



Savannah, Georgia
POWERFUL PLACE. IDEAL OPPORTUNITY.

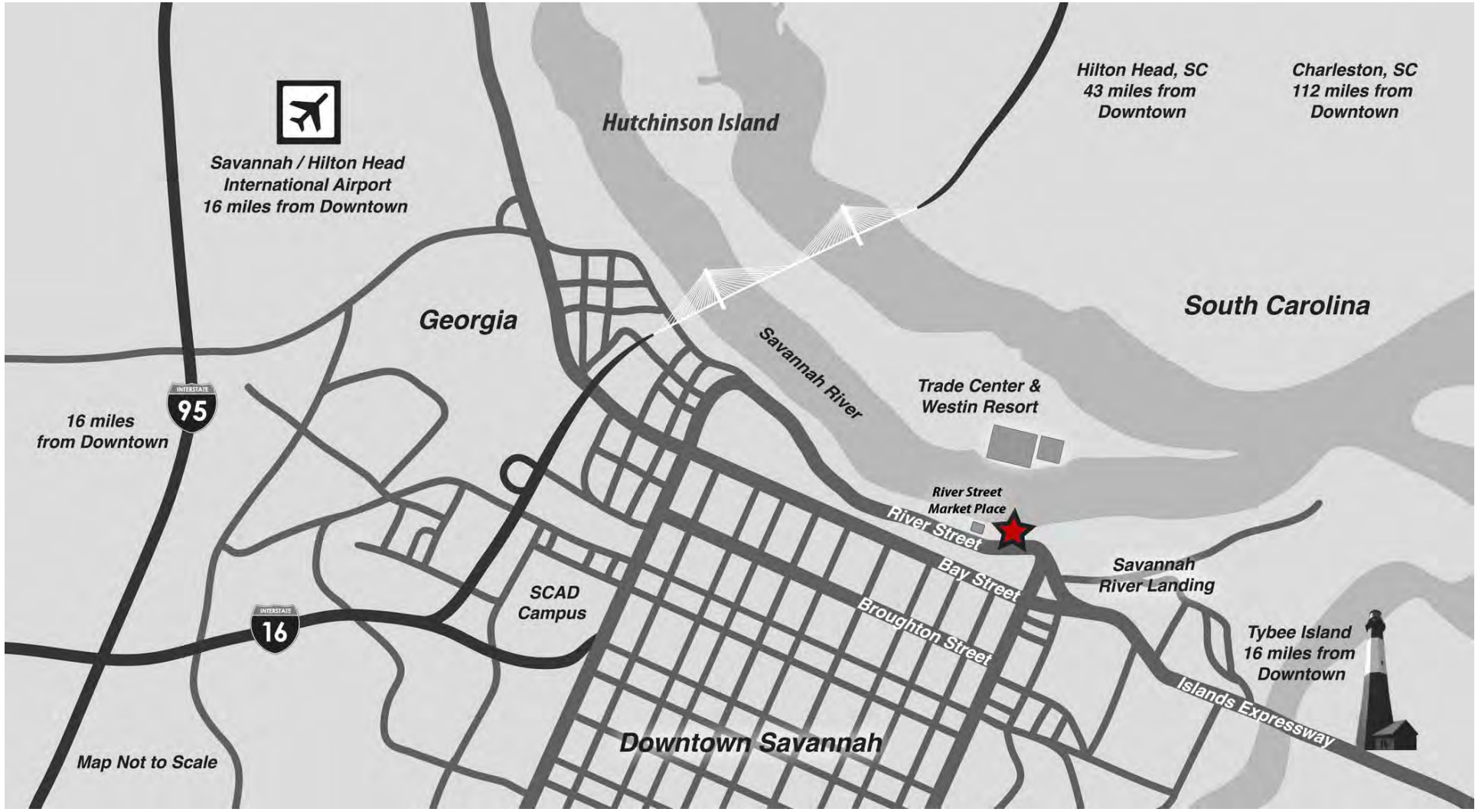
The Restaurants
at River Street MarketPlace

The Restaurants at River Street MarketPlace

We plan to build restaurants, right on the Savannah River in historic downtown Savannah, Georgia with some of the best views of big ships anywhere in America. This opportunity to lease is located at the forefront of the River Street restaurant and entertainment district.

Come join us.





