



OFFERING MEMORANDUM FOR LEASE

DRIVE-THRU QSR SPACE

5652 Ogeechee Rd (US Hwy 17), Savannah, GA 31419



Milap Patel

C: 607-220-7979

O: 888-959-9461 | 912-388-6639

Email: Milap.Patel@exprealty.com



OPPORTUNITY SUMMARY

Now available for lease: a 1,560 SF drive-thru quick service restaurant (QSR) suite at The Spot, a newly developed BP gas station + convenience store located along Ogeechee Rd / US Hwy 17 in Savannah, GA.

This QSR suite is delivered grey shell and is already demised, with storefront/doors and grease interceptor installed. A shared restroom with the BP convenience store is fully complete, reducing tenant buildout scope and accelerating time-to-open. The site is designed to support drive-thru operations with a dedicated drive-thru lane/stacking.

DEAL POINTS AT A GLANCE

PROPERTY HIGHLIGHTS	
Property	The Spot (BP Gas Station + Convenience Store)
Address	5652 Ogeechee Rd (US Hwy 17), Savannah, GA 31419
Available Space	1,560 SF Drive-Thru QSR Suite
Grease Interceptor	1500 Gallon
Condition	Grey Shell • Demised Suite • Storefront Installed
Restroom	Shared Restroom Complete (BP C-Store)
Drive-Thru	Dedicated Lane + Stacking/Queue Area
Use	No Restrictions (subject to landlord approval)
Lease Structure	NNN
Asking Base Rent	\$32.00/SF + NNN
Estimated NNN	\$6.00/SF (Est.)
Estimated Total Rate	\$38.00/SF (Est.)
Preferred Term	5 Years Minimum



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TENANT TO VERIFY ALL CONDITIONS DURING SITE TOUR.



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BP CONVENIENCE STORE – INSIDE PICS



QSR - AVAILABLE SPACE



SHARED RESTROOM WITH BP CONVENIENCE STORE (COMPLETE)



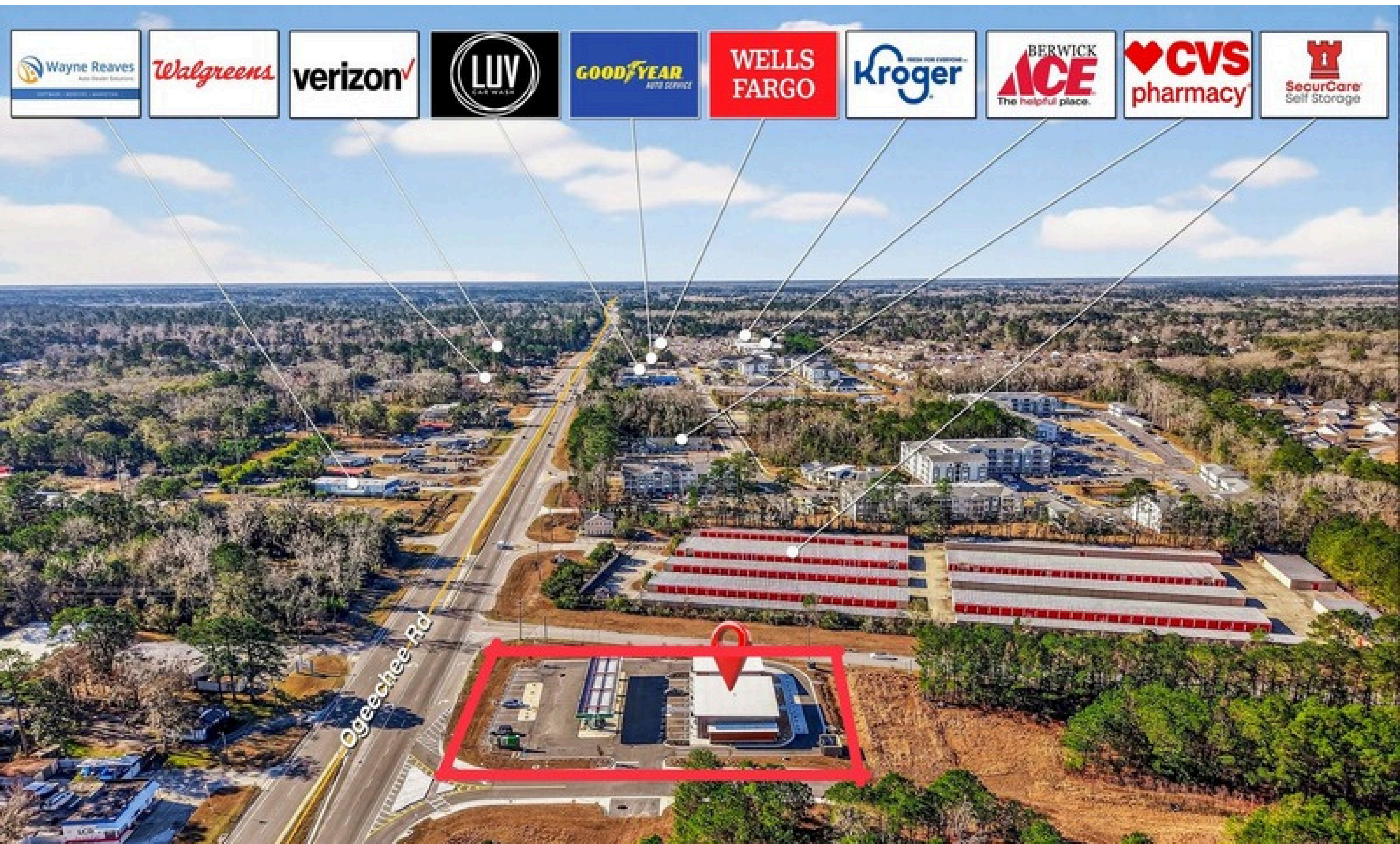
THE SPOT - BP GAS STATION & CONVENIENCE STORE



