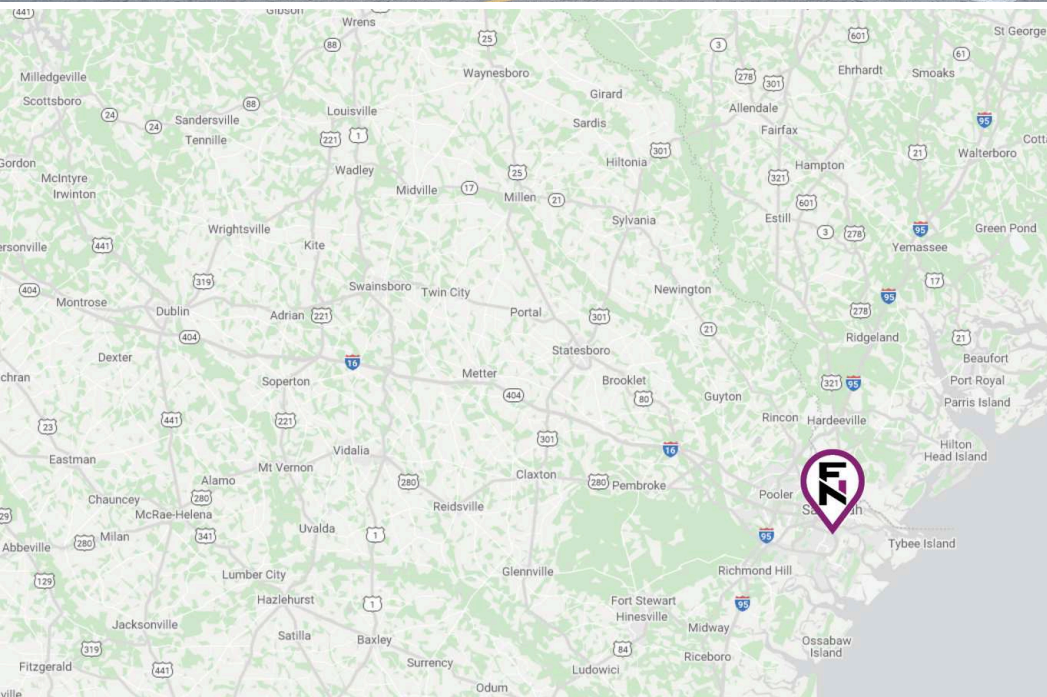


MCALPIN SQUARE

1900 E. Victory Drive, Savannah, GA 31404



HIGHLIGHTS

MSA Savannah
COUNTY Chatham
GLA 169,690
ACRES 17.44

DEMOGRAPHICS

| | 1 Mile | 3 Mile | 5 Mile |
|--|----------|----------|----------|
| | 13,454 | 79,288 | 127,068 |
| | 5,527 | 33,127 | 51,497 |
| | \$78,933 | \$87,429 | \$89,295 |

PROPERTY FEATURES

- McAlpin Square is a 169,690 SF shopping center anchored by a 43,600 SF Kroger grocery store.
- High quality national tenants include Goodwill, US Postal Service, Rainbow, Rent A Center, Subway, Domino's and GameStop.
- Located in a densely populated retail corridor approximately 3 miles southeast of downtown Savannah, McAlpin Square is situated at the intersection of E. Victory Blvd. and Turman Parkway with combined traffic counts of over 59,000 VPD.
- Within a 5-mile radius the population is over 127,000 people and the average household income is over \$89,000.



