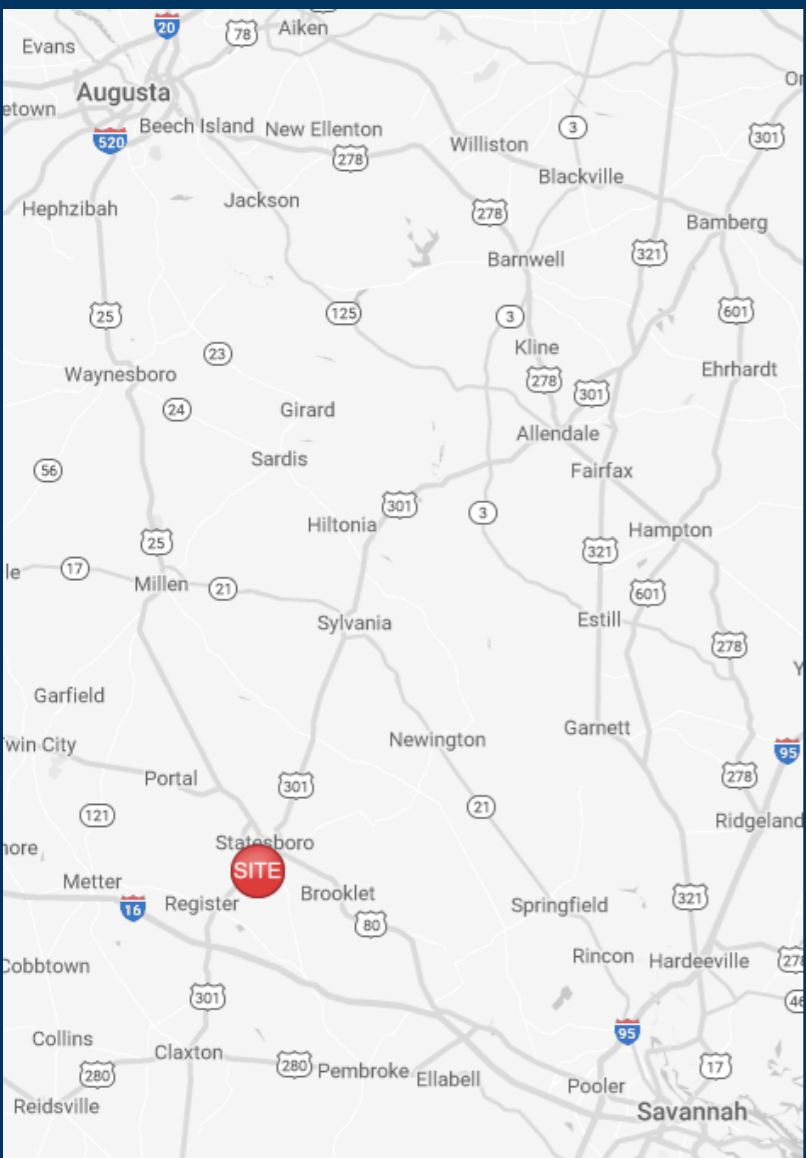


# University Station

221-309 Tormenta Way  
Statesboro, GA 30458



## Leasing Contacts

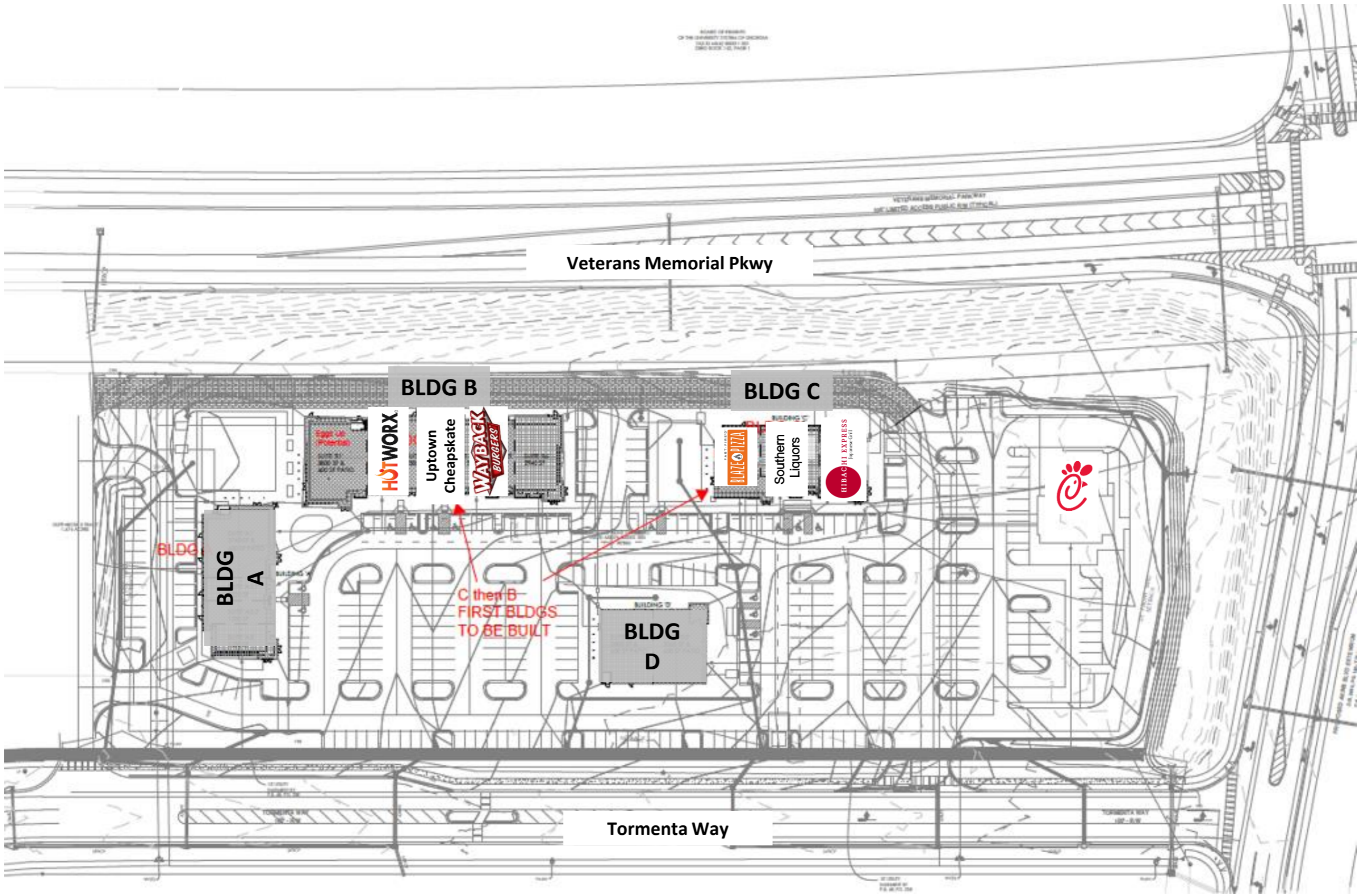
Allie Hodge Motz  
678-501-5342  
allie@riverwoodproperties.com

[riverwoodproperties.com](http://riverwoodproperties.com)

## Property Highlights

- This new development is located on Veterans Memorial Parkway in Statesboro, GA offering 3 separate retail buildings and one ground lease opportunity.
- Five minutes east of the affluent residential neighborhoods that surround the Forest Heights Country Club
- Located near the new Tormenta FC Stadium, multi-purpose soccer stadium complex that will feature a movie theater, two hotels, apartments and office space.
- Estimated Delivery Q4 2024
- Located next to the #1 top performing Publix in GA, and #5 nationwide.
- Over 26,791 VPD

