

UNIVERSITY STATION

225 Tormenta Way | Statesboro, Georgia 30458 | Bulloch County

ESTD 2020
BRIDGER
PROPERTIES



Publix.

Top-Performing Store
in the Entire State!



30,000 Students and
5,800+ Employees

OLD REGISTER RD

VETERANS MEMORIAL

EYEMART
EXPRESS

QDOBA
MEXICAN EATS



26,700 VPD



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 **Top-Performing Publix in the State of Georgia** and the **2nd-Strongest-Performing Publix in the United States!**

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 (open!),
Classrooms & Teaching Labs, and
Large Student Housing Facility.



GEORGIA SOUTHERN UNIVERSITY

30,000 Students and
5,800+ Employees



800+ Employees

UNIVERSITY STATION



**GEORGIA SOUTHERN
MAIN ENTRANCE**



#1 in State of GA!



**HILL
CONVOCATION
CENTER**



GA SOUTHERN SOUTH CAMPUS

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

UNIVERSITY STATION

Trade Area Overview



**Total
Population**

3 MILE: 32,533

5 MILE: 53,793

10 MILE: 71,999



**Total
Households**

3 MILE: 11,604

5 MILE: 19,800

10 MILE: 26,704



**Average
HH Incomes**

3 MILE: \$58,956

5 MILE: \$68,459

10 MILE: \$74,438



**Total
Employees**

3 MILE: 17,818

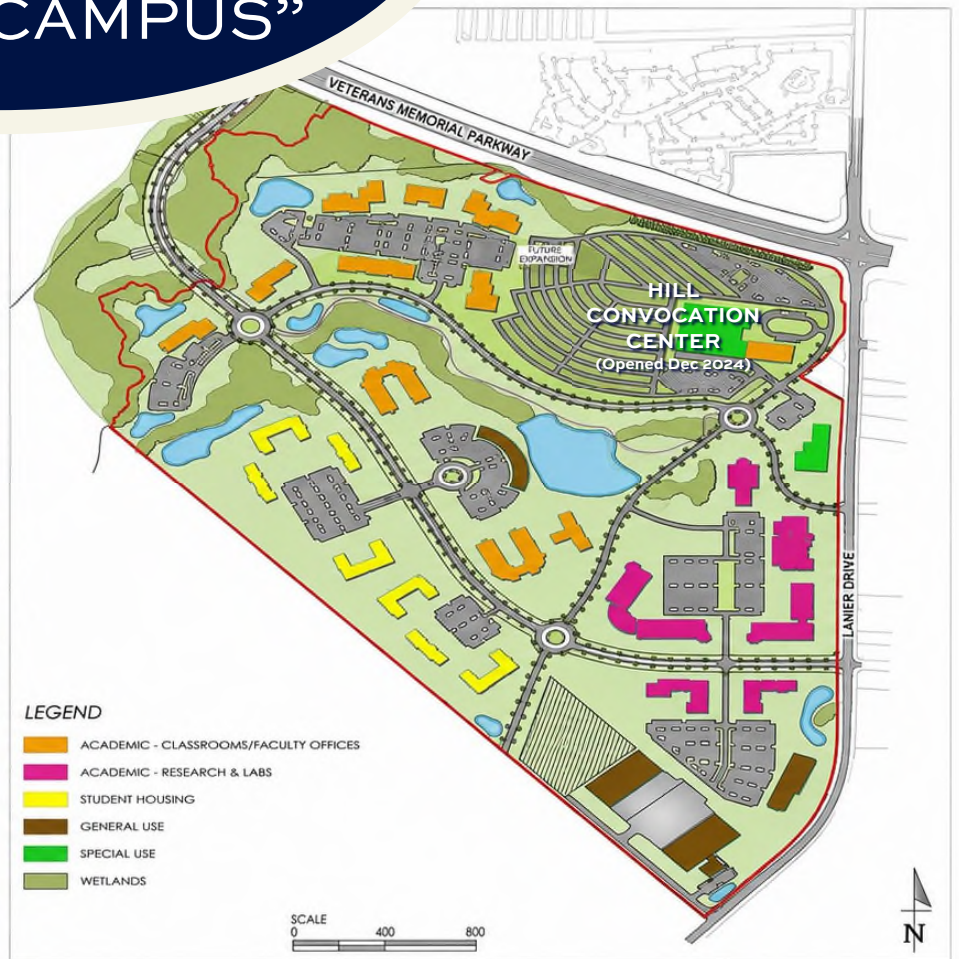
5 MILE: 22,653

10 MILE: 25,196

GEORGIA SOUTHERN'S "SOUTH CAMPUS"



UNIVERSITY
STATION



LEGEND

- ACADEMIC - CLASSROOMS/FACULTY OFFICES
- ACADEMIC - RESEARCH & LABS
- STUDENT HOUSING
- GENERAL USE
- SPECIAL USE
- WETLANDS

SCALE
0 400 800



HILL CONVOCATION CENTER
(Opened Dec 2024)



JACK AND RUTH ANN HILL
CONVOCATION CENTER

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	Ocone 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	AVAILABLE	2,450
403	AVAILABLE	1,610
405	AVAILABLE	1,610
407	AVAILABLE	2,100



ESTD  2020

BRIDGER
PROPERTIES

LEASING INFORMATION

JIMMY DAVIS
jimmy@bridger-properties.com
770.597.0490