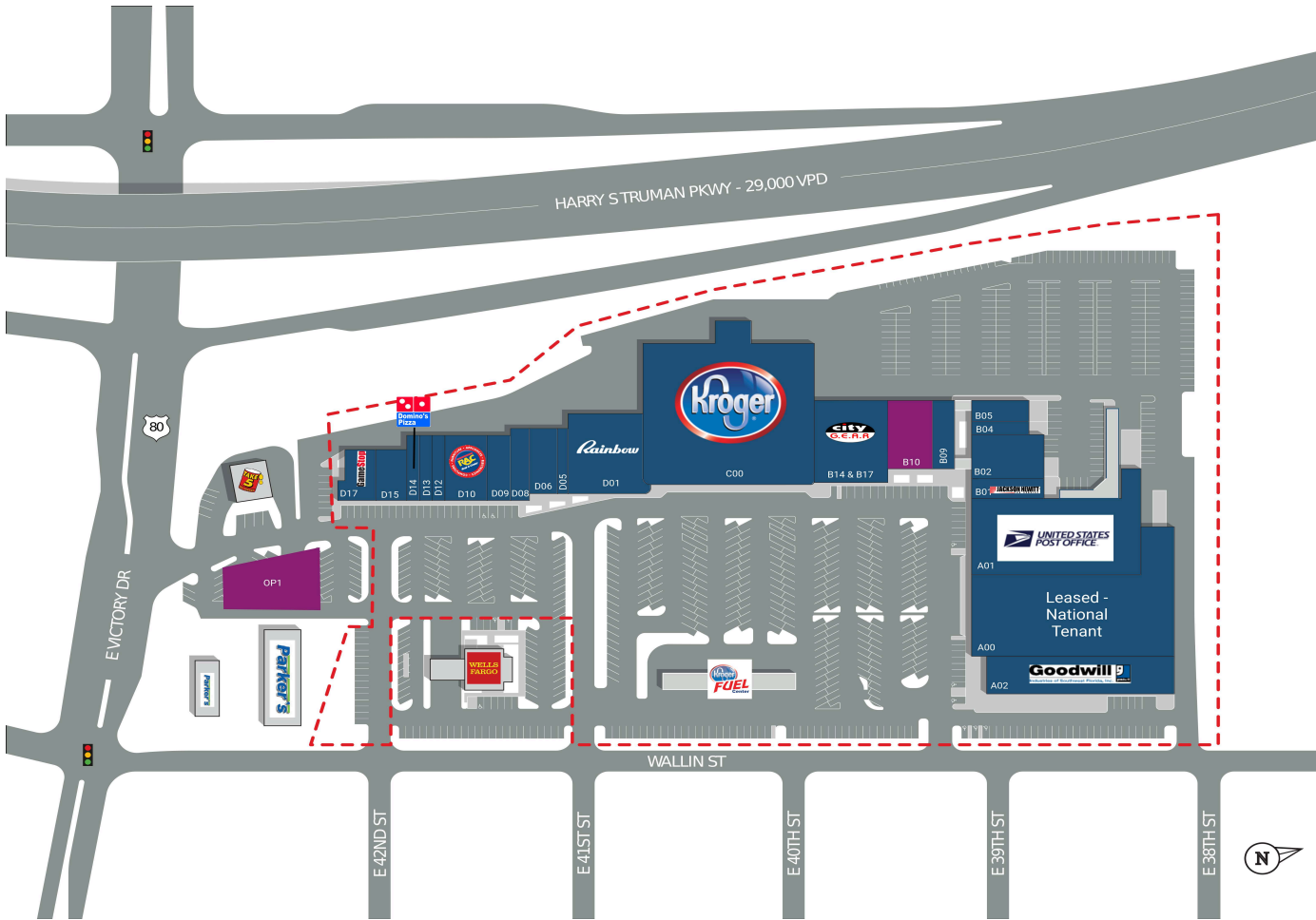
PROPERTY WEBSITE

Andrew Nesbitt | 850-502-3369 | anesbitt@fnrpusa.com **INVESTOR RELATIONS** | (855) 622-3677 | ir@fnrpusa.com

fnrpusa.com

MCALPIN SQUARE

1900 E. Victory Drive, Savannah, GA 31404



| SUITE | TENANT NAME | SF |
|------------|------------------------------|--------------|
| A00 | Leased - National Tenant | 22,000 |
| A01 | United States Postal Service | 18,800 |
| A02 | Goodwill | 19,920 |
| B01 | Jackson Hewitt | 1,600 |
| B02 | Covington Credit | 3,200 |
| B04 | Nails 2000 | 1,600 |
| B05 | Savannah Police Substation | 3,600 |
| B09 | Victory Tobacco & Vape | 2,400 |
| B10 | Available | 8,005 |
| B14 & B17 | City Gear | 6,090 |
| C00 | Kroger | 43,600 |
| D01 | Rainbow | 8,000 |
| D05 | Kinsmith Finance | 1,600 |
| D06 | Beauty Giant | 3,000 |
| D08 | Hop Xing | 1,800 |
| D09 | Urban Touch | 2,400 |
| D10 | Rent-A-Center | 4,000 |
| D12 | Metro by T-Mobile | 1,600 |
| D13 | Subway | 1,600 |
| D14 | Domino's Pizza | 1,600 |
| D15 | American Deli | 2,400 |
| D17 | GameStop | 2,400 |
| OPI | Available | |

AVAILABLE
 AVAILABLE SOON
 LEASED
 NAP (NOT A PART)



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1900 E. Victory Drive, Savannah, GA 31404

F FIRST NATIONAL
REALTY PARTNERS



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