**Site Access:** Property is accessible via Veterans Memorial Pkwy or Tormenta Way.



# UNIVERSITY STATION

Site Plan

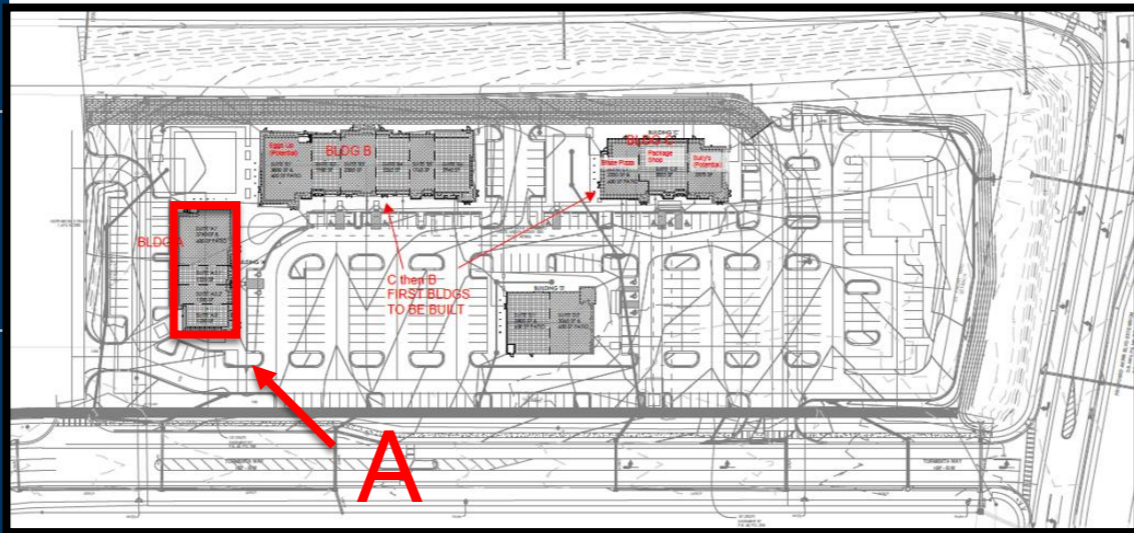
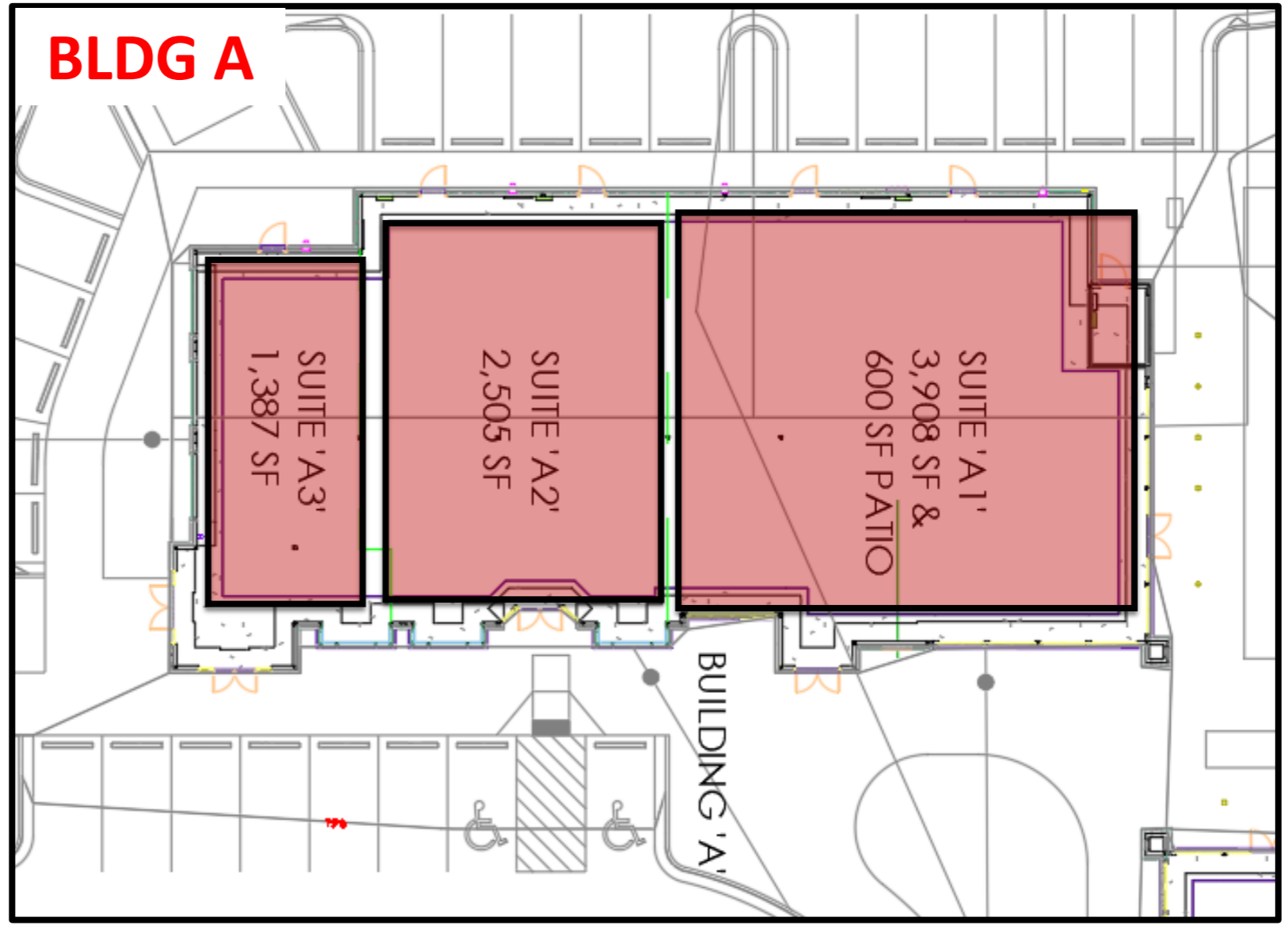


