



PRESIDENT'S SQUARE

President's Square is a planned 850,000 square foot multi anchored mixed-use development located at the intersection of President Street and Randolph Street in Downtown Savannah, Georgia. Adjacent to this development will be a substantial high-end mixed use development with 54 acres of gracious homes, charming public squares, retail and office space and two hotels.

Downtown Savannah enjoys a diverse mix of residents, tourists, students and employees, all participating in this thriving market. Noted as the nations largest historic districts, Savannah boasts as being one of the top 25 places to live and work (Outlook Magazine), one of the top 10 walking cities (Walking Magazine) and one of the top 10 U.S. cities to visit (Conde' Nast Traveler).

In the last decade Savannah has transformed from being Georgia's best-kept secrets to one of the state's fastest-growing business cities and a popular tourist destination. The cosmopolitan community of Savannah has a European flair rich with historical tradition.

Savannah's job rate is climbing faster than any other MSA in the state of Georgia due in part to the deepwater port. In fact, the metro area short and long-term growth prospects are among the best in the nation.

The redevelopment of Downtown Savannah is being led by The Savannah Development and Renewal Authority. Retail within the downtown area and the new corridors is thriving because of the following; 1) increased tourist traffic, 2) strong residential growth and 3) the continued growth of the Savannah College of Art and Design, resulting in increased demand for student housing.



Savannah Quick Facts

Tourism

Annual Visitors: 6.35 million
 Nation's largest Landmark Historic District

Manufacturing

270 manufacturing plants provide 14,500 jobs

Top 5 Manufacturing Employers

Gulfstream Aerospace Corp. 5,000
 Georgia-Pacific Corp. 1,420
 International Paper 970
 Great Dane Trailers 675
 Derst Baking Co. 434

Retail Sales, Savannah Trade Area

2006 \$6,036,400,000
 2005 \$5,884,510,000
 2004 \$5,666,770,000
 2000 \$5,202,120,000
 41 Large Shopping Centers, 2 Regional Malls

Schools

Public: 30 elementary, 11 middle schools, 7 high schools
 Private: 22 K-12
 12 universities, colleges & technical colleges with enrollment of 44,000

Hospitals

3 acute care hospitals 1,000+ beds, 600+ doctors
 More than 100 assisted living, nursing and personal care facilities listed

Print Media

Savannah Morning News
 Statesboro Herald
 Bryan County News
 Connect Savannah
 Creative Loafing
 Effingham Herald
 The Business Report & Journal
 Savannah PennySaver
 Savannah Tribune
 The Herald
 The Island Packet
 The Pooler News
 Coastal Senior
 Skirt
 Vida Latina
 Freedom's Journal
 Savannah Magazine

Frequency

Daily
 Daily
 Weekly
 Weekly
 Weekly
 Weekly
 Weekly
 Weekly
 Weekly
 Weekly
 Weekly
 Monthly
 Monthly
 Monthly
 Bi-monthly
 Bi-monthly



Population (Savannah MSA)

(Bryan, Chatham and Effingham Counties)

1990 257,899 2004 310,327

2000 293,623 2005 313,883

Chatham County is the 6th largest county in Georgia.

119,279 households in the Savannah MSA

\$46,240 median household income

Labor Force — Savannah MSA

Employment*

1990 115,600 2004 145,800

2000 136,800 2005 151,500

2003 138,400

* U.S. Bureau of Labor Statistics

Transportation

Savannah International Airport has 40+ daily nonstop flights.

Airlines: AirTran, American Eagle, Continental Express, Delta Air Lines,

Delta Connection, Northwest AirlinK, United Express, US Airways

Foreign Trade Zone #104 is located at the airport.

- CSX & Norfolk Southern Railroad
- Amtrak
- Airport/Amtrak Shuttle Service
- Greyhound
- Taxis
- Chatham Area Transit (local bus system)
- Water Ferry

Port of Savannah – Georgia Ports Authority

- Ships to 150+ countries
- Direct shipping to 300+ ports
- 50+ steamship lines
- 100+ motor carriers
- 35+ freight forwarders & custom brokers

Military

24,300 soldiers at Ft. Stewart & Hunter Army Airfield:

