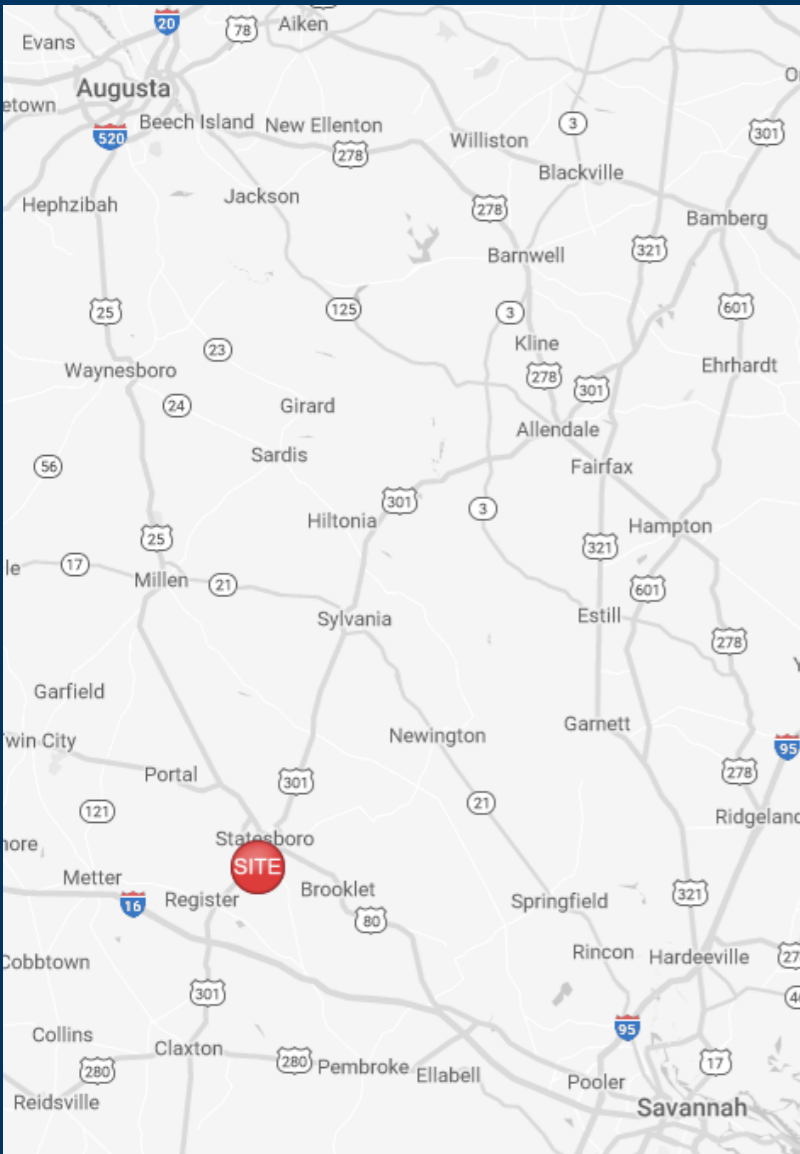


University Station

221-309 Tormenta Way
Statesboro, GA 30458



Leasing Contacts

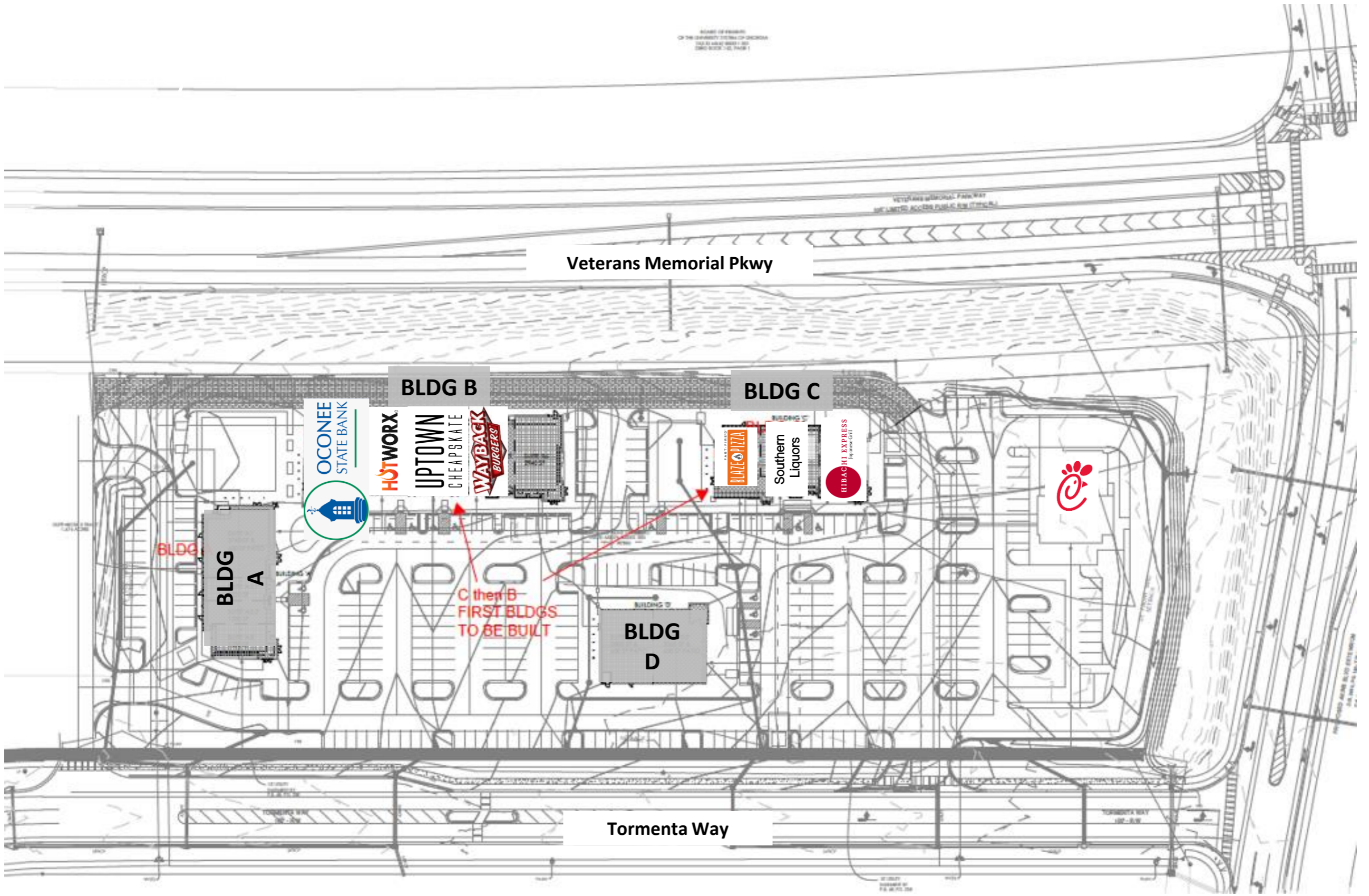
Allie Hodge Motz
678-501-5342
allie@riverwoodproperties.com

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.
- Located steps away from Georgia Southern campus where record enrollment was hit with over 27,500 students.
- 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