# University Station

## Tenants

**Building A**  
Delivery September 2024

A1	Retail/Restaurant Space Available	3,908 SF
A2	Retail/Restaurant Space Available	2,505 SF
A3	Retail/Restaurant Space Available	1,387 SF
Availability:		7,800 SF



# UNIVERSITY STATION

Site Plan



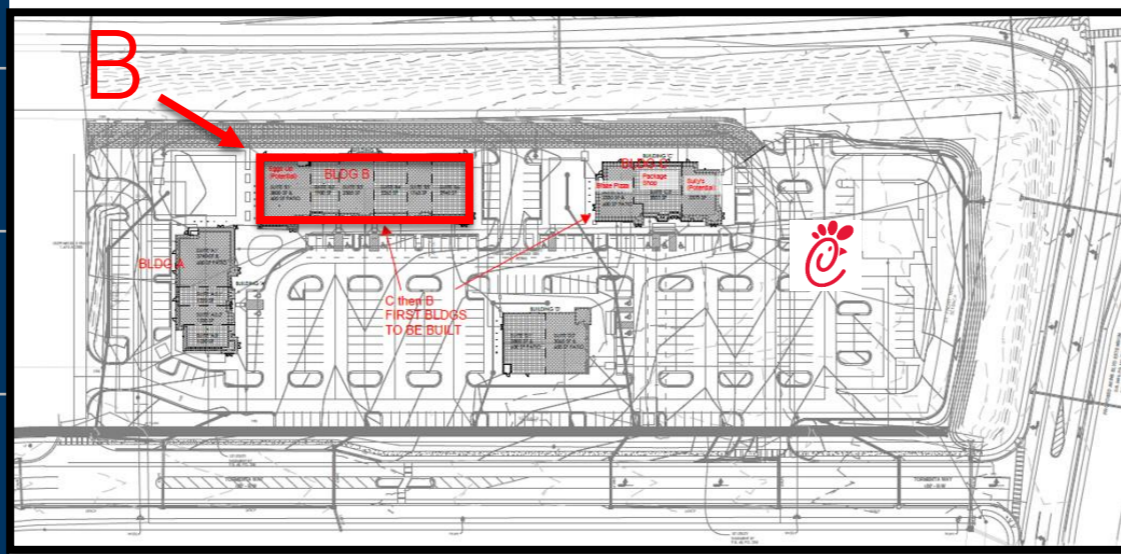
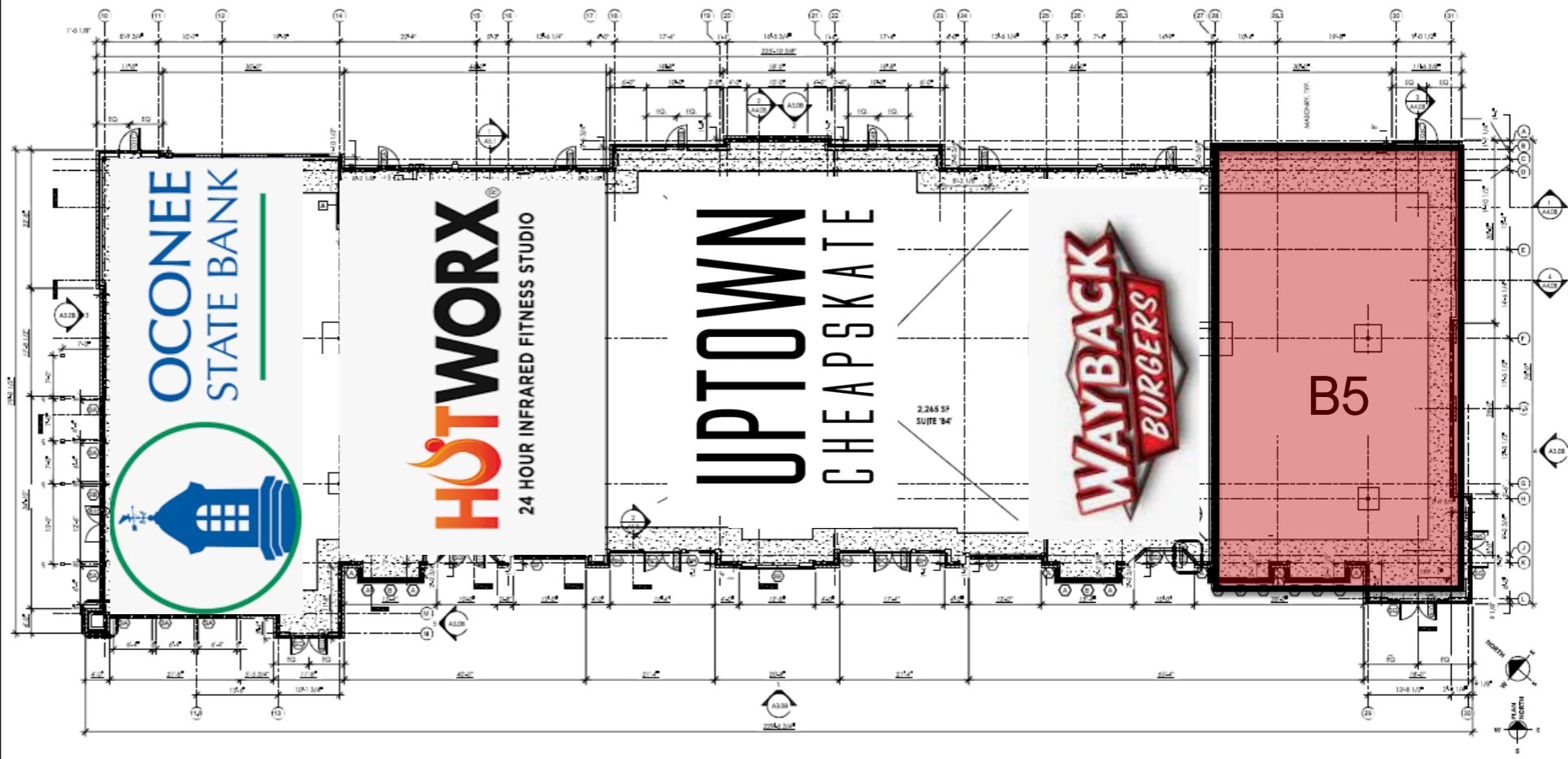
# University Station