Savannah / Hilton Head
International Airport
16 miles from Downtown

Hutchinson Island

Hilton Head, SC
43 miles from
Downtown

Charleston, SC
112 miles from
Downtown

Georgia

South Carolina

16 miles
from Downtown



Trade Center &
Westin Resort

River Street
Market Place



Savannah
River Landing

SCAD
Campus

Tybee Island
16 miles from
Downtown



Map Not to Scale

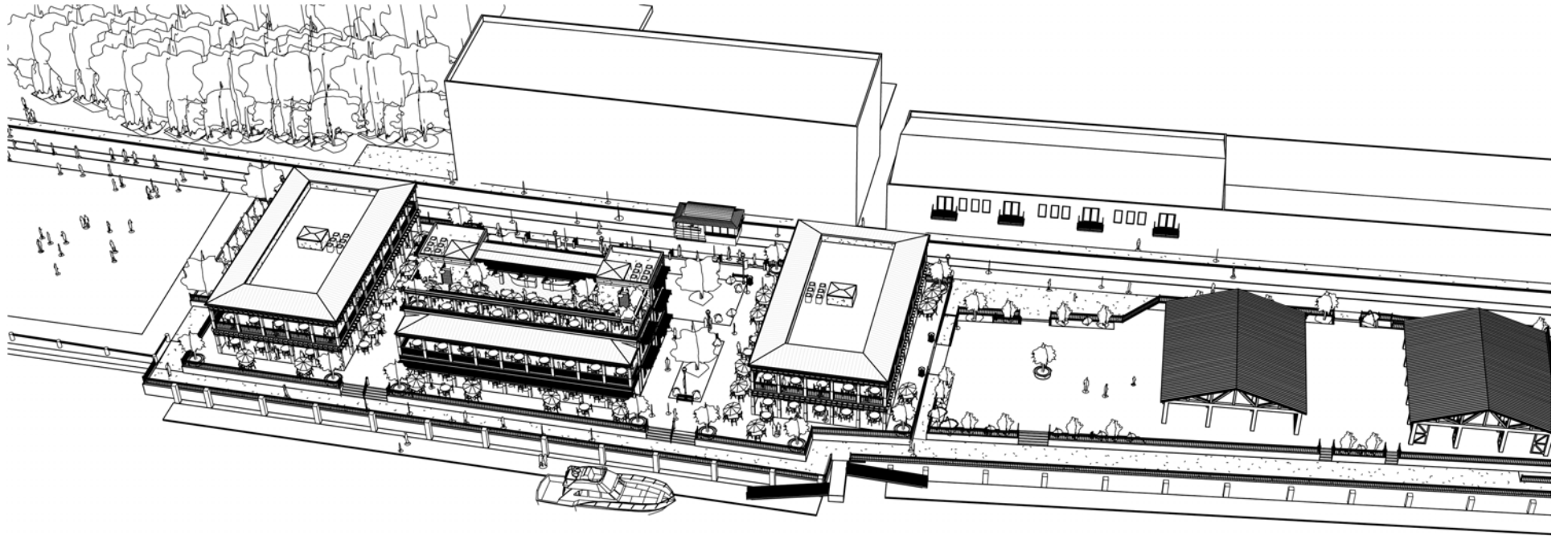
Downtown Savannah

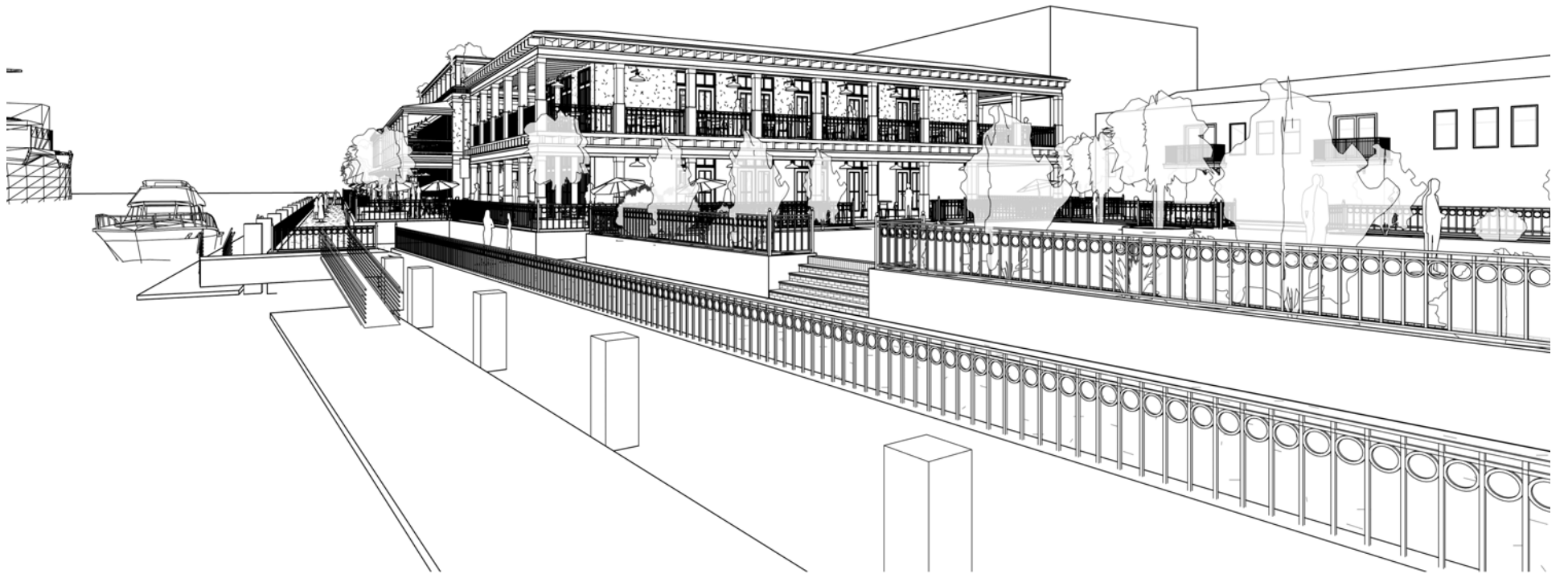
Islands Expressway











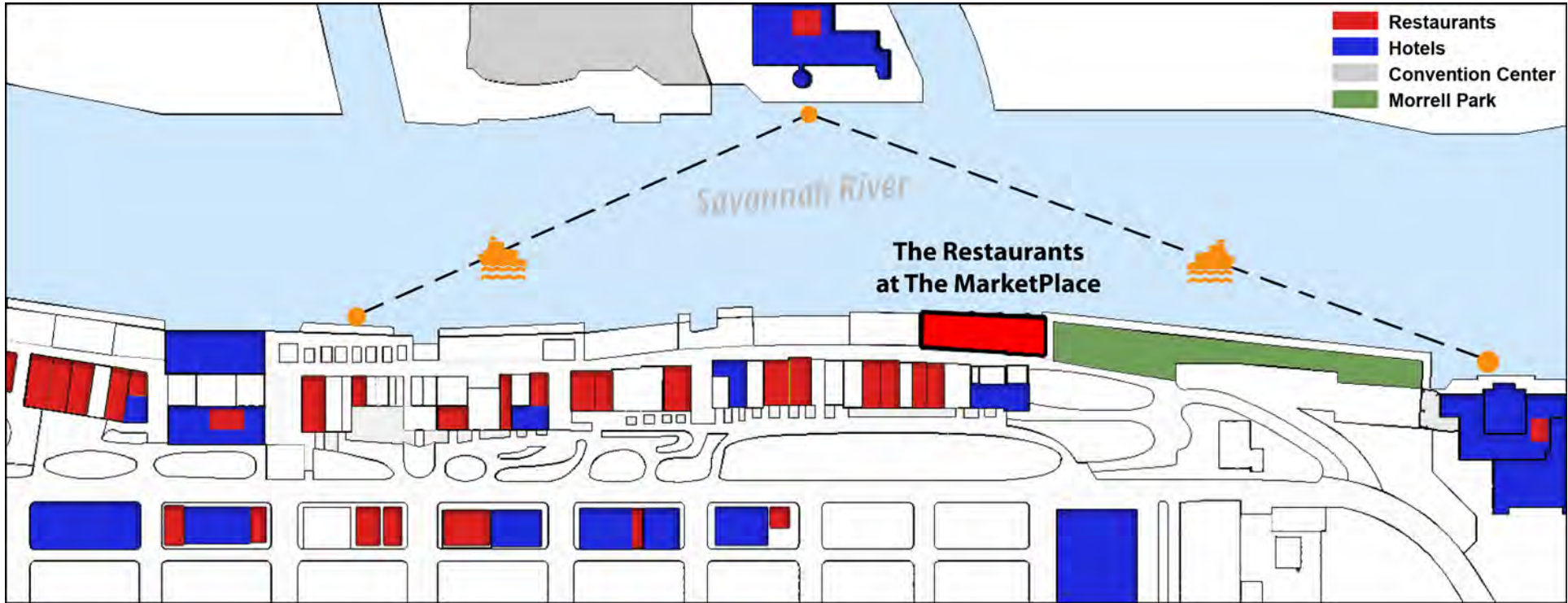




The Restaurants at River Street MarketPlace

Savannah by the Numbers

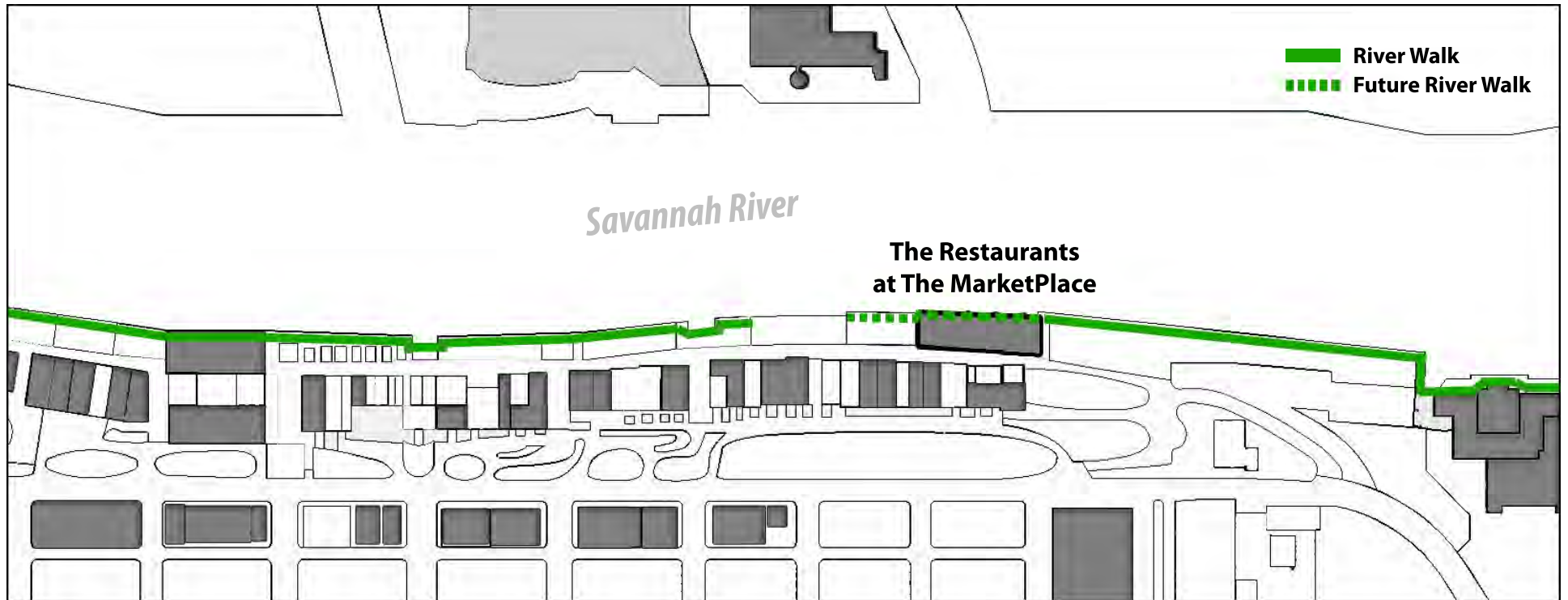