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AREA OVERVIEW



MULTIPLE APARTMENTS AND COMMUNITIES WITHIN 1 MILE RADIUS



FLOOR PLAN REFERENCE



DIMENSIONS ARE APPROXIMATE," AND "NOT TO SCALE".
FOR ILLUSTRATIVE PURPOSES ONLY, AND NOT GUARANTEED



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IDEAL CONCEPTS & OPERATOR FIT

Overview

This suite is ideal for drive-thru focused operators seeking strong visibility, easy access, and consistent repeat traffic in a daily-needs corridor.

Best-Fit Categories

Beverage & Coffee

Coffee • Specialty Beverages • Smoothies • Teas

Breakfast-focused drive-thru concepts

Food (QSR / Fast-Casual)

Chicken & Wings • Burgers • Sandwiches

Tacos & Fast-Casual Mexican • Bowls • Grab-and-Go

Dessert

Ice Cream • Dessert Concepts

Bakery Pickup with Drive-Thru Convenience

Local Operators

High-performing local brands

Expansion-ready operators with drive-thru models

Access & Area Highlights

Prime Road Visibility

Located along Ogeechee Rd / US Hwy 17, offering strong frontage and daily traffic exposure.

Signalized Intersections

- Quacco Rd & Ogeechee Rd
- Chatham Pkwy & Ogeechee Rd

Efficient Drive-Thru Circulation

Designed for smooth ingress/egress with ample vehicle stacking capacity.



WHY SAVANNAH?

OVERVIEW

Savannah is a leading Southeast growth market supported by major highway connectivity, expanding residential rooftops, a diverse employment base, and continued logistics and industrial momentum. The metro continues to attract new investment and supports retail demand from both residents and commuters.



Transportation & Logistics:

Port of Savannah handles ~4.8M+ TEUs in 2025 (up ~4% YTD), one of the busiest U.S. container ports with excellent I-95/I-16 access.



Industry & Manufacturing: Hyundai Metaplant (~\$7.6B investment) targets 300,000+ vehicles/year, creating thousands of jobs; Gulfstream (~20,000 regional jobs) anchors aviation; major players include Amazon, JCB, and logistics firms.



Education & Talent: SCAD, Georgia Southern, and technical colleges supply skilled workers in creative fields, aviation, logistics, and advanced manufacturing.



Population Growth: Metro area ~425,000–432,000 residents (2024–2025 est.), with continued above-average in-migration and housing expansion.