## Tenants

### Building B

B1	Oconee State Bank	3,765 SF
B2	Hotworx	2,005 SF
B3/B4	Uptown Cheapskate	4,809 SF
B5	Wayback Burger	1,765 SF
B6	Restaurant Space Available	2,940 SF
GLA:		15,284 SF
Availability:		2,940 SF

## BLDG B



# UNIVERSITY STATION

Site Plan



# University Station

## Tenants

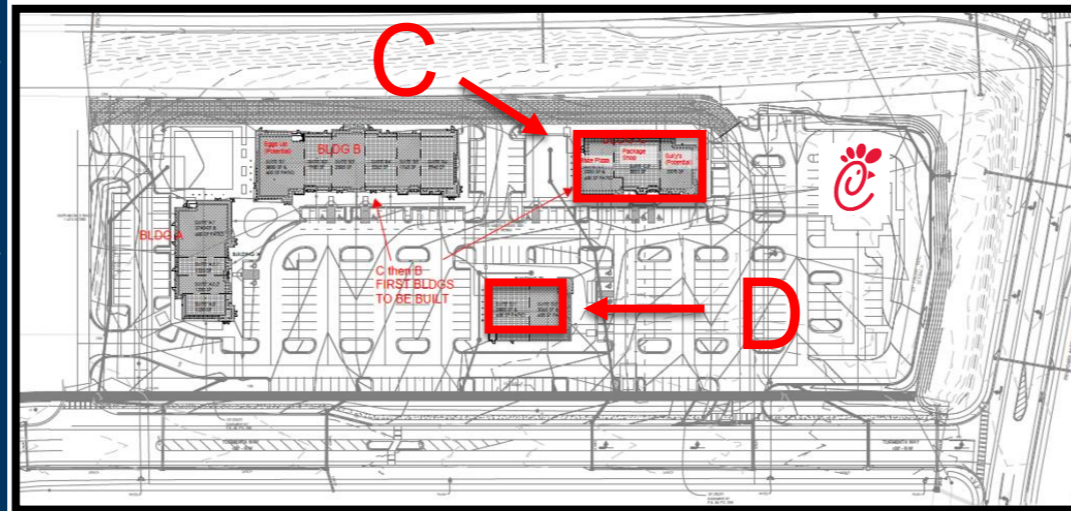
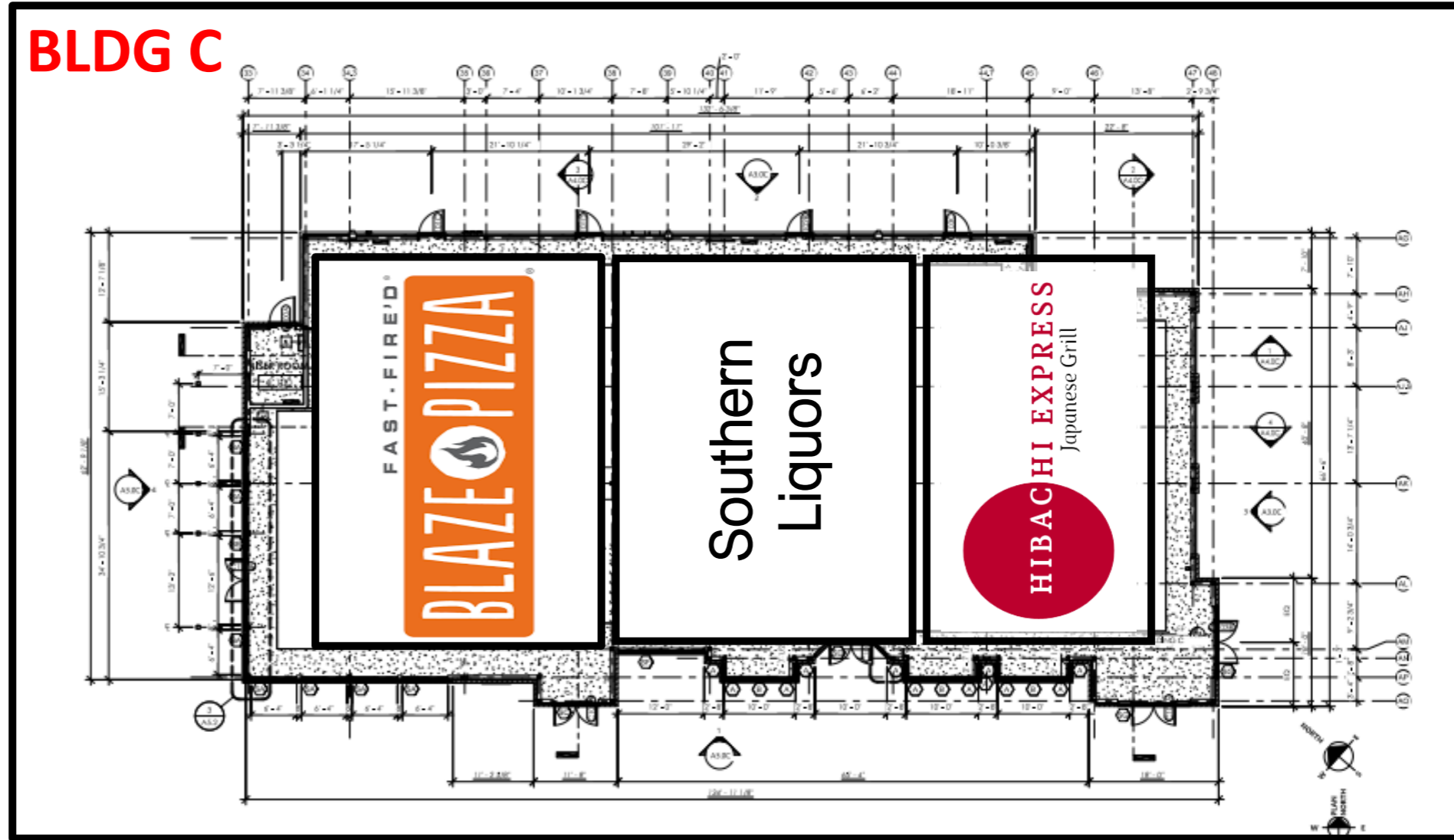
### Building C