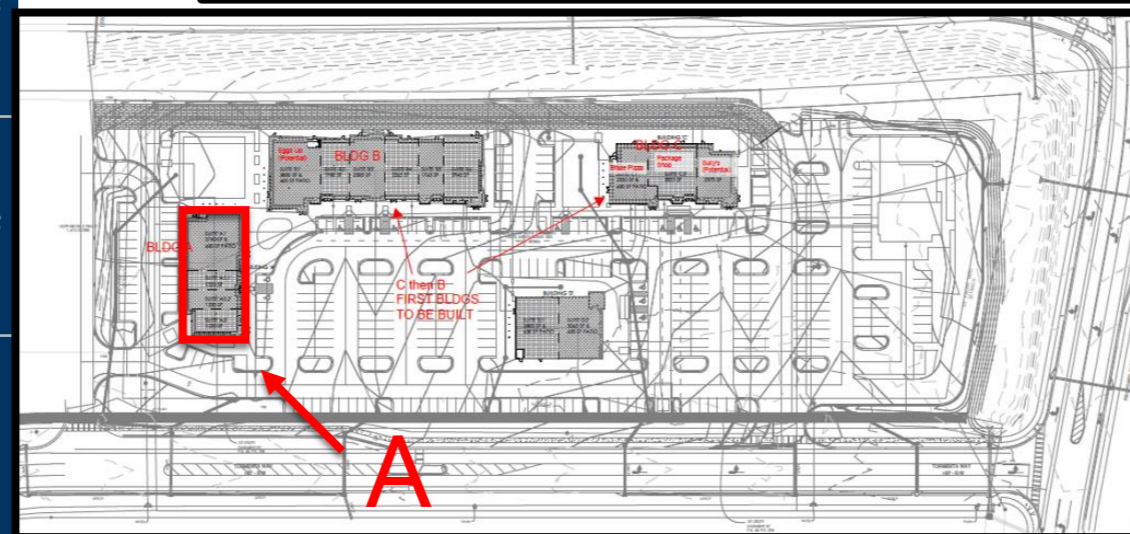
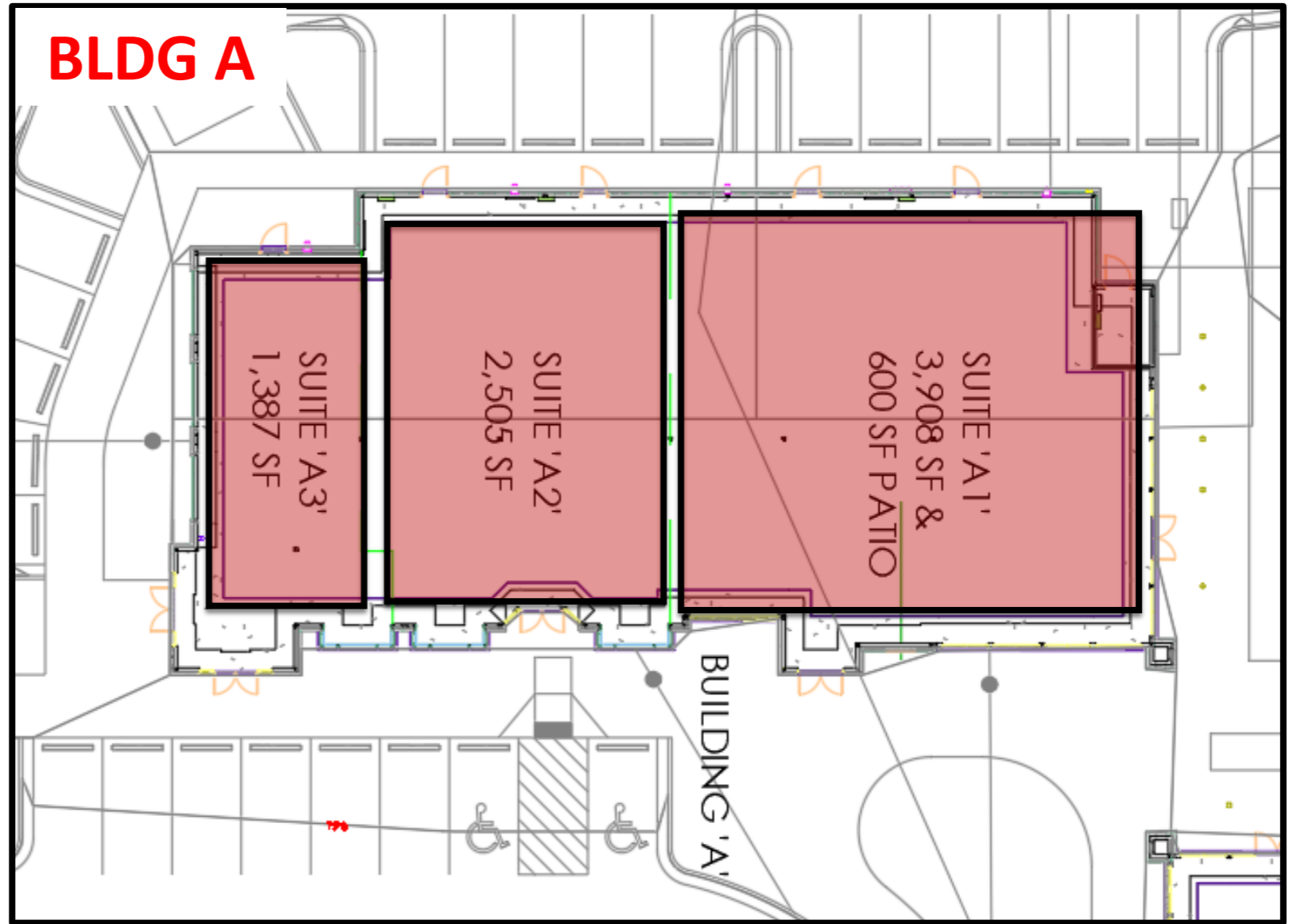
University Station

