



HARBERTRETAIL.COM

CASEY HOWARD

CHOWARD@HARBERTREALTY.COM

205.202.0814



Proposed rendering, subject to change

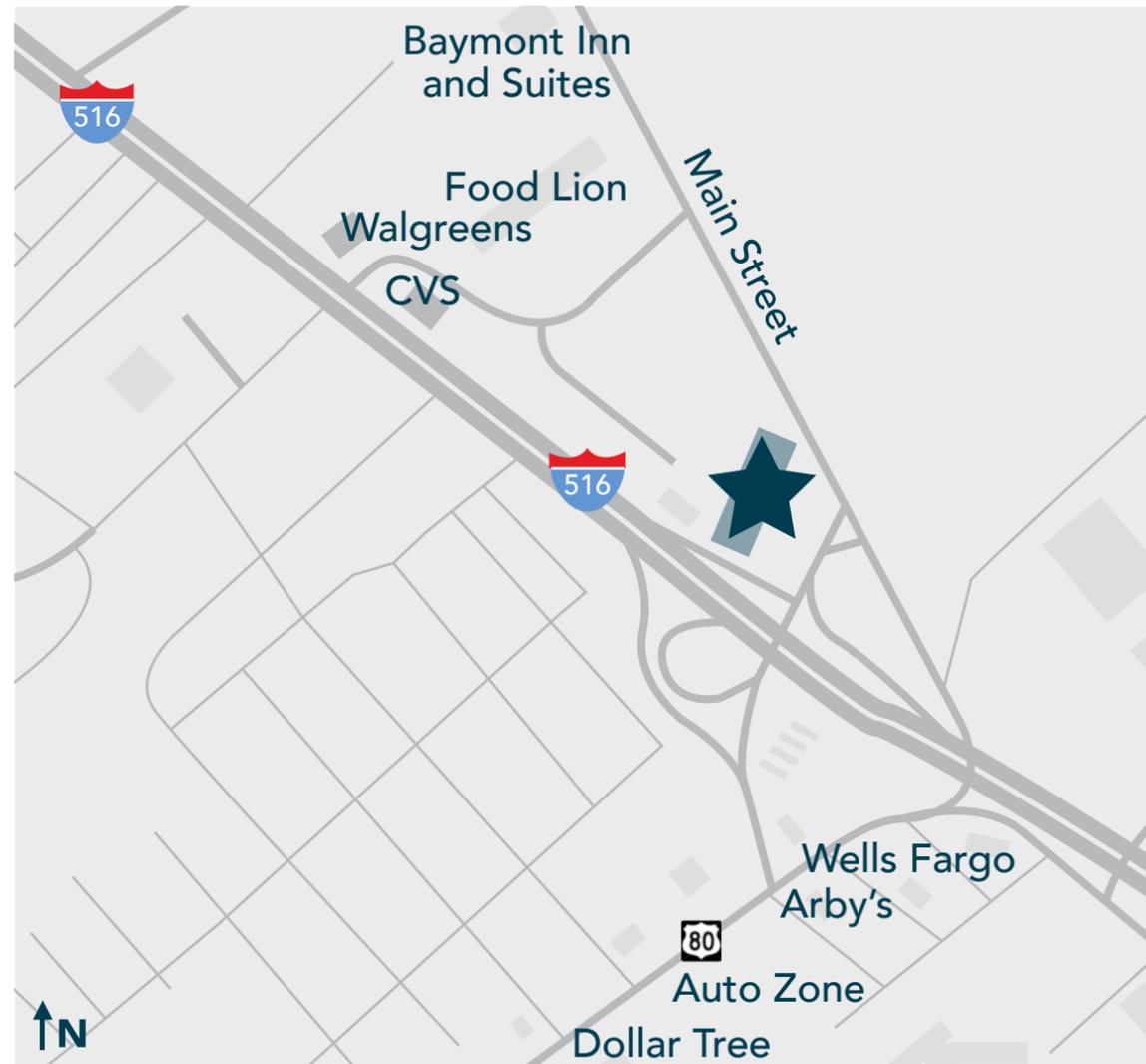
RETAIL/RESTAURANT SPACE FOR LEASE

📍 Traffic Circle Shopping Center • 309 E Main Street, Garden City, GA 31408

TRAFFIC CIRCLE . . . SHOPPING CENTER

CENTER ALONG BUSY CORRIDOR

- 8,250 SF - 22,250 SF – Retail/Office - \$5.50/SF modified gross
- 2 Drive-In Loading Doors
- Prime location just off Main Street and Hwy 21
- 100+ parking spaces
- The center consists of +/-59,878 sf retail/office space
- Only 7 minutes to downtown Savannah and 8 minutes to Gulfstream and Savannah/HH Airport



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Daytime Business Population
 approx. 23,000+
 within 3 miles



Population
 1 mi. 3,516
 3 mi. 23,960
 5 mi. 79,999



Average HH Income
 1 mi. \$39,715
 3 mi. \$41,123
 5 mi. \$48,526



Traffic Counts
 over 57,000
 vehicles/day
 within 3 miles

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