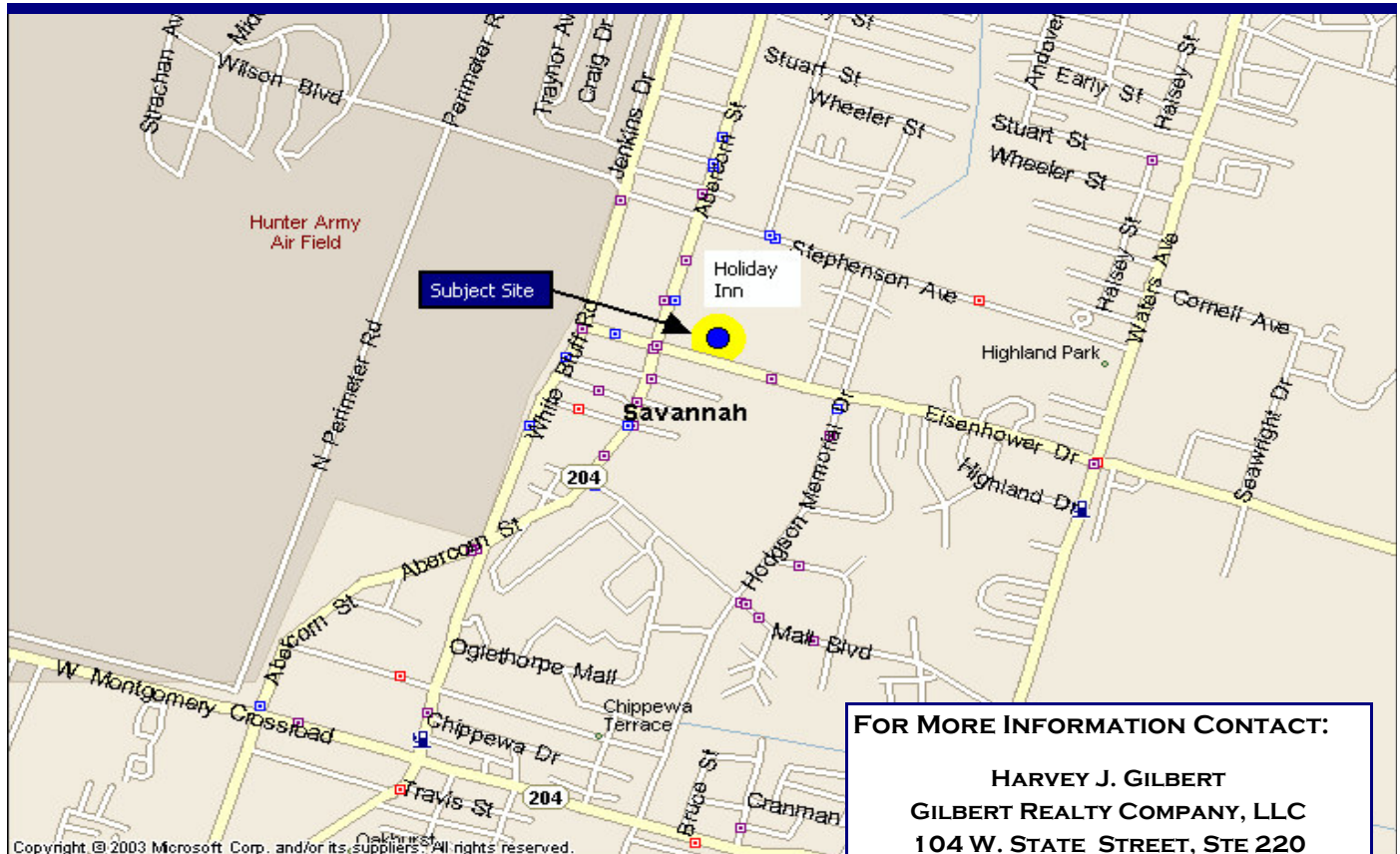


FULL SERVICE RESTAURANT ON .708 ACRE SITE

SAVANNAH, GEORGIA—EISENHOWER DRIVE

LOCATION: 110 Eisenhower Drive, Savannah, Chatham County, Georgia
SITE SIZE: .708-Acres or 30,840 Square Feet
BUILDING SIZE: 3,200 Square Feet
YEAR BUILT: 1998
SEATING: 85 Inside, 35 Outside
PARKING: 43 Spaces
TOPOGRAPHY: High and Level
FRONTAGE: The site enjoys 206 Feet of Frontage on the North Side of Eisenhower Drive
UTILITIES: The site is served by all public utilities in sufficient quantities to adequately service the restaurant
ASKING PRICE: \$950,000.00

- **EXCELLENT OPPORTUNITY FOR A FAST FOOD ESTABLISHMENT CENTERED IN A BUSTLING SHOPPING AND EMPLOYMENT CENTER OF SAVANNAH**
- **PRICE INCLUDES FURNITURE, FIXTURES AND ALL ASSOCIATED EQUIPMENT**



FOR MORE INFORMATION CONTACT:

