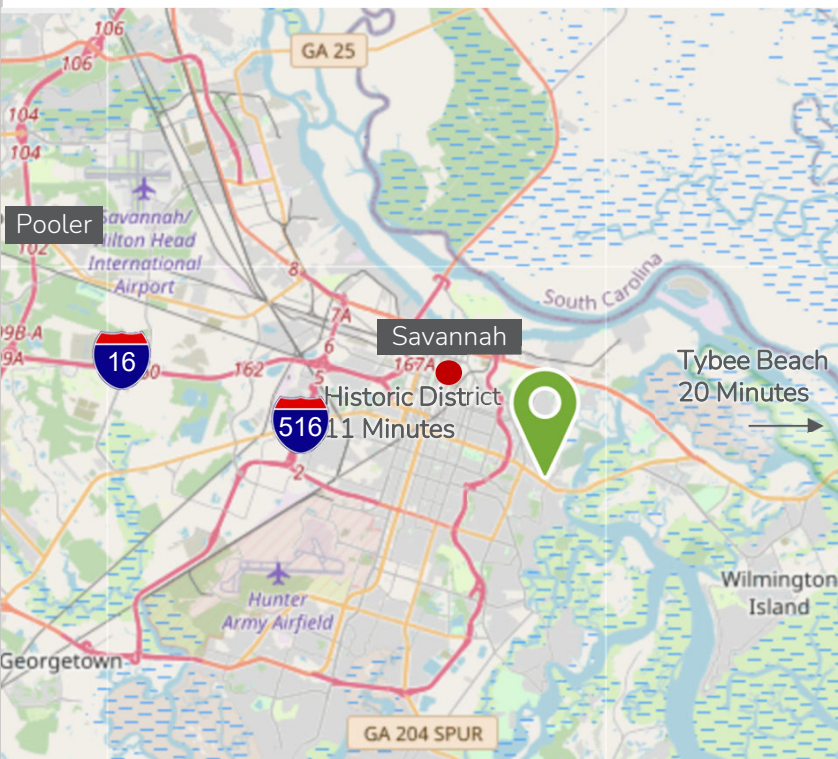


CROSSROADS SHOPPING CENTER

2100 E Victory Dr | Savannah, GA 31404 | Chatham County



Available Retail & Restaurant



PROPERTY INFORMATION:

Planned opening 1st Quarter 2027! Crossroads Shopping Center will introduce new co-tenancy opportunities, highlighted by a specialty organic grocer. Located along Victory Drive with access to Skidaway Drive, the property is surrounded by strong, national tenants. Target, Home Depot, Whole Foods, Kroger & NCG Cinema represent just a few of the major tenants along this busy corridor. The project is adjacent to Truman Parkway connecting Historic Savannah to Metropolitan Savannah with easy access to the Islands.

PROPERTY HIGHLIGHTS:

Project GLA:	88,568 SF
Available:	1,040 SF up to 8,045 SF
Pylon Signage:	Available
Type:	Retail Renovation
Parking:	384 \pm

Leasing Contact:

