

# OFFICE SUITE FOR LEASE

351 Commercial Drive Savannah, GA



FOR LEASE

## Leasing Opportunity

- 616 square foot office suite
- Off street parking lot
- 2<sup>nd</sup> floor unit
- Directly off Eisenhower Drive
- Private restroom
- Negotiable lease terms available

For more information, please contact:



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# PROPERTY OVERVIEW

351 Commercial Drive Savannah, GA



## Offering Summary

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Lease Rate:	\$1,250.00/month
Structure:	MG
SF Available:	616 SF
Divisible:	No
Zoning:	B-C
Condition:	Average
Available:	Today

## Property Description

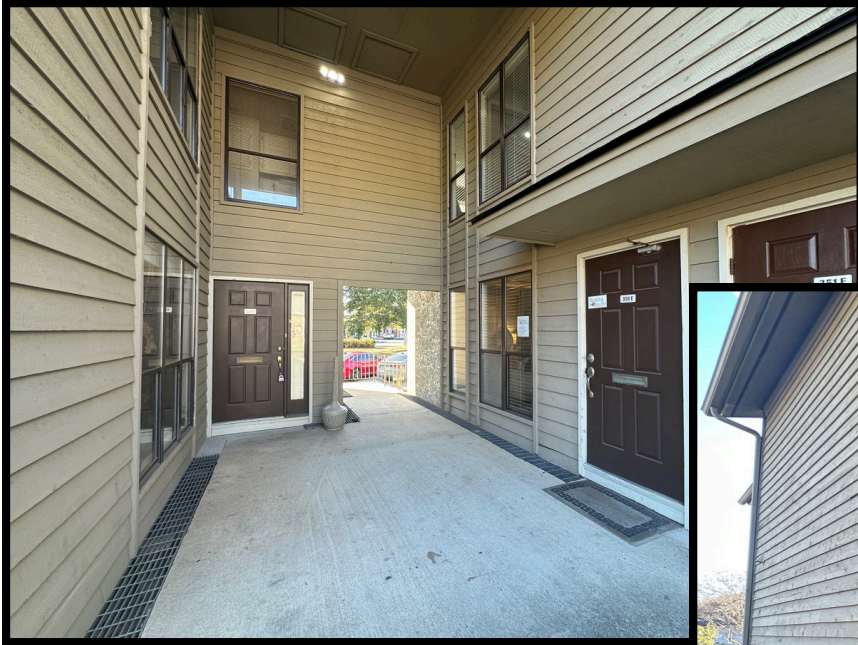
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Centrally located 2<sup>nd</sup> floor office suite available for lease in Savannah, GA. Property is situated off Eisenhower Drive between Abercorn Street and Waters Avenue. Suite is fully carpeted with plenty of windows, 2 private offices, entry/waiting room, kitchenette area and storage closet. Surrounding business include McDonalds, Clean Eatx, Glow Medspa and Children's Eye Institute. Modified gross lease structure and negotiable lease terms available.



