



Property Description

Seize this rare opportunity to establish your business in one of Savannah's most vibrant and rapidly growing commercial corridors. Located in the heart of the Starland District and adjacent to the Sexton Irish Pub, Victory North music venue and Eden Supper Club, 15 W. 43rd St. offers a versatile space with significant expansion potential. Existing architectural plans, to be executed and paid for by landlord upon lease execution. Delivery of vanilla shell estimated at 4 - 6 months from lease execution. Existing plans could potentially be modified to better fit tenant needs. Seating capacity is 125 seats.

- Prime Location in Savannah's booming Starland District, a hub of creativity, dining, and retail.
- Expansion Ready - Architectural plans in place ready to be executed
- High Visibility & Foot Traffic - Positioned just off Bull St. and adjacent to Victory North and Eden Supper Club,

Offering Summary

Lease Rate:	Negotiable
Number of Units:	1
Available SF:	2,084 SF
Lot Size:	4,323 SF
Building Size:	1,020 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	760	2,427	8,785
Total Population	1,699	5,579	19,584
Average HH Income	\$87,167	\$85,116	\$81,163

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Redevelopment - Restaurant / Café - Existing Architectural Plans

FOR LEASE

15 W 43rd St, Savannah, GA 31401

Additional Photos



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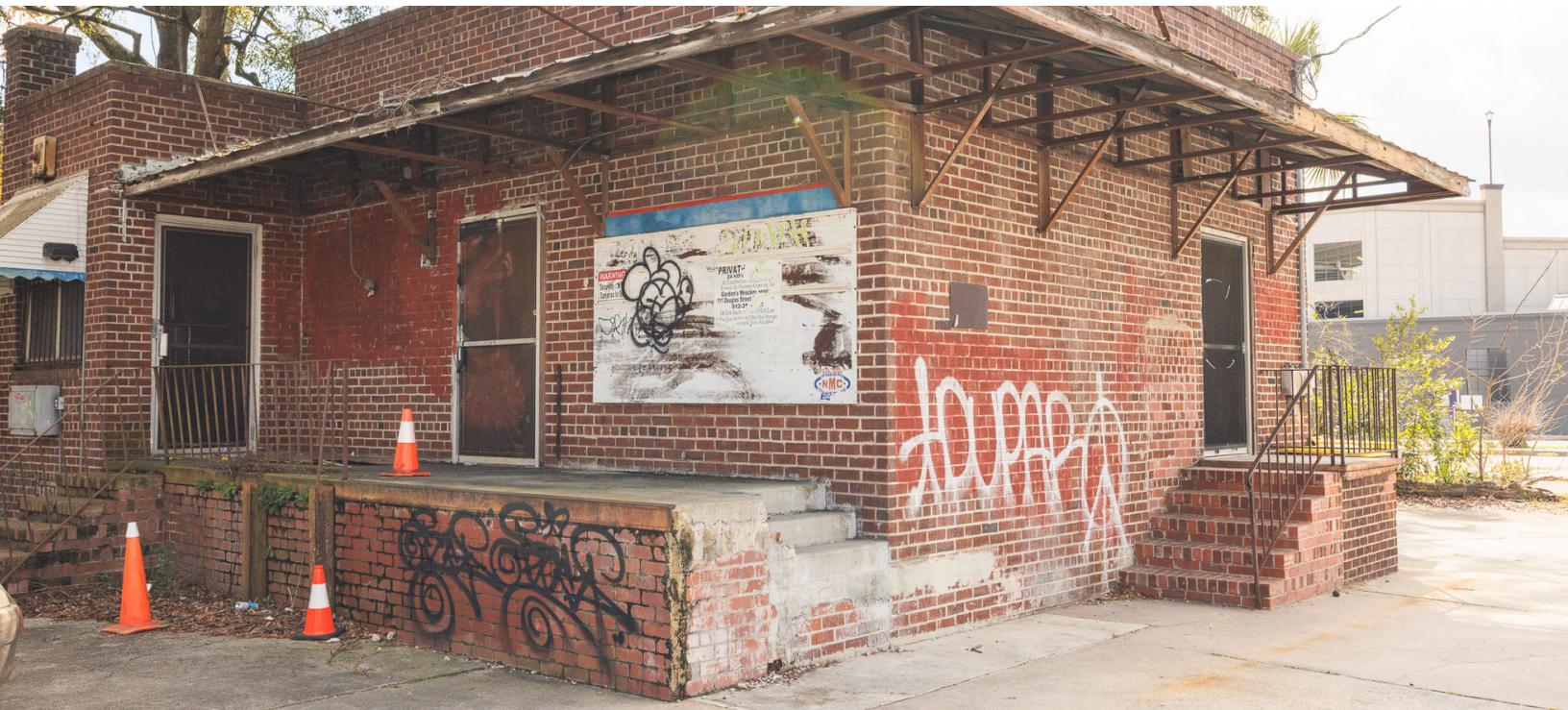
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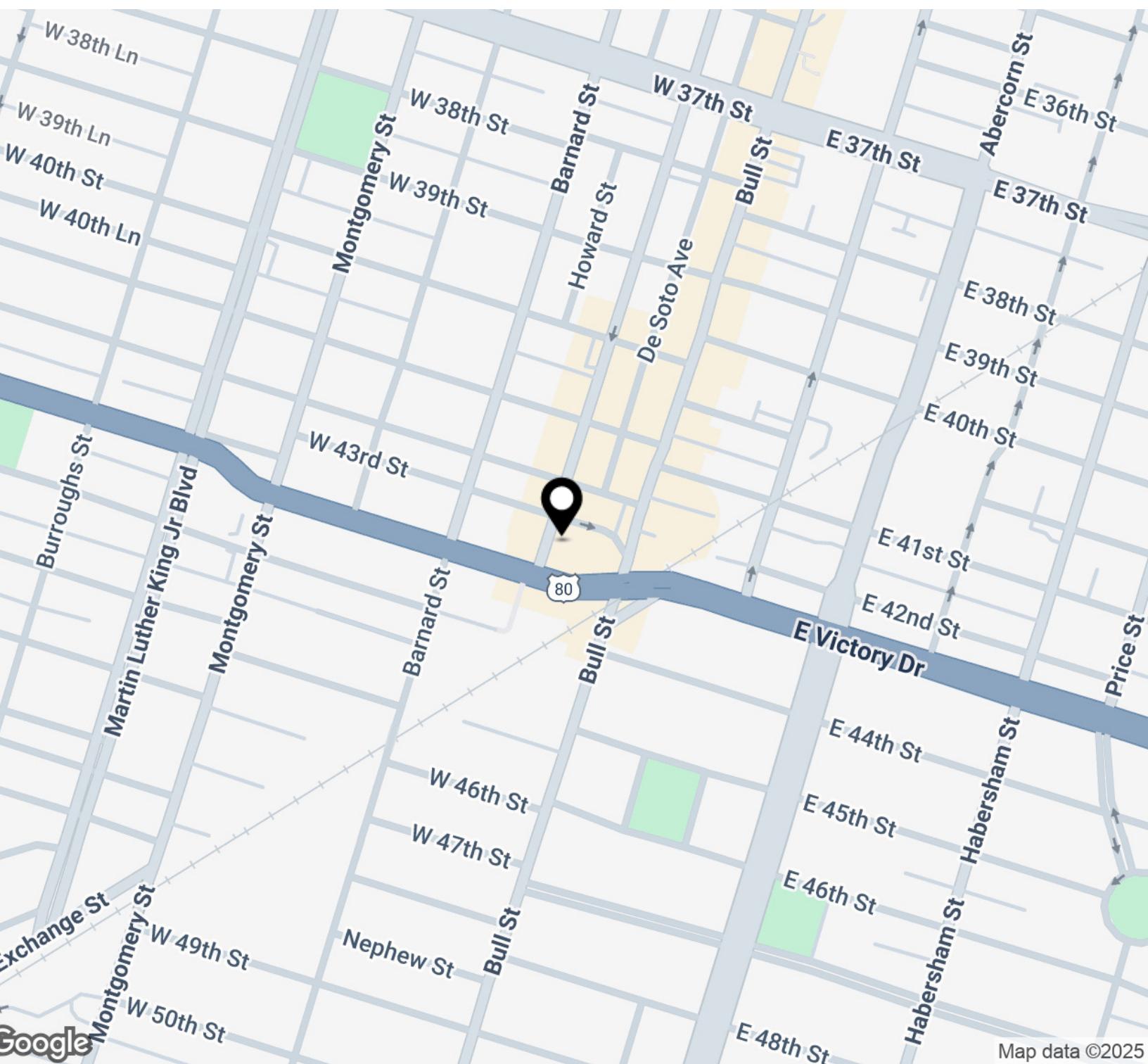
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Location Map