SHANNON SHUMAN MARTIN

404.312.4305

Shannon@RetailLeasingAdvisors.net

www.RetailLeasingAdvisors.net



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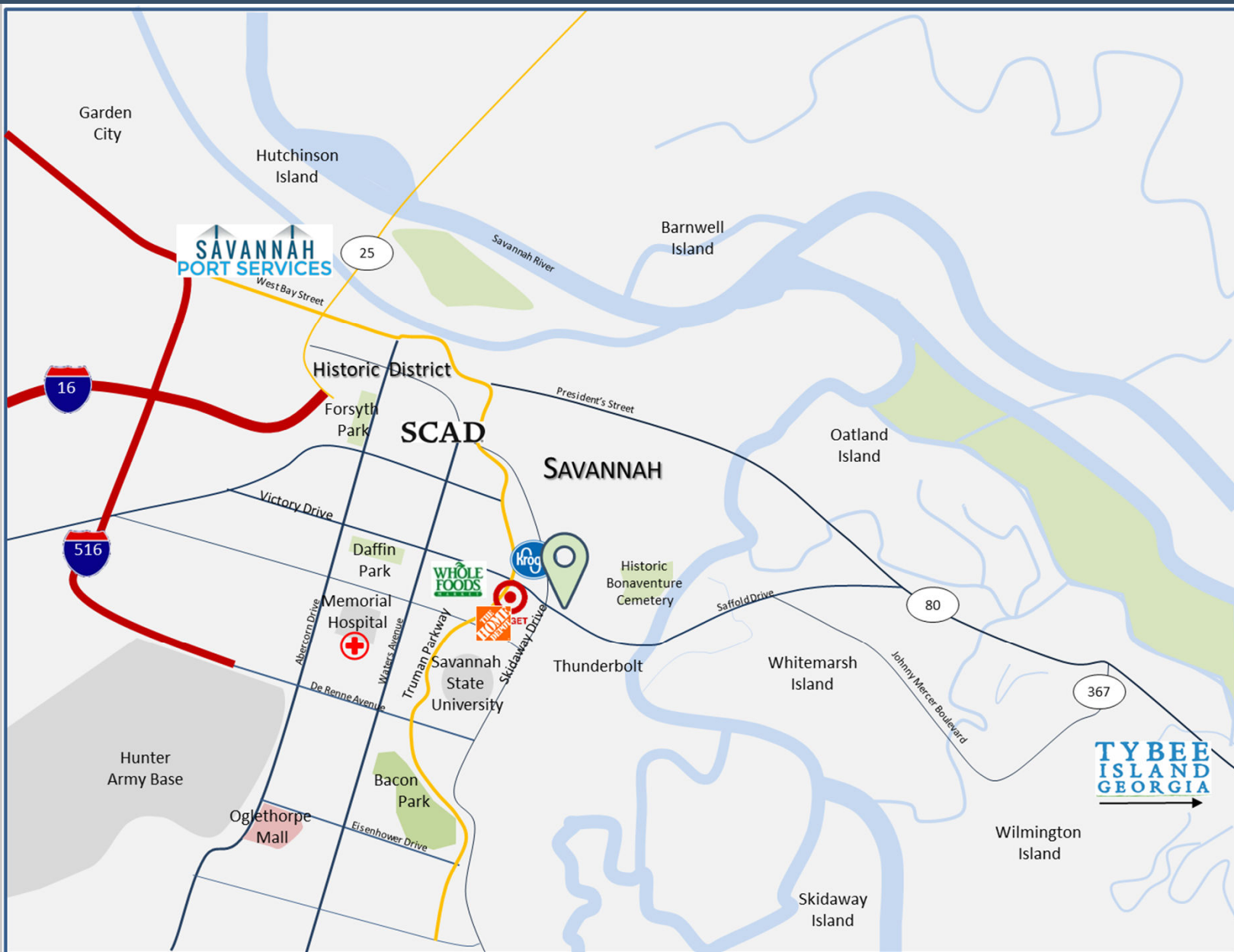


SUITE	TENANTS	SF
A	Starbucks Coffee Company	2,180
B	AVAILABLE (DRIVE THRU)	1,040
C	Centerwell Medical Center	10,714
D	T-Mobile	1,800
E	Sumo Sushi and Habachi	2,148
F	AVAILABLE	1,500
G	AVAILABLE	2,700

SUITE	TENANTS	SF
H	UPS Store (relocation)	2,080
I	The Breakfast Place	2,360
J	AVAILABLE	4,600
K	Corridor Mechanics Room	935
L-1	Planet Fitness	25,220
L-2	AVAILABLE	8,045
M	Proposed Grocer	23,246

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Happening in Savannah

Savannah was included in 2025's Southern Living top destinations, accommodations and dining experiences across the Southern United States. Additionally, The Savannah Business Journal reports that Savannah was ranked #3 in the Travel & Leisure World's Best Awards 2024 readers' survey and Travel + Leisure named Savannah as a top three city to visit in the United States. Savannah tourism generated \$4.8 Billion in 2024 with 10 million overnight person-trips

Major economic drivers also include Savannah College of Art & Design (SCAD), the Port Authority, manufacturing and the entertainment industry. Georgia Ports Authority operations, together with private sector, port-related operations, account for more than 561,000 jobs statewide, \$140 billion dollars in revenue and income exceeding \$33 billion annually in economic impact.