# ADDITIONAL PHOTOS

351 Commercial Drive Savannah, GA





# MARKET OVERVIEW

351 Commercial Drive Savannah, GA



## TOURISM

**ANNUAL VISITORS: 14 MILLION**

**\$4.4 BILLION IN VISITOR SPENDING**

**NATION'S LARGEST HISTORIC LANDMARK DISTRICT**

**OVER-NIGHT VISITORS STAY APPROXIMATELY 2.5 NIGHTS**

**\$265 AVG SPEND PER PERSON ON OVERNIGHT TRIPS**

### ESTIMATED RETAIL SALES

2021 **\$8.9 BILLION**

2020 **\$7.4 BILLION**

**"The World's Greatest  
Places of 2021"**

Time Magazine

**"10 Most Beautiful Cities to  
Visit in the United States"**

Redbook

**"Top 25 Places to Visit in  
the United States"**

insider Monkey

**\$5B**

Economic impact from  
Fort Stuart and  
Hunter Army Air field

**40%**

Projected population  
increase by 2050

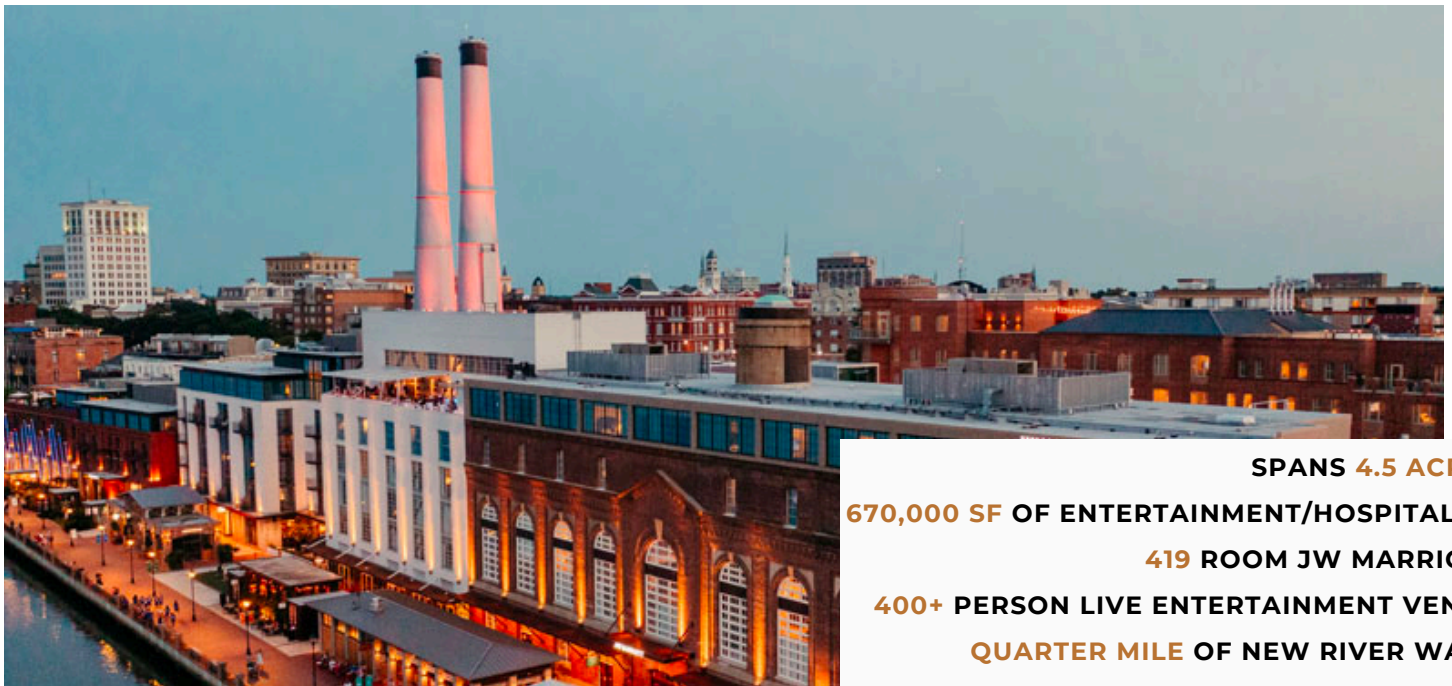
**#2**

Favorite Foodie City  
Trazee Travel

**#95**

Best place to retire in the United States  
Travel + Leisure

## PLANT RIVERSIDE DISTRICT - RIVER STREET



**SPANS 4.5 ACRES**

**670,000 SF OF ENTERTAINMENT/HOSPITALITY**

**419 ROOM JW MARRIOTT**

**400+ PERSON LIVE ENTERTAINMENT VENUE**

**QUARTER MILE OF NEW RIVER WALK**



## About Judge Realty

Judge Realty is the leader in Savannah Commercial Real Estate. We manage and lease over 500 properties in the Savannah area and work with local and national clients across the USA.

COMMERCIAL

RESIDENTIAL

PROPERTY MANAGEMENT

DEVELOPMENT



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