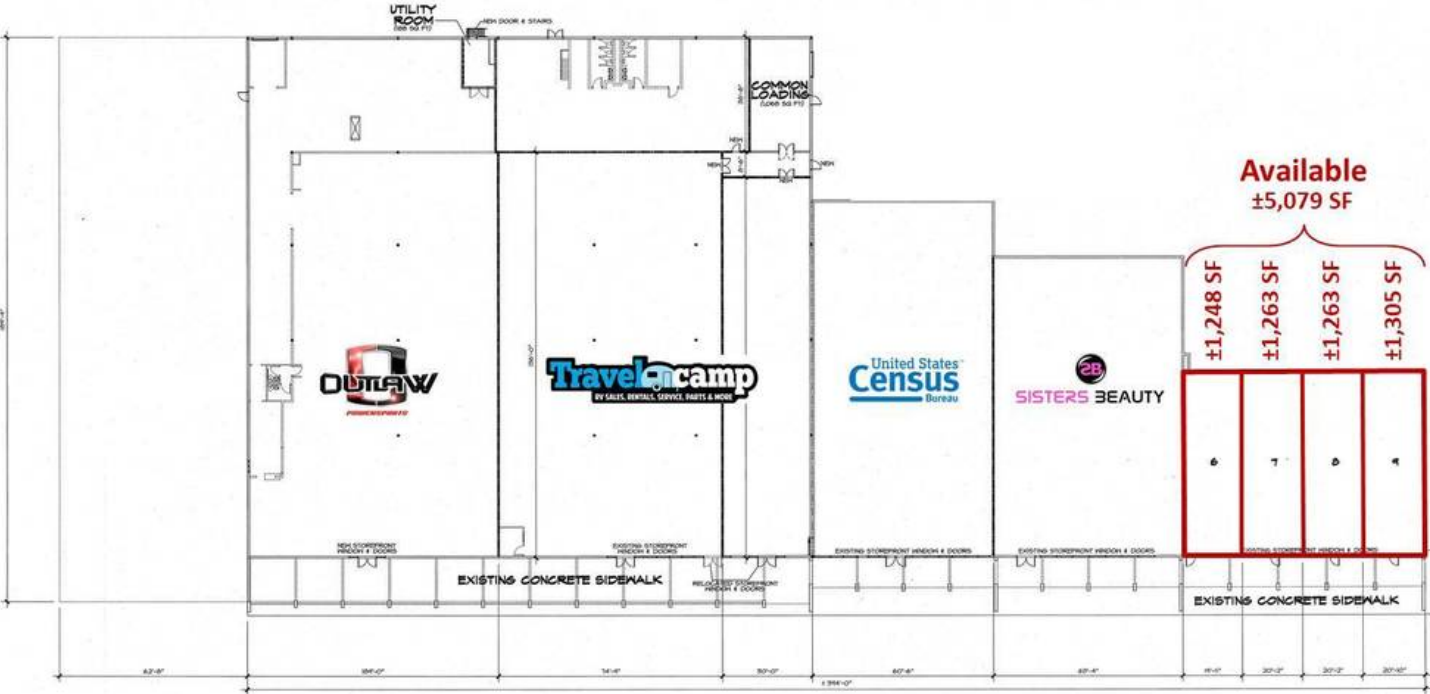
Additional Photos





Additional Photos

Floor Plan



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2 LOCATION INFORMATION

5912 & 5918 Ogeechee Road
Savannah, GA 31419

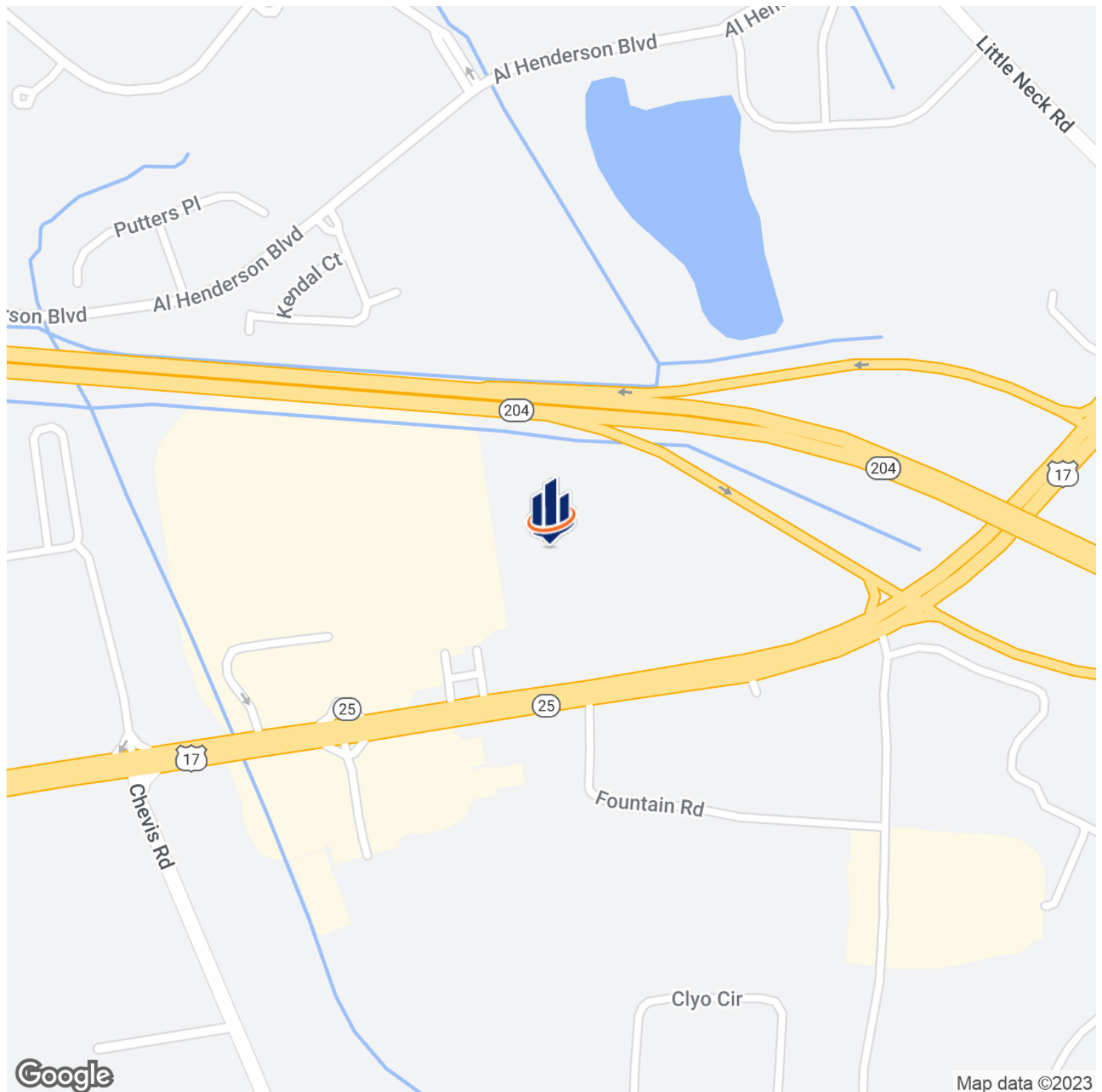
Local Aerial





Regional Aerial

Location Maps



3 FINANCIAL ANALYSIS

5912 & 5918 Ogeechee Road
Savannah, GA 31419

Financial Summary

INVESTMENT OVERVIEW

Price	\$4,839,000
Price per SF	\$86.56
CAP Rate	11.0%
Total Return (yr 1)	\$530,403

OPERATING DATA

Gross Scheduled Income	\$370,509
Other Income (Reimbursements)	\$159,894
Gross Income	\$530,403
Operating Expenses	-
Net Operating Income	\$530,403

Income & Expenses

INCOME SUMMARY

Outlaw Power Sports	\$105,131
Travel Camp	\$120,000
U.S. Census	\$87,120
Sisters Beauty	\$58,257
Suite 6	\$0
Suite 7	\$0
Suite 8	\$0
Suite 9	\$0
TICAM / Expense Reimbursement	\$159,894

Gross Income	\$530,403
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EXPENSE SUMMARY

Insurance	\$9,348
Taxes	\$46,848
Maintenance	\$12,000
Property Management	\$14,772
Reserves & Replacement	\$7,755
U.S. Census Expenses (Power, Water, Waste, Janitorial)	\$25,951