C1	Blaze Pizza	2,550 SF
C2	Southern Liquors	2,855 SF
C3	Hibachi	2,375 SF

### Building D

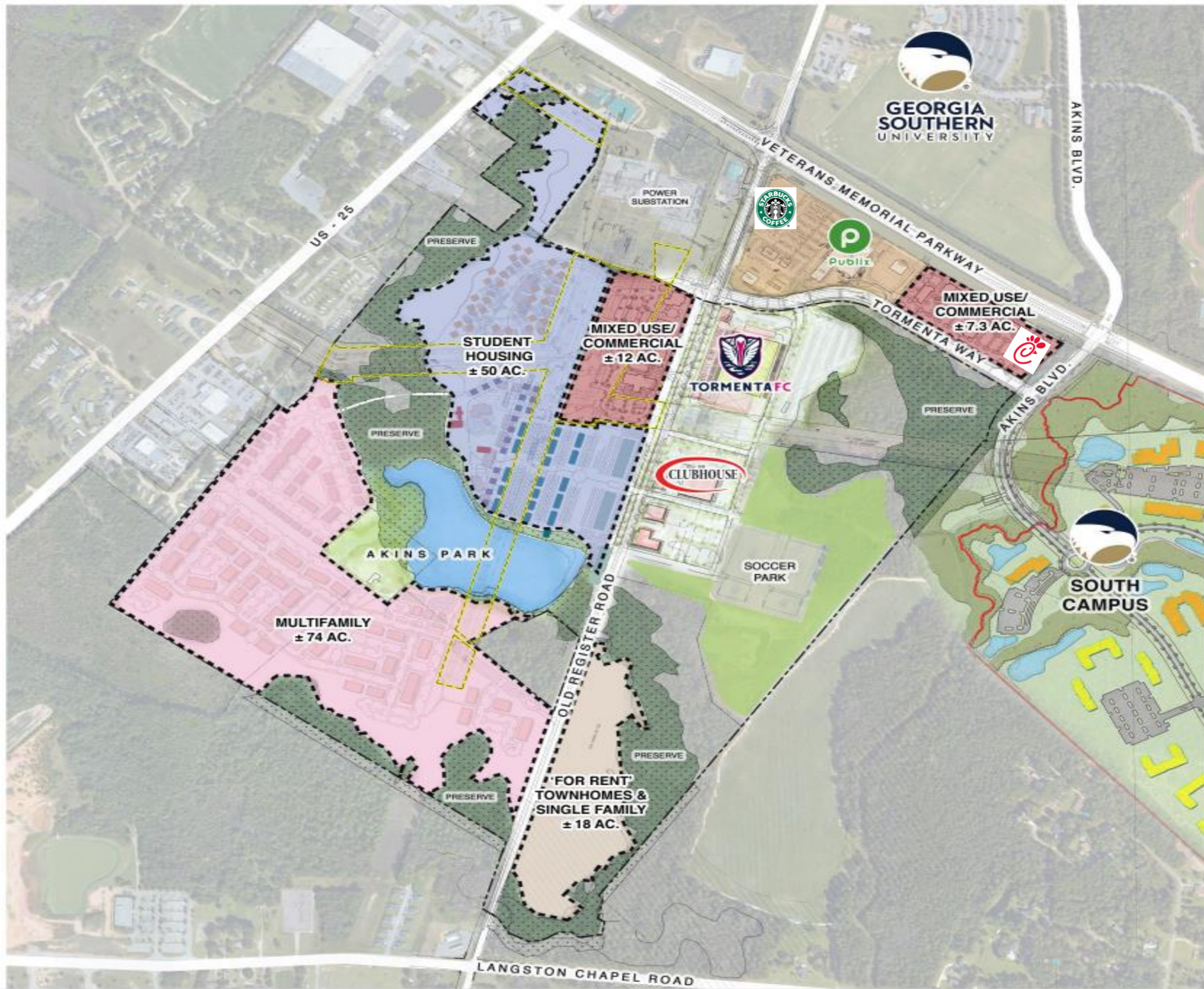
Ground Lease Option  
Up to  
6,000 SF  
Building