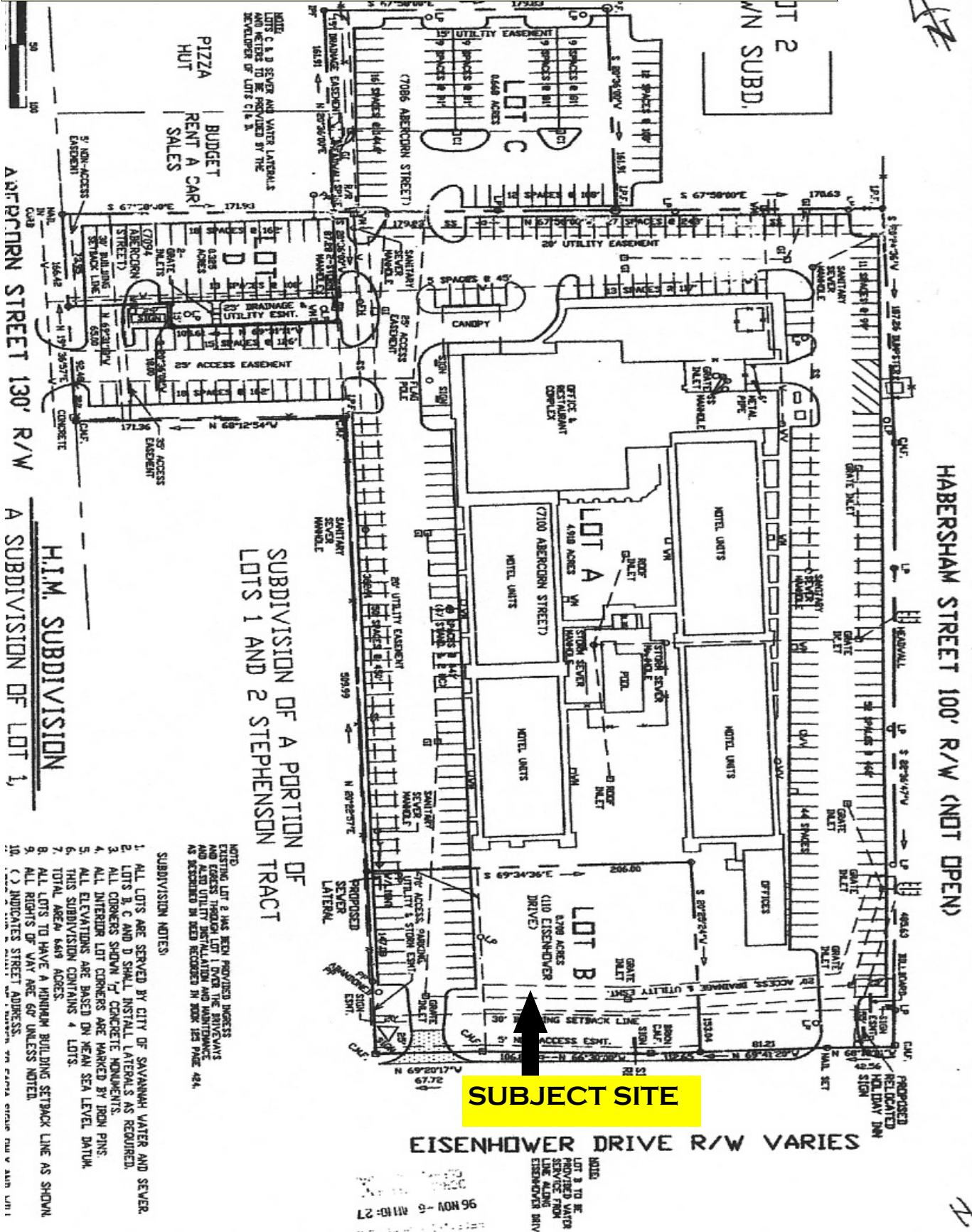
HARVEY J. GILBERT
GILBERT REALTY COMPANY, LLC
104 W. STATE STREET, STE 220
SAVANNAH, GEORGIA 31401
PHONE: (912) 236-8992
FAX: (912) 236-8966



NOTE: This offering subject to errors, omissions, prior sale or withdrawal without notice.

FULL SERVICE RESTAURANT ON .708 ACRE SITE

SAVANNAH, GEORGIA - EISENHOWER DRIVE



SUBDIVISION OF A PORTION OF
 LOTS 1 AND 2 STEPHENSON TRACT

SUBJECT SITE

- NOTE:**
 EXISTING LOT 2 HAS BEEN PROVIDED DRAINAGE AND SEWER THROUGH LOT 1 OVER THE DRIVEWAYS AND ALSO UTILITY INSTALLATION AND MAINTENANCE AS DESCRIBED IN DEED RECORDED IN BOOK 125 PAGE 484.
- SUBDIVISION NOTES:**
1. ALL LOTS ARE SERVED BY CITY OF SAVANNAH WATER AND SEWER.
 2. LOTS B, C AND D SHALL INSTALL LATERALS AS REQUIRED.
 3. ALL CORNERS SHOWN ON CONCRETE MONUMENTS.
 4. ALL INTERIOR LOT CORNERS ARE MARKED BY IRON PINS.
 5. ALL ELEVATIONS ARE BASED ON MEAN SEA LEVEL DATUM.
 6. THIS SUBDIVISION CONTAINS 4 LOTS.
 7. TOTAL AREA 6.648 ACRES.
 8. ALL LOTS TO HAVE A MINIMUM BUILDING SETBACK LINE AS SHOWN.
 9. ALL RIGHTS OF WAY ARE 60' UNLESS NOTED.
 10. () INDICATES STREET ADDRESS.