18,500 soldiers at Ft. Stewart and 5,800 soldiers at HAAF

3,200 civilians at Ft. Stewart & HAAF

Total military and civilian personnel at

Ft. Stewart/Hunter Army Airfield: 27,500

Highways/Interstates

U.S. 17, 17A, 80; GA 21, I-16, I-95, I-516

Driving distance to: Atlanta 250 miles

Charleston 110 miles

Jacksonville 140 miles

15 miles to Tybee Island and the Atlantic Ocean

Savannah Area Chamber of Commerce

2007 Forecast and 2006 Economic Trends



Updated Summary Report (%)

	1.0 Mile Ring 3.14 sq/mi	3.0 Mile Ring 28.27 sq/mi	5.0 Mile Ring 78.54 sq/mi
POPULATION			
1990 Total Population	9,711	72,803	113,017
2000 Total Population	10,341	68,055	107,923
2006 Total Population	10,814	66,585	107,061
2011 Total Population	11,160	66,787	109,624
% Population Change 1990-2000	6.49%	-6.52%	-4.51%
% Population Change 2000-2006	4.57%	-2.16%	-0.80%
% Population Change 2006-2011	3.20%	0.30%	2.39%

HOUSEHOLDS

1990 Total Households	4,268	28,092	42,047
2000 Total Households	4,474	27,030	41,480
2006 Total Households	4,908	27,645	43,025
2011 Total Households	5,276	28,455	44,781
% Households Change 1990-2000	4.83%	-3.78%	-1.35%
% Households Change 2000-2006	9.70%	2.28%	3.72%
% Households Change 2006-2011	7.50%	2.93%	4.08%

2006 RACE

% 2006 White Population	47.22%	27.09%	34.16%
% 2006 Black Population	48.83%	70.36%	62.75%
% 2006 American Indian/Alaska Native	0.22%	0.20%	0.23%
% 2006 Asian/Hawaiian/Pacific Islander	1.91%	1.10%	1.29%
% 2006 Other Population (Incl 2+ Races)	1.81%	1.25%	1.56%
% 2006 Hispanic Population	1.85%	1.07%	1.66%
% 2006 Non-Hispanic Population	98.15%	98.93%	98.34%



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INCOME

2006 Per Capita Income	\$25,186	\$20,054	\$20,826
2006 Median Household Income	\$21,357	\$24,316	\$28,834
2006 Average Household Income	\$55,494	\$48,300	\$51,821

% 2006 Household Income < \$10,000	26.72%	20.38%	16.55%
% 2006 Household Income \$10,000-\$14,999	11.17%	12.40%	11.19%
% 2006 Household Income \$15,000-\$19,999	9.80%	9.56%	8.60%
% 2006 Household Income \$20,000-\$24,999	8.52%	8.88%	8.31%
% 2006 Household Income \$25,000-\$29,999	4.63%	6.31%	6.97%
% 2006 Household Income \$30,000-\$34,999	5.40%	5.51%	5.67%
% 2006 Household Income \$35,000-\$39,999	3.12%	4.71%	4.95%
% 2006 Household Income \$40,000-\$44,999	3.53%	4.13%	4.44%
% 2006 Household Income \$45,000-\$49,999	3.75%	4.30%	4.79%
% 2006 Household Income \$50,000-\$59,999	2.26%	5.39%	6.53%
% 2006 Household Income \$60,000-\$74,999	3.85%	5.44%	6.74%
% 2006 Household Income \$75,000-\$99,999	7.89%	6.11%	7.11%
% 2006 Household Income \$100,000-\$124,999	4.40%	2.35%	2.92%
% 2006 Household Income \$125,000-\$149,999	1.12%	1.11%	1.65%
% 2006 Household Income \$150,000-\$199,999	0.75%	0.90%	1.13%
% 2006 Household Income \$200,000-\$249,999	0.61%	0.48%	0.47%
% 2006 Household Income \$250,000-\$499,999	2.38%	1.95%	1.88%
% 2006 Household Income \$500,000+	0.10%	0.08%	0.07%

2006 Average Household Size	1.9	2.3	2.4
% 2006 Total Owner Occupied Housing Units	23.55%	44.72%	50.39%
% 2006 Total Renter Occupied Housing Units	76.45%	55.28%	49.61%

2006 Total Daytime Population	16,957	64,064	106,709
2006 Total Daytime Work Population	11,358	28,294	51,271
2006 Total Establishments	1,344	3,321	5,618



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