Tenants

Building A

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

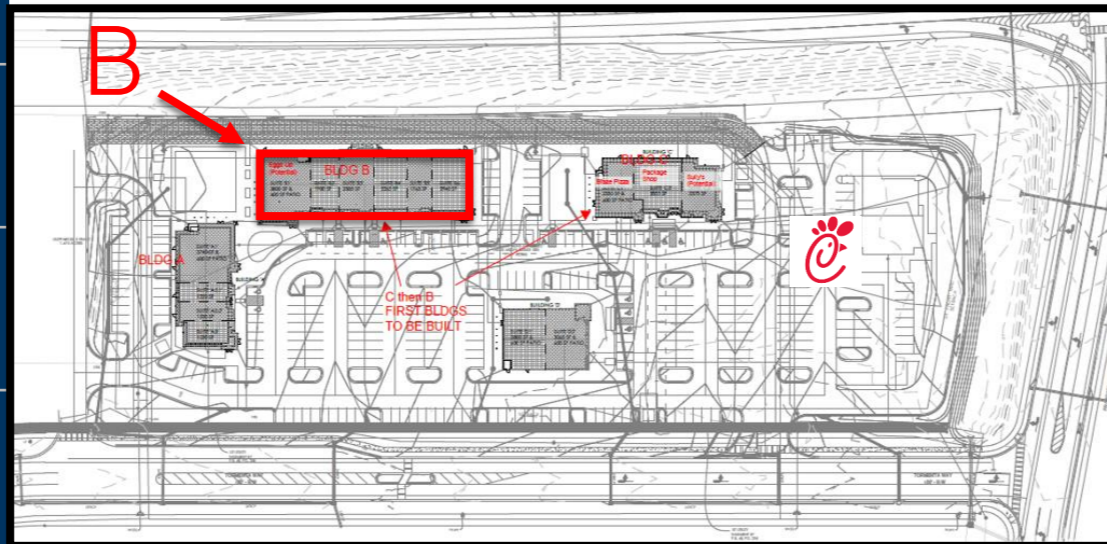
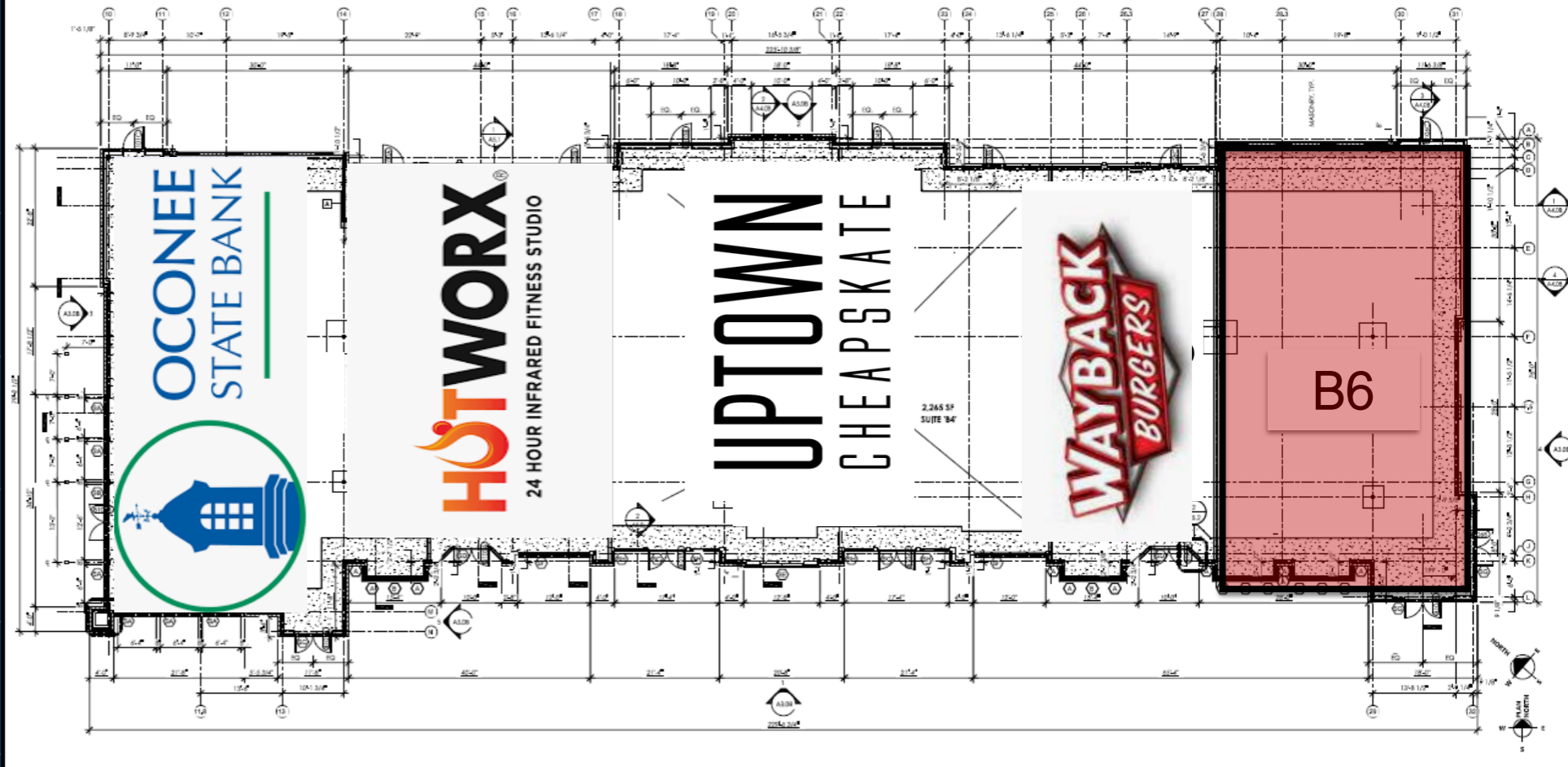
University Station