## BLDG C



# UNIVERSITY STATION

Site Plan



# UNIVERSITY STATION

*Site Plan*

# AREA DEMOGRAPHICS



2023  
Population

1 MILE	13,101
3 MILE	34,716
5 MILE	53,752



2023 Daytime  
Population

1 MILE	705
3 MILE	12,152
5 MILE	17,610



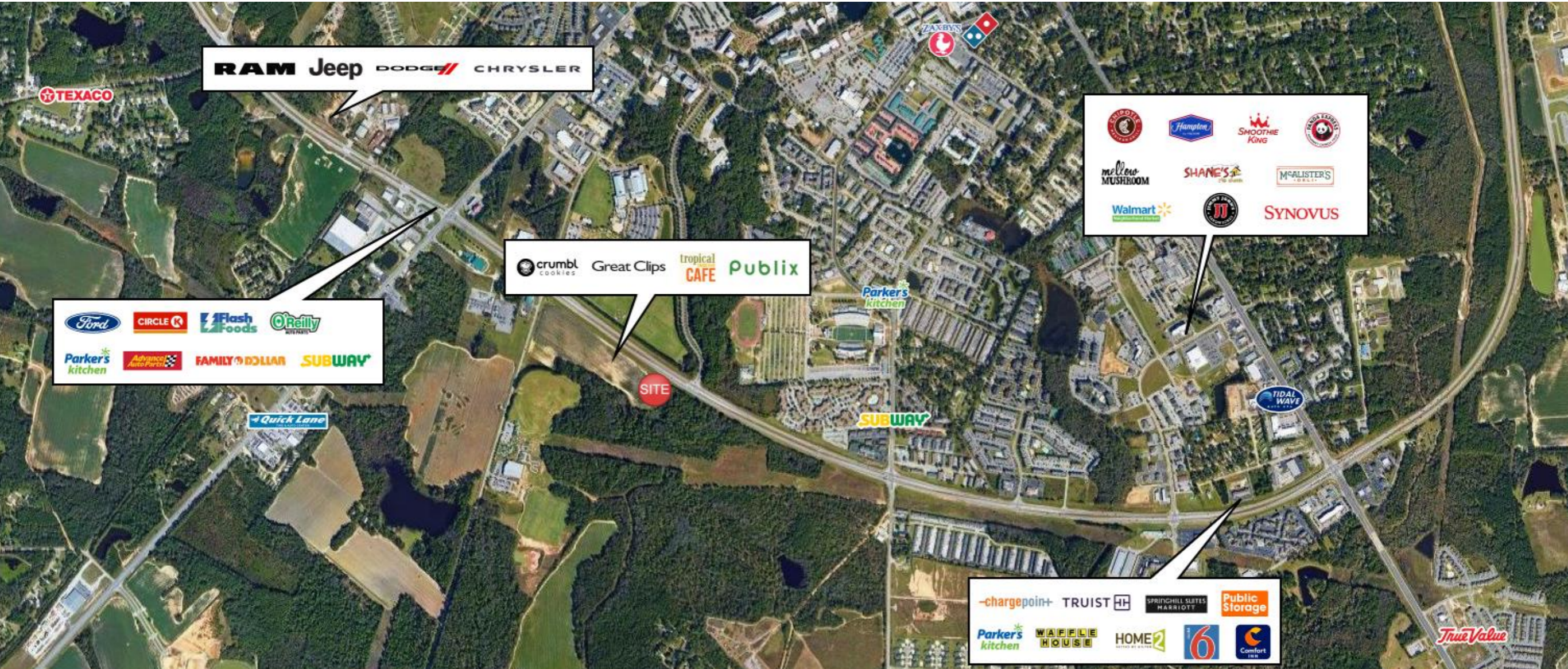
Household 2023

1 MILE	3,551
3 MILE	12,365
5 MILE	19,556



Household  
Income

1 MILE	\$33,690
3 MILE	\$57,482
5 MILE	\$68,196



## UNIVERSITY STATION

Trade Area Overview