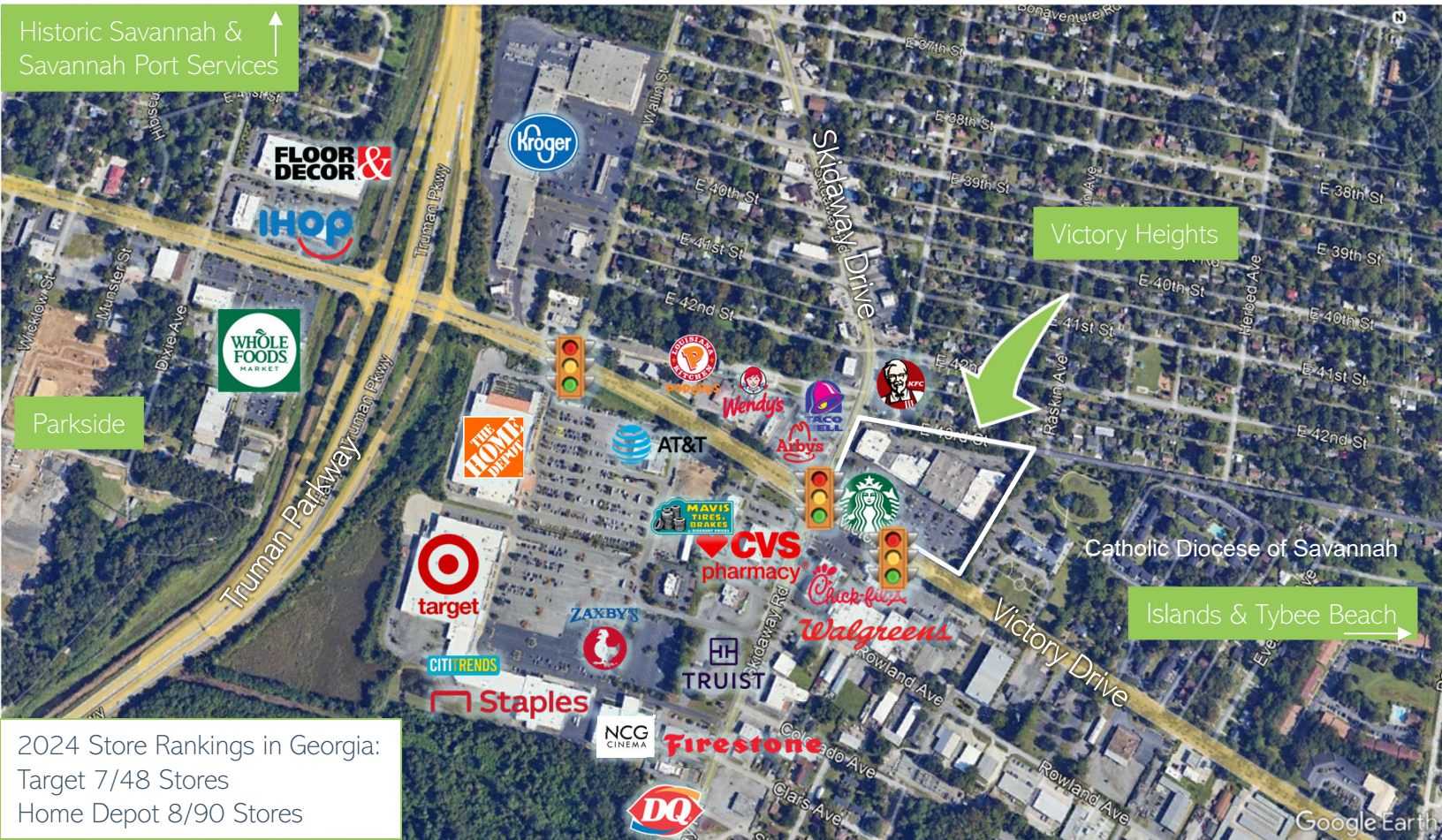
Over 17,500 students from over 120 countries. are enrolled Savannah College of Art & Design (SCAD).

Sources: Savannah Chamber, Visit Savannah, Savannah Now

No warranty or representation, express or implied, has been made as to the accuracy of the information provided herein, and no liability is assumed for errors or omissions.

CROSSROADS SHOPPING CENTER

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	DEMOGRAPHICS			DRIVE TIME	
	3 Miles	5 Miles		0 Min	15 Min
Population	62,517	111,164	Population	85,046	234,245
Households	26,942	45,625	Households	36,502	97,989
Average HH Income	\$90,434	\$80,171	Average HH Income	\$86,573	\$84,449
Daytime Population	68,378	144,511	Daytime Population	101,120	279,207

LATITUDE | LONGITUDE
32.040120 | -81.065330

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

CROSSROADS SHOPPING CENTER

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The Ardent Companies is a privately held real estate firm founded in 2012, Ardent has invested over \$2.5 billion of equity with \$3.0 billion in assets currently under management. Ardent's investment strategies extend across state lines and country borders, with a current presence in thirty-nine states and two countries. As Ardent expands upon its geographic footprint, the firm continues to grow its employee base with team members based in Atlanta, Charlotte, and New York City as well as the United Kingdom.

DEVELOPMENT TEAM:

Jay Douglas

Davis Vanier

www.TheArdentCompanies.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.

LEASING CONTACT:

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RLA prides itself on being a small firm with the reach and resources of a large firm.