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

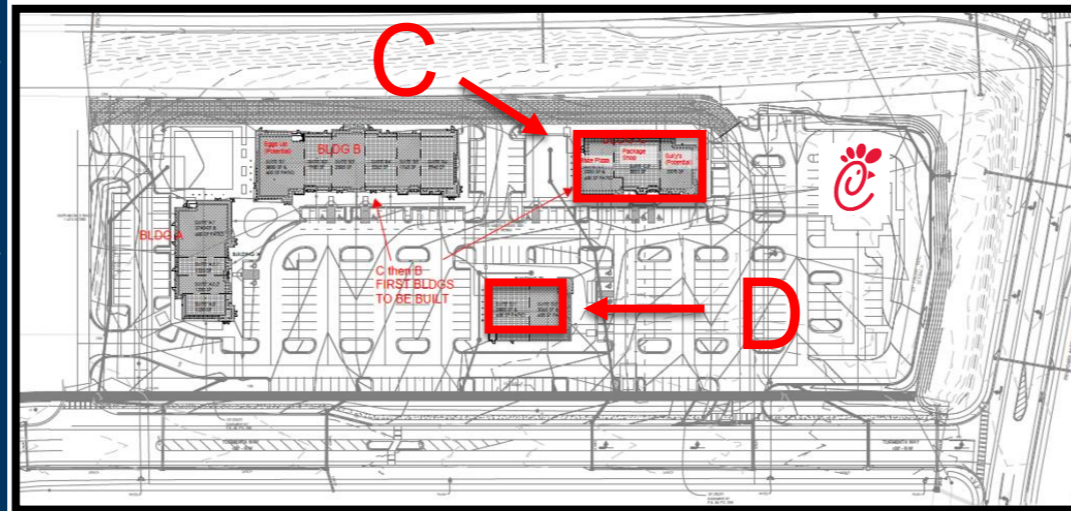
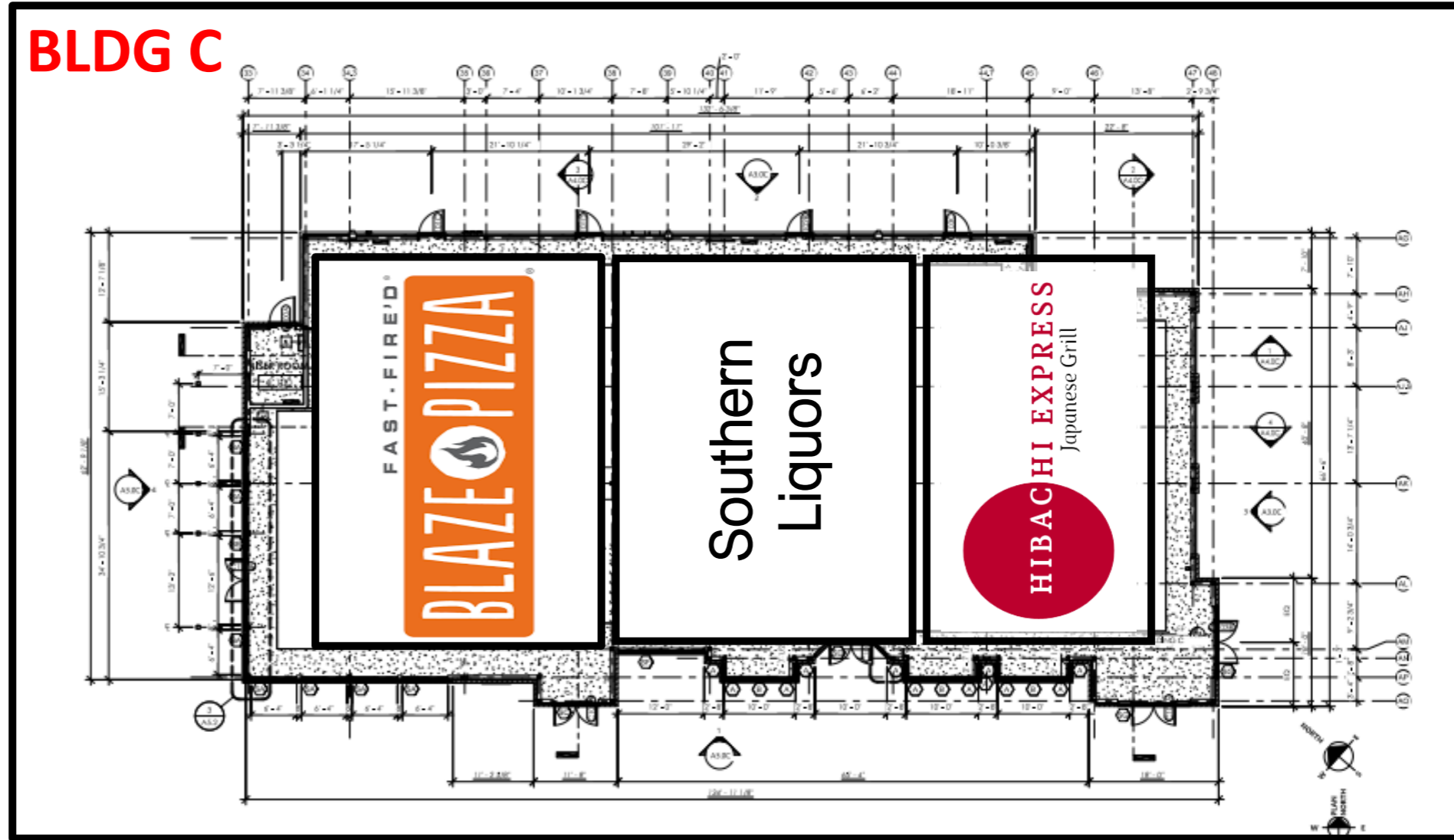
Building C

