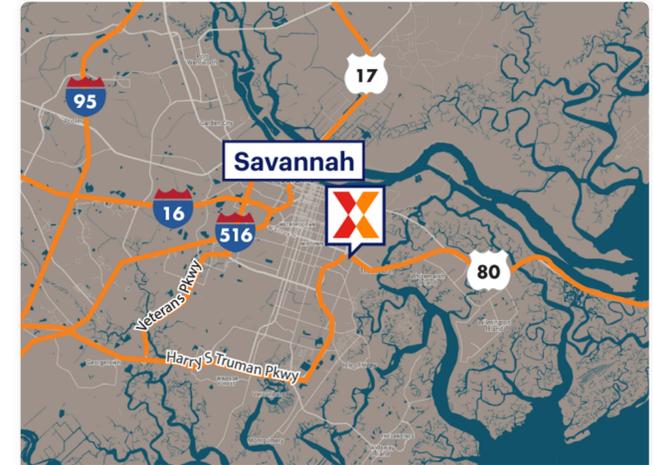
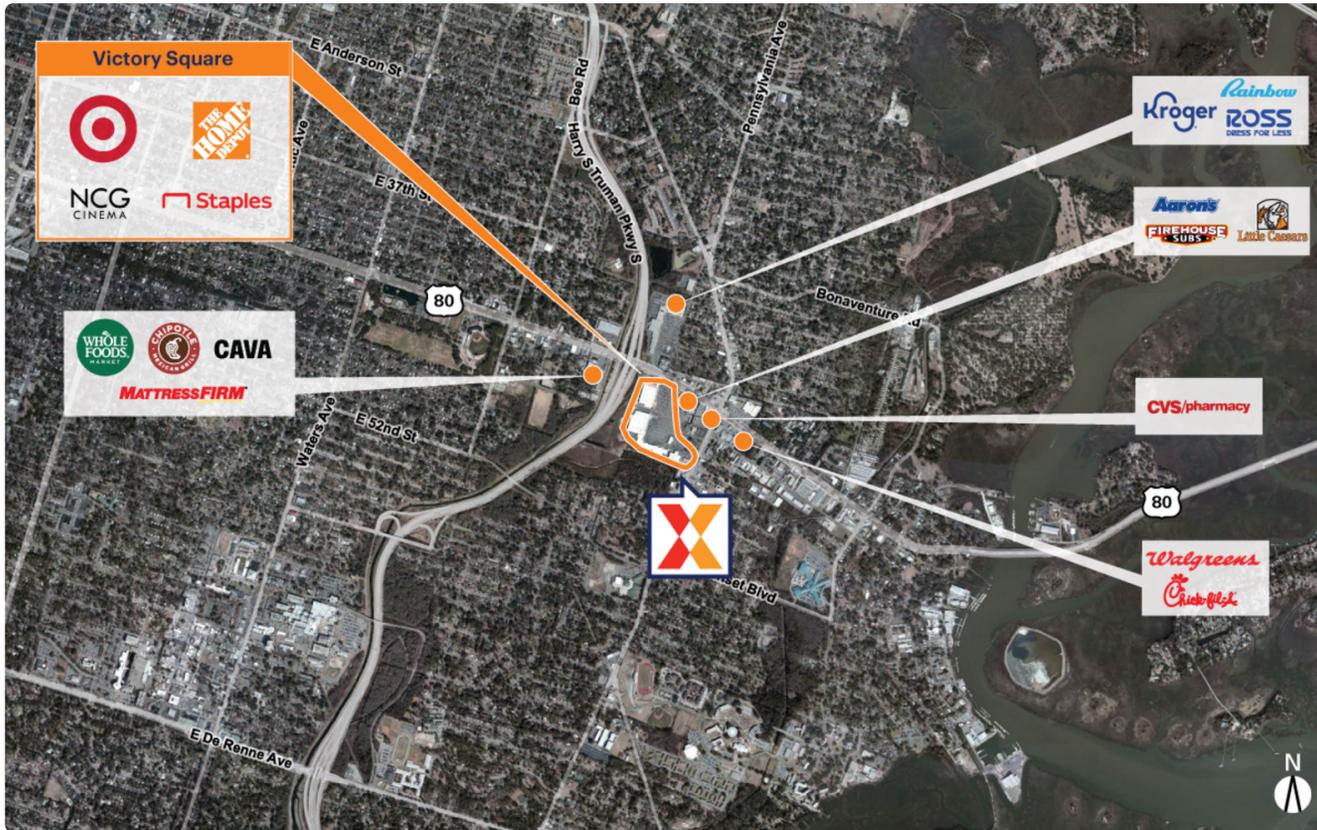


Victory Square

1901 East Victory Dr. | Savannah, GA 31404

Chatham County | Savannah, GA | 114,817 Sq Ft

32.0405, -81.0674



Demographics	1 Mile	3 Miles	5 Miles
Population	12,214	78,051	125,955
Daytime Pop.	10,541	107,995	183,397
Households	4,855	32,963	51,101
Income	\$75,599	\$98,049	\$100,009

Source: Synergos Technologies, Inc. 2024

Heavily trafficked center drawing an estimated 4.5M annual visits, making it the most-visited community shopping center in the market (Placer.ai 2025)

Strong daytime population of 107K+ increases the population within a 3-mile radius by nearly 38% during the day

Close proximity to downtown Savannah and direct access to Harry S Truman Pkwy with 30K+ vehicles daily (Kalibrate 2023)

Highly visible to 28K+ vehicles daily from E Victory Dr (Kalibrate 2023)

Less than two miles from the 700-bed Memorial Health University Medical Center (Memorial Health 2025)



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Available Spaces

07 1,600 Sq Ft 360°

Current Tenants Space size listed in square feet

01	Dragon's Dream Dumplings	1,600
02A/02B	The Blood Connection	3,200
03	H&R Block	1,600
04A	Staples	20,388
04B	Dollar Tree	10,320
05	Hibbett Sports	4,780
08	America's Best Contacts & Eyeglasses	3,200
09	OD Crab House	4,800
10	New York Boutique	1,640
11	Nail Boutique and Spa	1,475
12/13/14	Citi Trends	12,953
15	Rainbow Shops	6,233
101	Cricket Wireless	1,200
102	Geneva's Chicken & Cornbread	2,400
104	Sport Clips	1,200
105	Boost Mobile	1,200
106	Stretch Zone	1,800
FS2	NCG Cinemas	31,628
NAP01	The Home Depot	0
NAP02	Target	0
NAP03	SunTrust Bank	0
NAP04	NAP	0
NAP05	AT&T	0
NAP06	Little Caesars	0
NAP07	State Farm	0
NAP08	Firehouse Subs	0
NAP09	Zaxby's	1,600
NAP10	CVS	0
NAP11	Bridgestone/Firestone	0

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time. 1077