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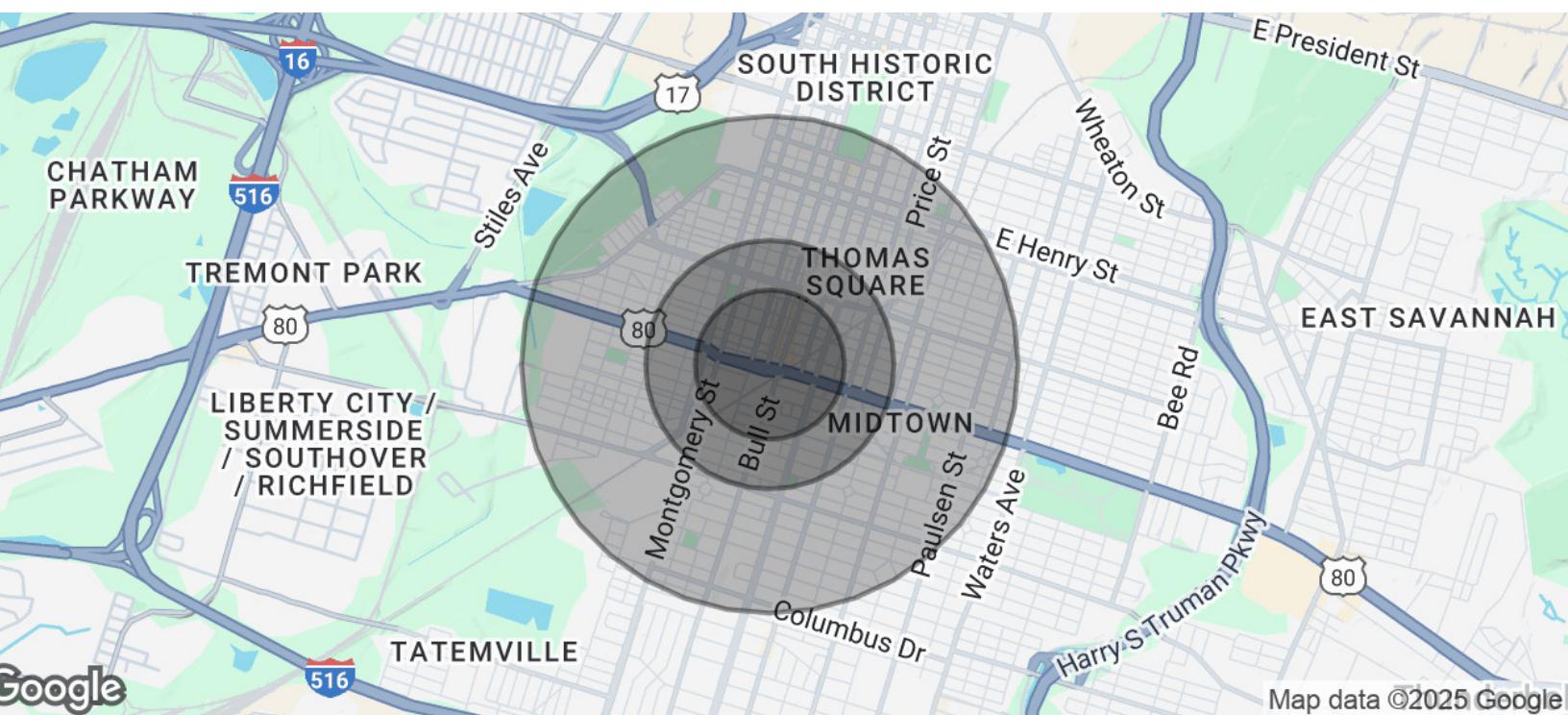
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Demographics Map & Report



Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,699	5,579	19,584
Average Age	39	39	38
Average Age (Male)	40	39	38
Average Age (Female)	39	39	39

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	760	2,427	8,785
# of Persons per HH	2.2	2.3	2.2
Average HH Income	\$87,167	\$85,116	\$81,163
Average House Value	\$512,889	\$482,532	\$517,515