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

Building D

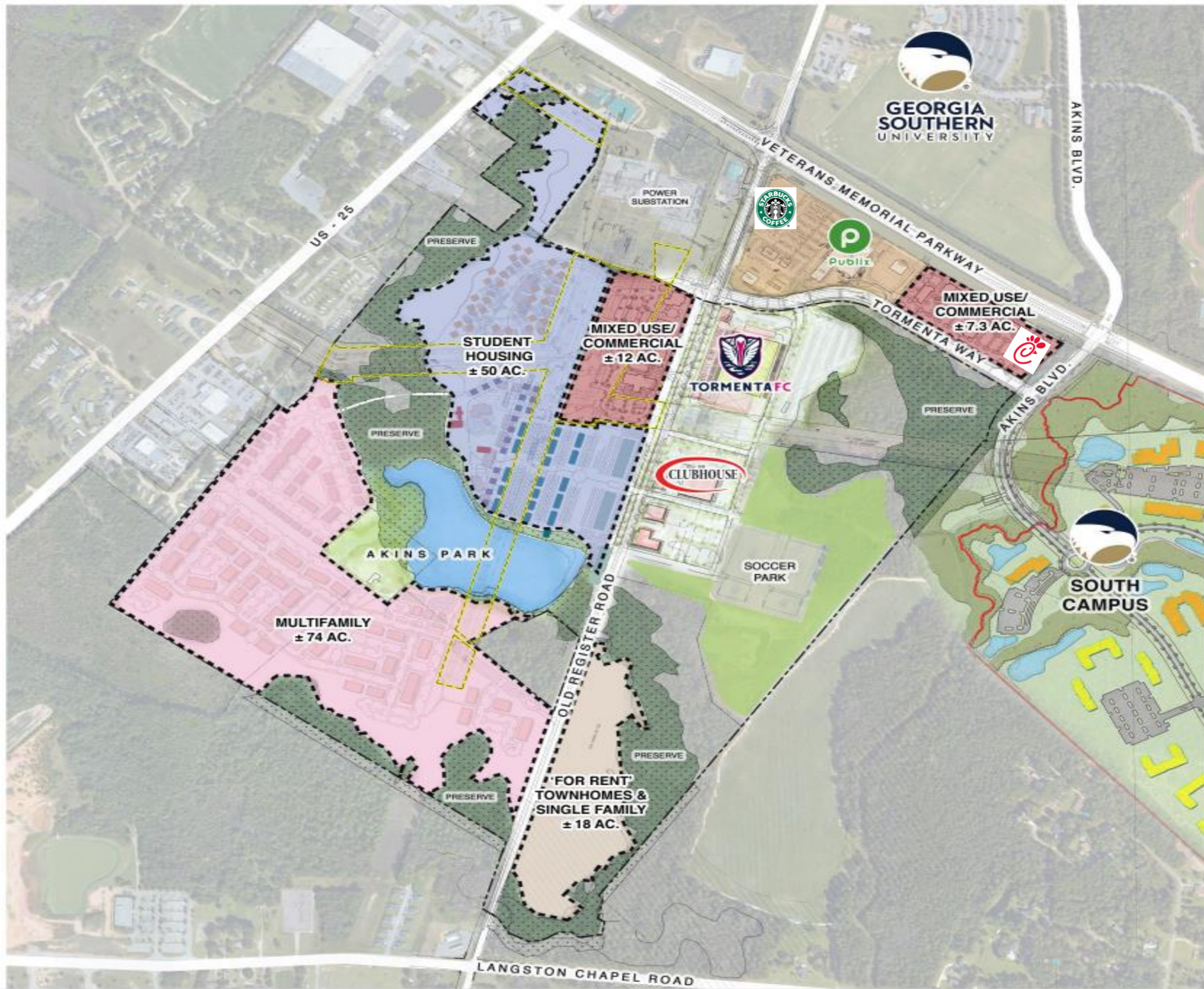
Ground Lease Option
Up to
6,000 SF
Building