- The City of Savannah has a growing population of 139,000 with a metropolitan area population of 334,000. Downtown there are over 15,000 workers. In the metropolitan area 29% are in households with income over \$100,000.
- Savannah has the second busiest container port on the East Coast. The largest historic district in America and, of course, one Paula Deen.
- Tourism is one of the bedrock industries for this city. Over 6.8 million tourists come every year. They come by car and stay, on average 3- 4 nights. Increasingly the tourists come from further distances to enjoy this “Top 10” romantic cool get-away city. *Conde Nast, Travel & Leisure 2009*
- There are 35 hotels in the downtown core area with over 4,400 rooms. The average room rate is \$134.00. Occupancy rate in 2008 was 70%. The newest entry is The Bohemian Hotel the high-end boutique offer of the Kessler Group.
- River Street itself is the Number One attraction for Savannah visitors. In season, over 16,000 estimated visitors are on River Street daily providing an ample audience for the 22 restaurants.
- The big convention center across the Savannah River is easily connected to downtown thru the free ferry system. Most conventions are booked for four days and three nights. The Center will host over 27,000 conventioners in 2009.
- Savannah can boast a 9 month pleasant outdoor dining season. There are 7 months when the average temperature is 70 or higher and records about 226 sunny days a year.
- A great number of festivals and events fill the calendar almost all year long with the most famous being the second largest St. Patrick’s Day gathering in America.