EISENHOWER DRIVE R/W VARIES

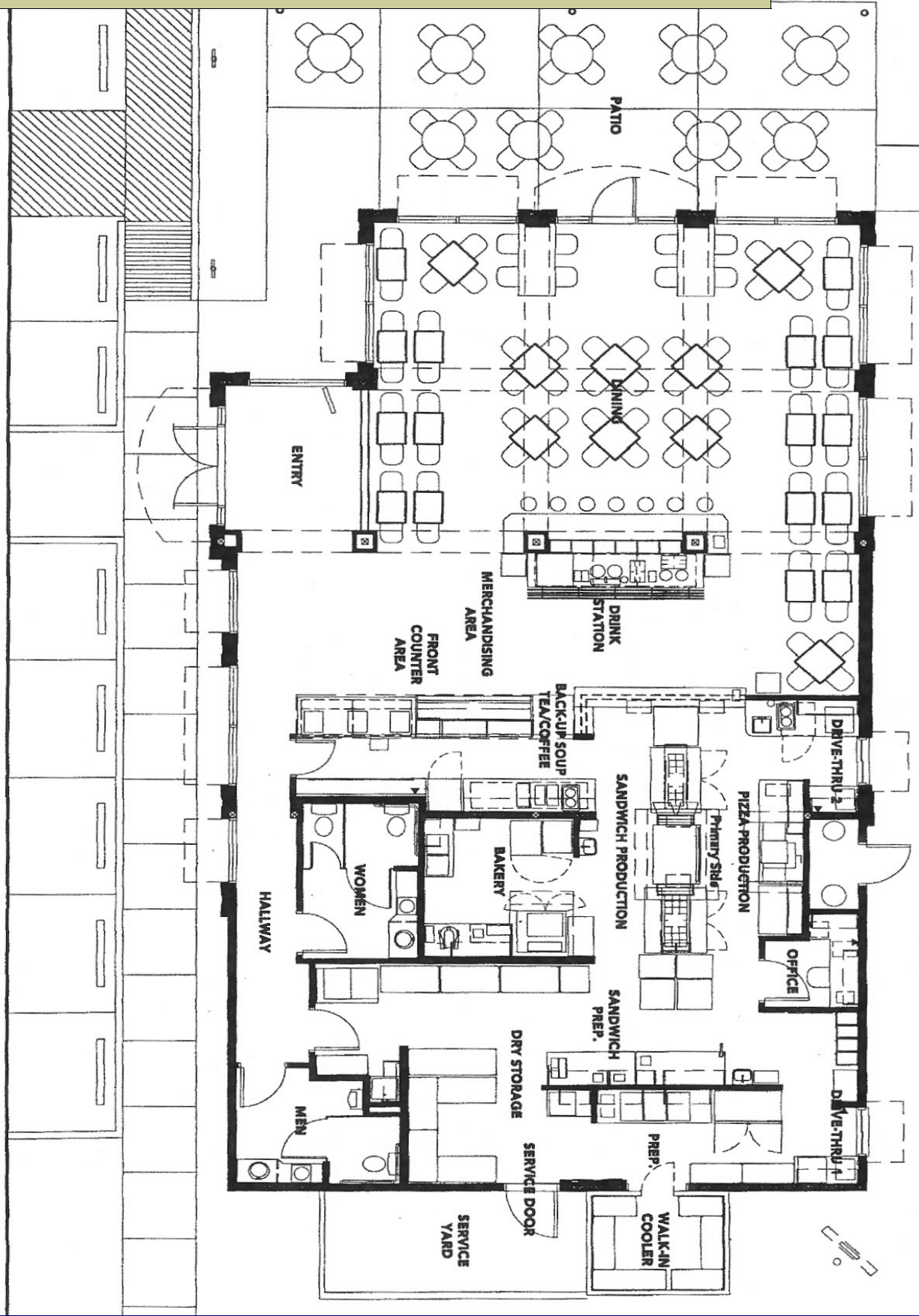
NOTE:
 LOT 3 TO BE PROVIDED WATER SERVICES FROM LINE ALONG EISENHOWER DRIVE

96 NOV 15 11 10 27

FULL SERVICE RESTAURANT ON .708 ACRE SITE

SAVANNAH, GEORGIA—EISENHOWER DRIVE

Building Areas
1" = 1'-0"



Schlotszky's Deli