UNIVERSITY STATION

225 Tormenta Way | Statesboro, Georgia 30458

ESTD 2020
BRIDGER PROPERTIES



SOLA HOUSING
(668 Student Beds)

Publix
#1 in the State for Total Annual Visits!



NEW 7,770 SF BUILDING

GEORGIA SOUTHERN UNIVERSITY

30,000 STUDENTS
5,800+ EMPLOYEES

OLD REGISTER RD

VETERANS MEMORIAL

TORMENTA WAY

AKINS BLVD

26,700 VPD

Sugar Pointe · Wayback Burgers · Uptown Cheapskate · Hotworx · Oconee State Bank

Eyemart Express · Qdoba Mexican Eats

Starbucks Coffee · Tropical Smoothie Cafe · crumbl · Great Clips · Magoo's Chicken Tenders · Little Caesars

Blaze Pizza · Southern Liquors · Hibachi Express Japanese Grill

Chick-fil-A

University Station is the new 30,865 square foot retail center adjacent to the Publix-anchored shopping center at Veterans Memorial Pkwy and Akins Blvd in Statesboro, Georgia.

This is the **#1 Publix in the State of Georgia** from an annual customer visit standpoint and the 2nd most visited Publix Nationwide!

Strategically positioned next to Georgia Southern University, consisting of **30,000 students and over 5,800 employees**.

Just south of the property is a Master Planned Development that will include **246 Student Housing Units (668 beds)** and 101 townhome and single-family units.

SOUTH CAMPUS

95,000 SF Student Arena, Classrooms & Teaching Labs, Large Student Housing Facility.



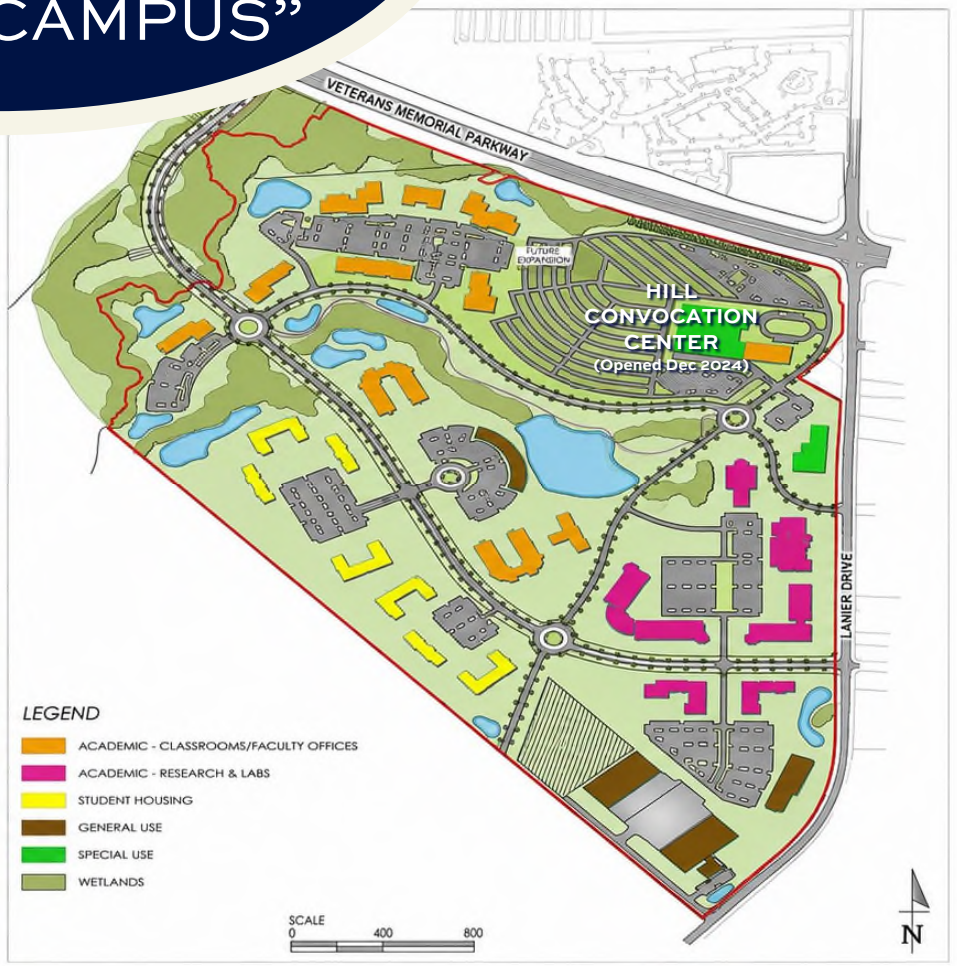
University Station

Trade Area Overview

	Total Population	Total Households	Average HH Incomes	Total Employees
3 MILE:	32,533	11,604	$58,956	17,818
5 MILE:	53,793	19,800	$68,459	22,653
10 MILE:	71,999	26,704	$74,438	25,196

GEORGIA SOUTHERN'S "SOUTH CAMPUS"









UNIVERSITY STATION

Property Photos













UNIVERSITY STATION

Site Plan



Unit	Tenant	Size (SF)
221	Wren's Apparel	1,387
225	Eyemart Express	3,416
229	Qdoba Mexican Eats	2,998
233	Oconee State Bank	3,765
237	HotWorx	2,005
241-5	Uptown Cheapskate	4,809

Unit	Tenant	Size (SF)
249	Wayback Burger	1,765
253	Sugar Polish Nails	2,940
301	Blaze Pizza	2,550
305	Southern Liquors	2,855
309	Hibachi Japanese	2,375

Unit	Tenant	Size (SF)
400	Kay Jewelers (pending)	2,030
403	Nothing Bundt Cakes	1,610
405	**AVAILABLE**	**2,240**
407	**AVAILABLE**	**2,240**

*** Can combine to create up to 4,480 SF**





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BRIDGER

PROPERTIES

LEASING INFORMATION

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