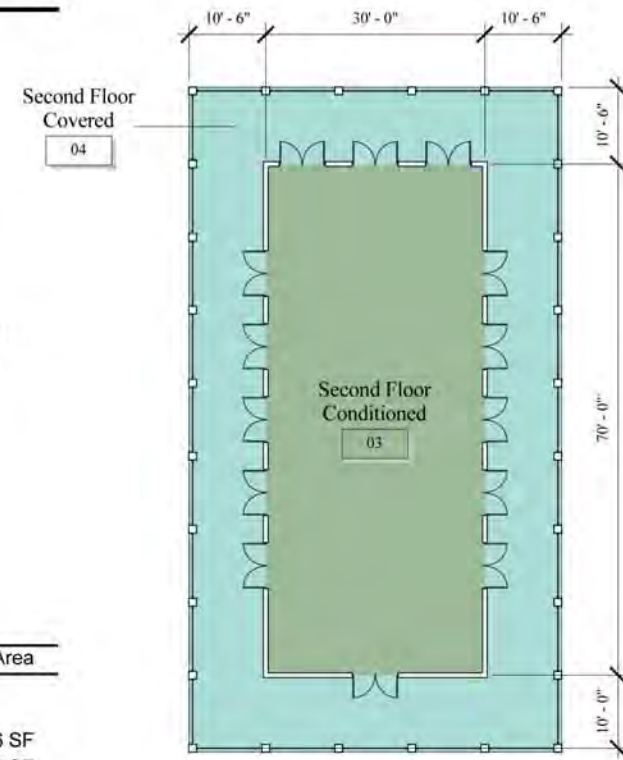
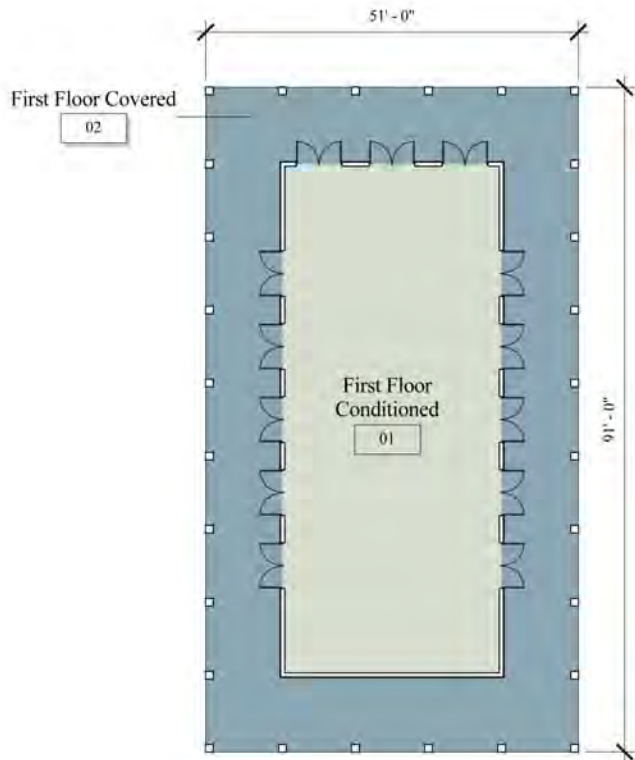
REPRESENTATIVE SAVANNAH RESTAURANTS

