



Subject Property

Take 5 Oil (Ground Lease)

1900 E Victory Drive | Savannah, GA 31404



**Click Here For
Offering Memorandum**

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Price:
\$1,455,000



Cap Rate:
5.50%



**Brand New
12-Year Lease**



**Kroger
Outparcel**



**10% Rent
Increase**



**Absolute NNN Ground
Lease Investment**

Strong Demographics



126K+
5-MILE POPULATION



\$67K
5-MILE AHHI



**Visibility
to 55K VPD**



**2021
Construction**



**Fastest Growing Oil
Change Provider**