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



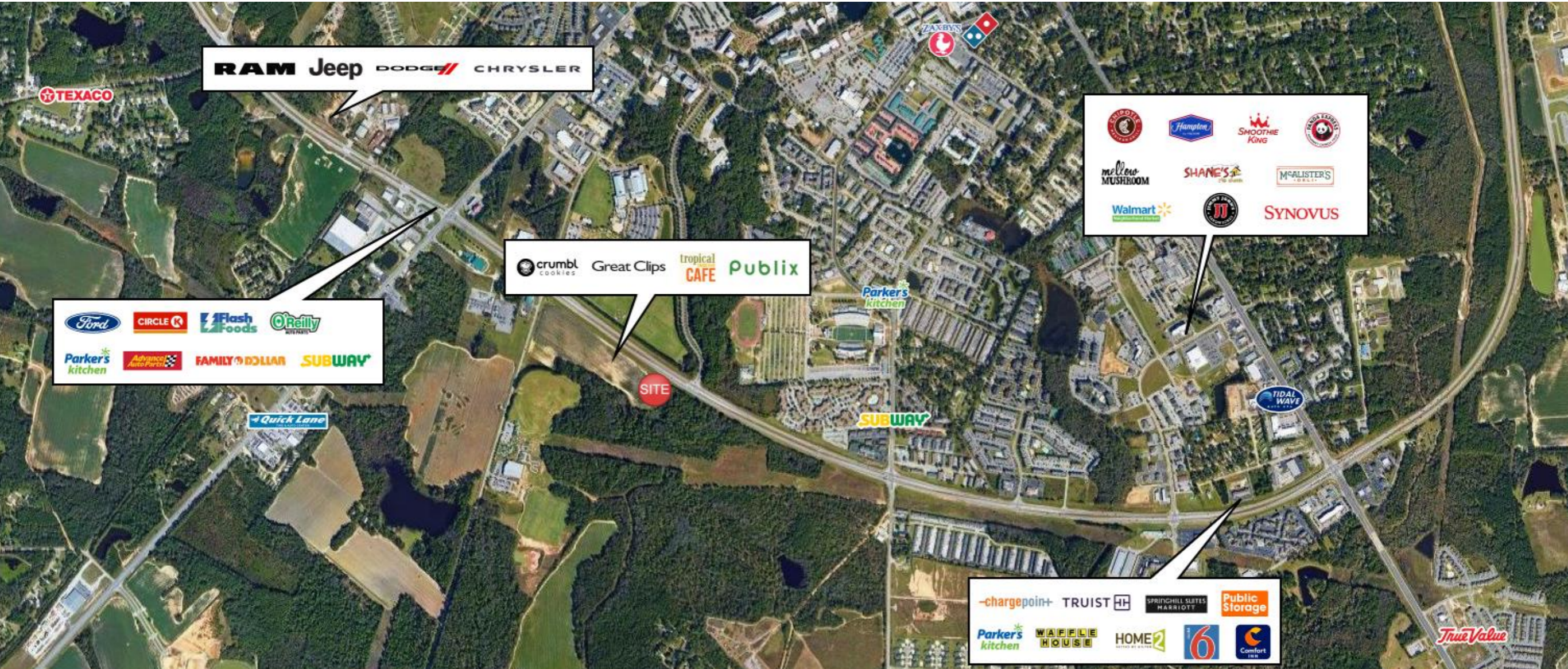
Household 2023

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