Name	Location	Concept	Seat Estimate	Price Point	Comment
Spanky's	River Street	Pizza, Bar Food, Pub	100	\$	brisk local trade
River House Restaurant	River Street	Southern, Seafood	175	\$\$	in-house bakery
Fiddler's Crab House	River Street	Seafood, fresh oysters	110	\$\$	live music
Tubby's Restaurant	River Street	Seafood, burgers	75	\$	outdoor deck
Oyster Bar	River Street	Seafood, fresh oysters	100	\$\$	also has banquet facility
Chart House	River Street	Steaks, Seafood	270	\$\$\$	national chain
Vic's on the River	River Street	Southern w/contemporary flair	80	\$\$\$	Bay & River Street entrance
Boar's Head Grill	River Street	American, steaks, chops pasta	110	\$\$	great steaks
Cotton Exchange	River Street	Southern, Seafood, Steaks	80	\$	busy, middle of river
Dockside	River Street	Seafood	60	\$	outdoor dining
Cobblestone Café	River Street	American	50	\$	brkfast, lunch, dinner
One Eyed Lizzy's	River Street	Seafood, Tex mex	140	\$	balcony
Huey's	River Street	Cajun, Seafood, Southern	75	\$\$	glass enclosed river view
The Shrimp Factory	River Street	Seafood, Southern	130	\$\$	homemade desserts
Olympia Café	River Street	Greek	80	\$\$	quick service and full service
Kevin Barry's	River Street	Irish, pub food	225	\$	international destination tavern, balcony
Conch House	River Street	Catering venue	400	N/A	7,500 sf
Hyatt Hotel Vu Lounge	River Street	American, sports bar	40	\$\$	balcony, constricted view
Bohemian Hotel-Rocks on River	River Street	American, wood grilled pizzas	70	\$\$	boutique hotel/brkfast, lunch, dinner
Bohemian Hotel-Rocks on Roof	River Street	Tapas (small plates)	100	\$\$	boutique hotel/rooftop bar
Avia	Downtown	Progressive, Regional, sustainable	50	\$\$	boutique hotel rest.
Belford's	City Market	Seafood and steaks	150	\$\$	patio dining
Lady and Sons	City Market	Deen Family, Southern	225	\$\$	celebrity restaurant buffet and ala carte
Molly McPherson's	City Market	Scottish pub	70	\$	live music
B. Matthews Eatery	Bay Street	Casual bistro	70	\$\$	brkfast, lunch, dinner- value
Cha Bella	Downtown	Organic, sustainable	200	\$\$\$	formal interior/casual exterior dining
Elizabeth's on 37th	Downtown	Southernw/contemporary flair	90	\$\$\$\$	formal
Garibaldi's	City Market	Seafood Steaks Pasta	250	\$\$\$	local & tourists
Moon River Brewery	Bay Street	Micro brewery, burgers	225	\$	also has banquet facility
Pirates House	Downtown	American, Seafood	250	\$\$	history, folklore
Old Pink House	Downtown	Southern w/contemporary flair	250	\$\$\$	3 different dining experiences under 1 roof
Sapphire Grill	City Market	Southern w/contemporary flair	70	\$\$\$\$	formal
700 Drayton	Downtown	Southern w/contemporary flair	70	\$\$\$	patio, park view
Jazz'd Tapas Bar	Downtown	Tapas (small plates)	75	\$\$\$	jazz every night
Ruth's Chris	Bay Street	Steaks, Chops, Seafood	125	\$\$\$\$	national chain
Outback Steakhouse	Bay Street	Steaks	100	\$\$	national chain
Tony Romas	Bay Street	BBQ, Ribs	100	\$\$	national chain
Il Pasticcio	Broughton	Italian bistro, steak house	250	\$\$\$	Italian 1st floor/Steak house 2nd floor
Tantra Sushi	Broughton	Asian Fusion, tapas	60	\$\$	music & dancing
Seasons of Japan	Broughton	Fusion, Japanese, French Asian	60	\$\$	brisk local lunch
Ruan Thai	Broughton	Thai	70	\$\$	voted best new rest on Broughton
45 Bistro	Broughton	Southern w/contemporary flair	50	\$\$\$	boutique hotel rest.
Fuddruckers	Broughton	Burgers, sandwiches	70	\$	national chain
Uncle Bubba's Seafood	Islands	Seafood, American	225	\$\$	Deen Restaurant
Crab Shack	Tybee Island	Steamed Seafood	250	\$\$	'Were the elite eat in bare feet'