Gross Expenses	\$116,677
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Net Operating Income	\$530,403
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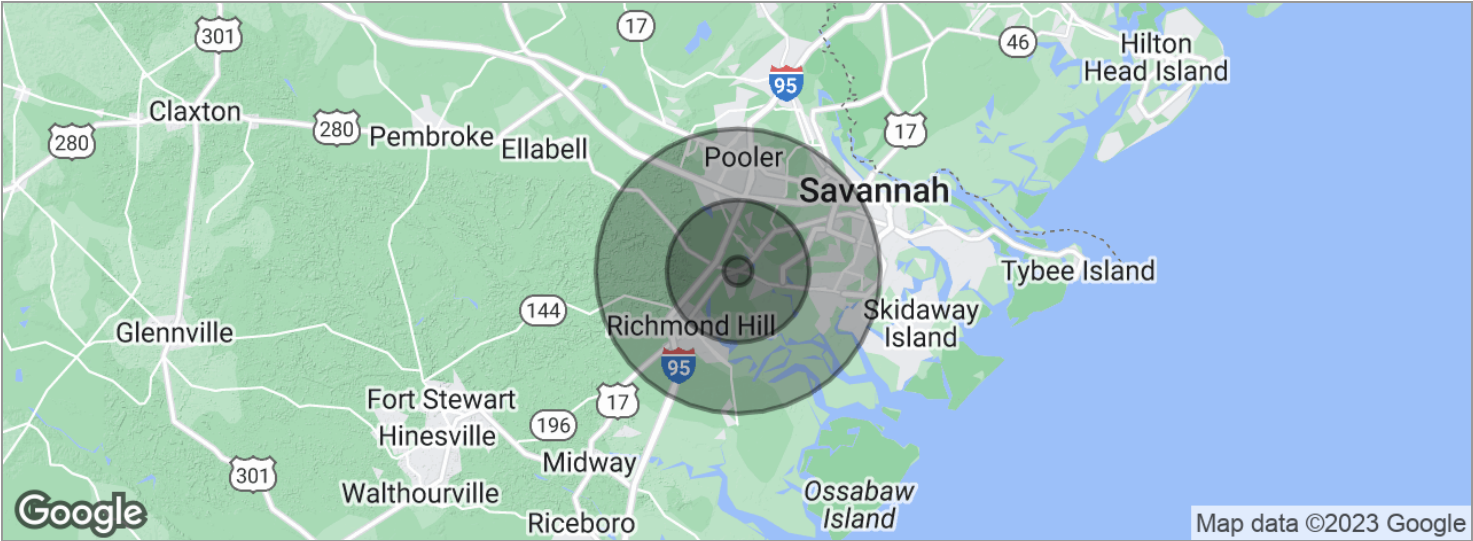
TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE END	LEASE START	ANNUAL RENT	% OF GLA	PRICE PER SF/YR
Outlaw Powersports	1	14,437	8/31/23	Current	\$105,132	25.82	\$7.28
Travel Camp	2 & 3	18,333	12/31/29	Current	\$120,000	32.79	\$6.55
U.S. Census (GSA)	4	7,260	2/8/21	Current	\$87,120	12.99	\$12.00
Sisters Beauty	5	6,409	9/14/28	Current	\$58,258	11.46	\$9.09
Vacant	6	1,248		Current	\$0	2.23	\$0.00
Vacant	7	1,263		Current	\$0	2.26	\$0.00
Vacant	8	1,263		Current	\$0	2.26	\$0.00
Vacant	9	1,305		Current	\$0	2.33	\$0.00
N/A	Utility Room	188		Current	\$0	0.34	\$0.00
Totals/Averages		51,706			\$370,510		\$7.17

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DEMOGRAPHICS

5912 & 5918 Ogeechee Road
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Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,398	35,875	134,894
Median age	32.4	32.4	32.4
Median age [Male]	32.7	32.2	31.6
Median age [Female]	32.2	32.5	33.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	585	13,881	51,041
# of persons per HH	2.4	2.6	2.6
Average HH income	\$52,524	\$67,048	\$60,415
Average house value	\$163,344	\$191,638	\$180,286

* Demographic data derived from 2020 ACS - US Census

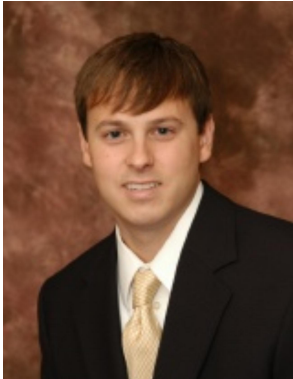
5 ADVISOR BIO

5912 & 5918 Ogeechee Road
Savannah, GA 31419

Advisor Bio & Contact

ADAM BRYANT, CCIM, SIOR

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PROFESSIONAL BACKGROUND

Adam Bryant, CCIM, SIOR is a Partner with SVN | GASC, specializing in the sale and leasing of land, office, retail and investment properties in Savannah, Georgia and surrounding areas including Pooler.

Bryant earned a Master of Business Administration as well as a Bachelor of Business Administration from Georgia Southern University. In addition, he has completed the Certified Commercial Investment Member [CCIM] designation by the CCIM Institute, one of the leading commercial real estate associations in the world. The CCIM designation is awarded to commercial real estate professionals upon successful completion of a graduate-level education curriculum and presentation of a portfolio of qualifying industry experience.

Since joining SVN | GASC in 2006, Bryant has completed more than \$250 million in transaction volume and is a multi-year recipient of the SVN Partner's Circle Award in recognition of outstanding sales while being ranked in the Top 5 producers in the nation of completed transactions at SVN out of more than 1,500 Advisors.

Bryant also served as President for the Savannah / Hilton Head Realtors Commercial Alliance [RCA] Board.

EDUCATION

- Master of Business Administration [MBA] - Georgia Southern University
- Bachelor of Business Administration [BBA] - Georgia Southern University

MEMBERSHIPS & AFFILIATIONS

Certified Commercial Investment Member [CCIM]
Society of Industrial and Office Realtors [SIOR]



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