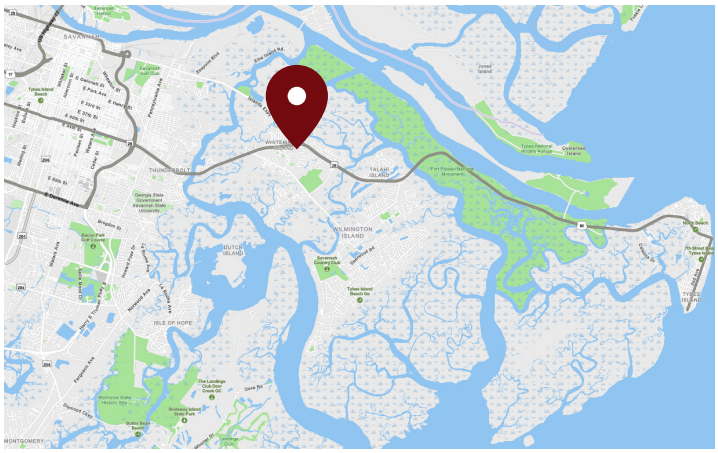
Publix #0521 - Island Towne Center

4717 Highway 80 East
Savannah, GA 31410
Lat 32.041, Long -81.006

FULLY LEASED

PROPERTY HIGHLIGHTS

- Publix-Anchored Shopping Center with Walmart Immediately Adjacent
- Positioned Along US-80, a High-traffic Commuter Route Connecting Residents and Visitors of Tybee and Whitemarsh Island to Downtown and Major Employment Hubs
- Strong 3-Mile Demographics



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	5,005	19,732	68,933
Daytime Population	4,229	17,620	60,841
Total Households	2,324	8,913	28,800
Avg. HH Income	$120,359	$121,905	$104,364

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Dylan Silverman

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Crossman & Company
www.crossmanco.com

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SITE PLAN

Suite	Tenant	Size
2A	Publix	42,323
1A	Unavailable	2,000
3A	Unavailable	8,450
4A	Unavailable	4,500
5A	Savannah Hair	1,200
6A	Allure Spa Nails	1,200
7A	Freedom Mobility Center	1,600
8&9A	Southern Urgent Care	3,200
10A	Streamline Dry Cleaners	1,600
K	Cato Corporation	6,400

TOTAL 72,473

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY
199,400

EST. # OF VISITS ANNUALLY
980,300

AVG. VISITS / CUSTOMER
4.91

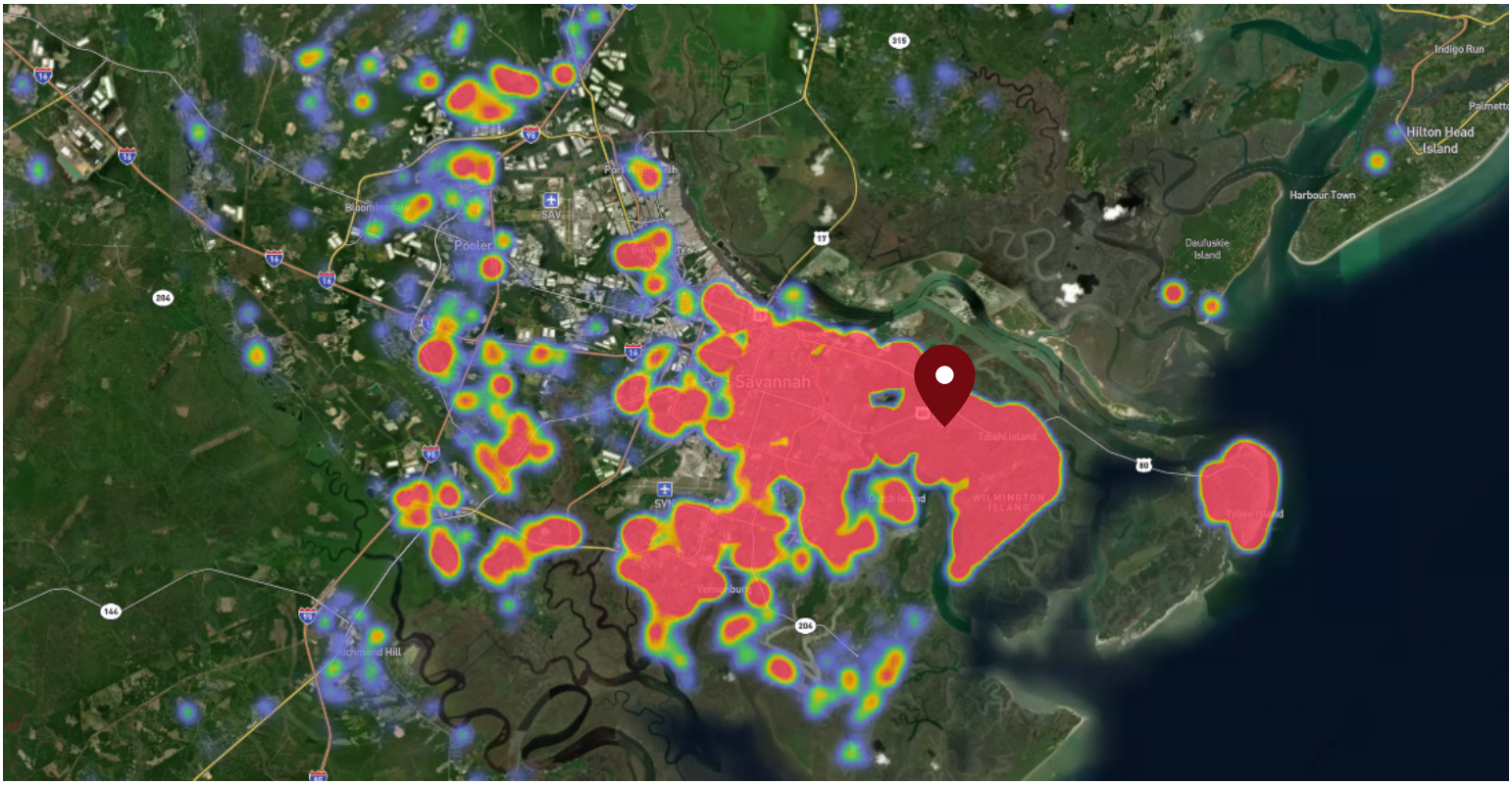
AVG. LENGTH-OF-STAY / VISIT
24 Min

TOP 3 DAYS	# OF VISITS
Saturday	156,195
Friday	145,084
Sunday	143,765

TOP 3 HOURS	# OF VISITS
5-6 PM	152,134
4-5 PM	147,036
3-4 PM	134,733

Data provided by Placer Labs Inc. (www.placer.ai) April 1, 2025 - March 31, 2026

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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