"There is a strong split between Savannah's restaurant landscape and River Streets'. River Street has an abundance of Seafood Restaurants with Southern influences. They cater almost solely to tourist . . . Savannah's downtown is experiencing a restaurant and retail renaissance of sorts. The old and out of date venues are being turned into new hip and chic . . . There is tremendous opportunity to anchor the east end of River Street with a new and exciting concept that will attract all ages of tourist, conventioneers and residents." Source: **Mary Sigel - Sigel and Associates, Restaurant Development 2009**

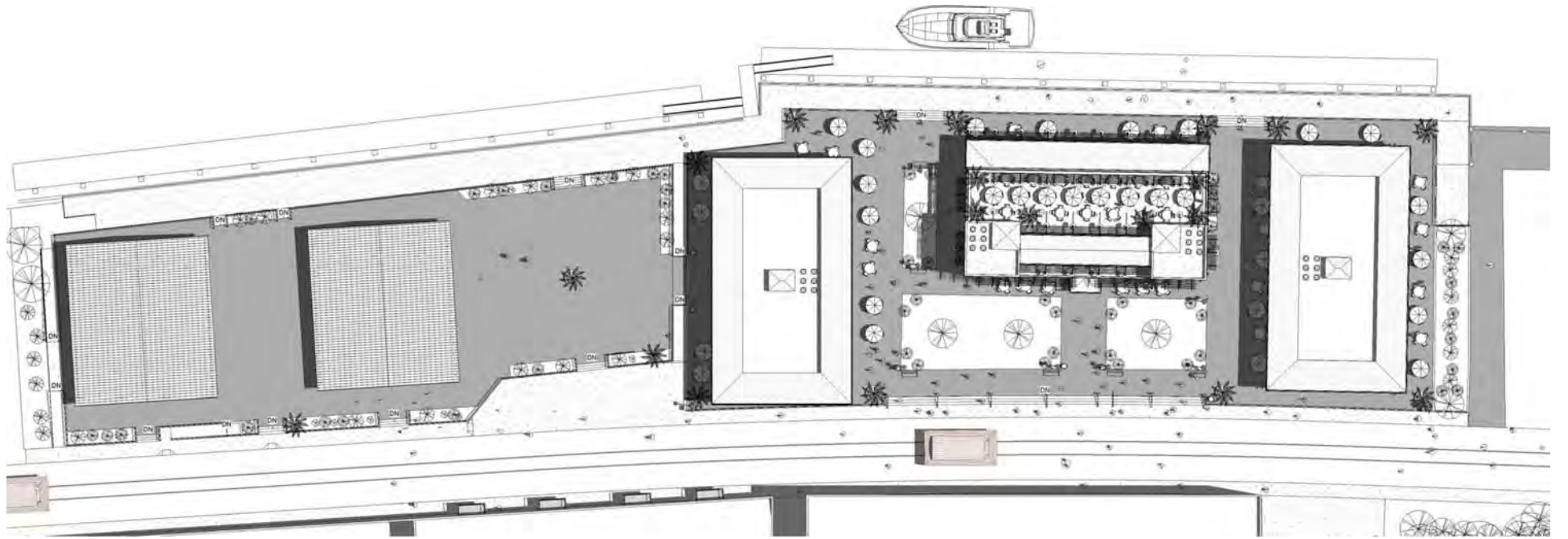


Building A&C



- First Floor Conditioned
- First Floor Covered
- Second Floor Conditioned
- Second Floor Covered

Building Gross Square Footage		
Level	Name	Area
Level 1	First Floor Conditioned	2036 SF
Level 1	First Floor Covered	2476 SF
Level 2	Second Floor Conditioned	2036 SF
Level 2	Second Floor Covered	2476 SF
4		9024 SF







The Restaurants at River Street MarketPlace

- The plan for the restaurants at River Street MarketPlace encompasses new buildings, each designed for some retail and maximum restaurant exposure to the visitors on River Street, Convention Center and the Riverwalk.
- The opportunity to build restaurants, *from the ground up*, in this vibrant Historic District provides key advantages for the operator. We can provide unique attention to design for ease of product delivery and product storage as well as the stunning river views.
- The other component of the MarketPlace plan will be the extension of our floating dock providing services to some of the largest yachts in the world.
- **For leasing inquiries:** Please contact Traci O'Donoghue at the River Street MarketPlace in Savannah Georgia. Telephone 912-220-9101 or email: traci@riverstreetmarketplace.com