Demographics data derived from AlphaMap

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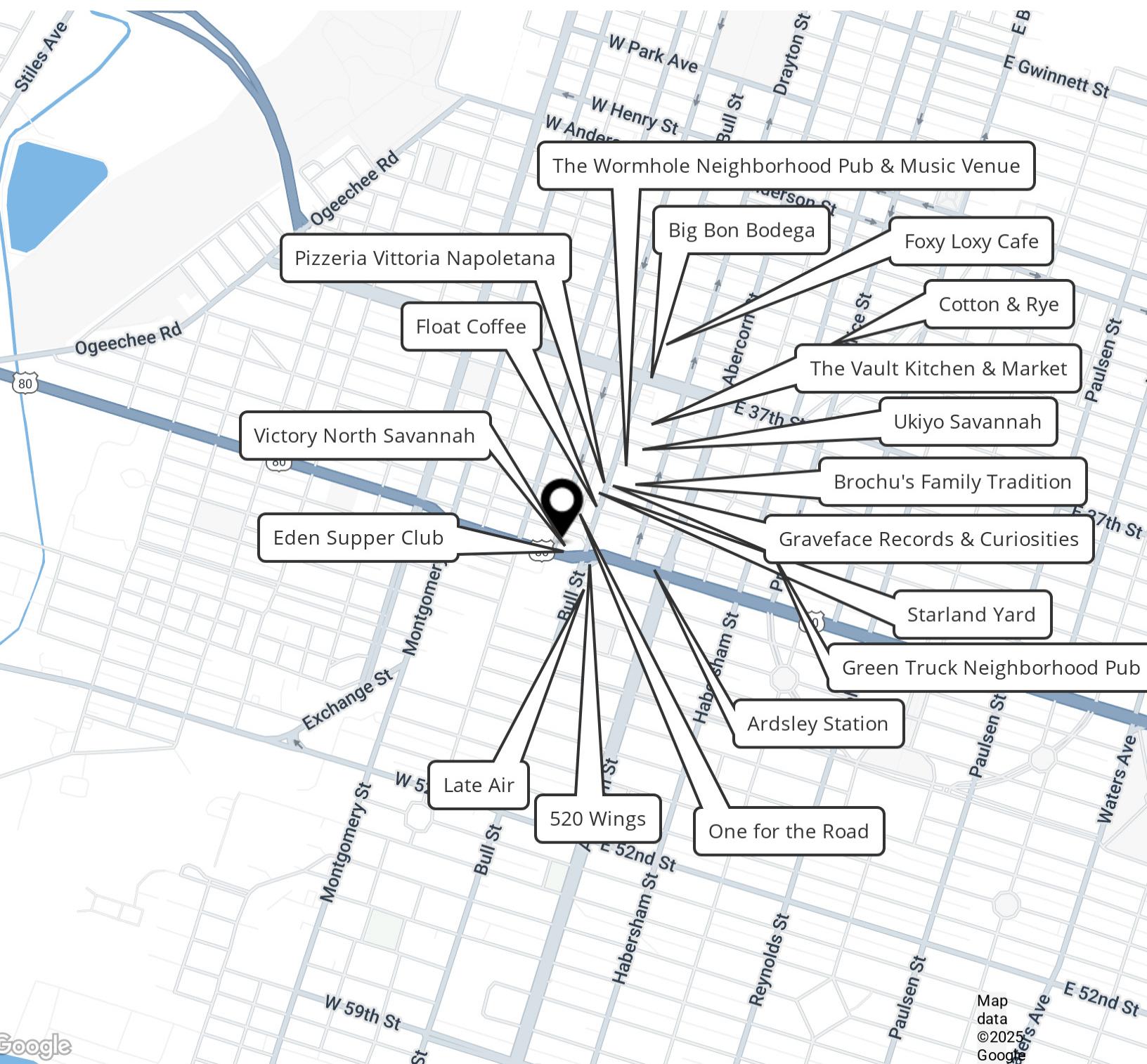
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Retailer Map



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Shane Litts

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Professional Background

Shane Litts is a licensed Realtor® specializing in commercial real estate in Savannah, Georgia and the surrounding areas, with experience in the industry since 2017. He focuses on a diverse range of asset types, including industrial, retail, office, and multifamily properties and re-development opportunities. A graduate of SUNY ESF at Syracuse University, Shane brings a unique blend of expertise to his clients through both his extensive background in environmental consulting and his experience as a commercial real estate investor. Prior to his real estate career, he spent over 12 years as a Project Manager in the environmental consulting field, where he helped clients navigate complex regulatory landscapes and maintain compliance with federal, state, and local laws.

Shane also has direct experience working with the Georgia Brownfield Program, which offers liability protection and tax incentives for the redevelopment of environmentally impacted properties. His familiarity with the program allows him to guide clients through the process of acquiring and repositioning these sites—unlocking hidden value while mitigating risk. This insight is especially beneficial for investors and developers pursuing industrial or redevelopment-focused projects.. As an investor himself, Shane brings an added layer of perspective—understanding the deal from both the broker and ownership sides. He is skilled at identifying opportunities, analyzing risk, and helping clients make strategic, data-driven decisions aligned with their investment goals.

When he's not working to support his clients, Shane enjoys spending time with his wife and two sons, playing guitar, and photographing Savannah's rich mix of nature and architecture.

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