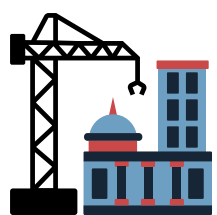
WHY GEORGIA?

OVERVIEW

Georgia is a high-growth Southeast market supported by strong transportation networks, expanding residential communities, a diversified employment base, and sustained logistics and industrial activity. The state continues to attract investment and fuels retail demand from residents, businesses, and daily commuters statewide.



Infrastructure of the Future: Logistics powerhouse via Port of Savannah (5.7M TEUs in FY2025, up 8.6%; supports ~651,000 jobs statewide, up 7%); warehouse/logistics jobs grew ~90% in recent years.



Economic Competitiveness: Consistently #1 state for doing business (12th year in 2025); ranks high in new business creation (6th for net entrepreneurs), investment attraction, and innovation.



Future of Talent: Ranks high in STEM indicators and job growth (15th nationally over last 5 years, 20.6% increase); strong talent base positions Georgia as a leader in high-tech employment.



Economic Overview & Population: Robust economy with GDP ~\$718B (2025); population projected to add ~2.2–2.5 million by 2050, supporting workforce expansion and prime-age growth.



PROPERTY & OPERATIONAL HIGHLIGHTS

- Drive-thru format integrated into a daily-needs BP fuel + convenience destination
- Grey shell already demised with storefront/doors installed (reduced schedule risk)
- 1,500-gallon grease interceptor included and utility stub-outs in place (lower upfront infrastructure burden)
- Pylon sign availability enhances brand visibility and wayfinding
- Shared restroom completed with BP convenience store (reduces interior build scope)
- Flexible for national, regional, and strong local operators (no use restrictions)

IDEAL TENANT CONCEPTS

High-throughput, off-premise oriented concepts perform best in this format:

- Coffee / breakfast drive-thru • Chicken / tenders / wings • Burgers & sandwiches • Tacos / fast-casual Mexican
- Dessert & specialty beverages • Regional/local operators expanding to a second unit

BUILDOUT NOTES (GREY SHELL)

- HVAC: Tenant to provide rooftop units
- Menu board / speaker: Not stubbed (tenant to coordinate placement and low-voltage scope)
- Drive-thru: Lane and stacking are in place (see site plan pages)
- Restrooms: Shared restroom is complete with BP convenience store

LOCATION & ACCESS

The Spot is positioned on Ogeechee Road (US Hwy 17), serving South/West Savannah with connectivity to major residential neighborhoods and employment nodes. The site benefits from nearby signalized intersections at Quacco Rd & Ogeechee Rd and Chatham Parkway & Ogeechee Rd, supporting strong turning movements and predictable ingress/egress for drive-thru customers.

TRAFFIC & VISIBILITY

Ogeechee Road is a proven retail and service corridor with documented daily traffic near the Quacco Road node in the ~25,000+ vehicles/day range (planning source). Updated AADT for the exact segment is available through GDOT's Traffic Analysis and Data Application (TADA).

Position your brand where customers already stop: fuel + convenience + drive-thru = repeat daily demand.

Demographics: U.S. Census Bureau ACS (ZIP 31419). Traffic: GDOT planning sources; updated AADT available via GDOT TADA.



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TRADE AREA DEMOGRAPHICS

ZIP CODE 31419 (SAVANNAH) - SNAPSHOT

Population	57,354
Households	22,492
Median Household Income	\$70,734
Median Age	36.9
Housing Units	24,862
Bachelor's Degree or Higher	34.4%
Mean Commute Time	24.6 minutes

Source: U.S. Census Bureau American Community Survey (ACS) 5-year estimates (ZIP 31419).

NEXT STEPS

Qualified operators and franchisees are invited to tour the site and review the lease terms. Landlord is seeking a minimum 5-year term. TI structure can be discussed based on concept strength, credit, and term.

DISCLAIMER

This Offering Memorandum is for informational purposes only and is subject to errors, omissions, change of price, rental or other conditions, prior lease, withdrawal without notice, and does not constitute an offer. All information should be verified by prospective tenants and their representatives. Renderings, plans, and area figures are approximate. Neither Landlord, Broker, nor their representatives make any warranty or representation as to the accuracy of the information herein.



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