



**CBT** COMMERCIAL

2512 Habersham Street, Savannah, GA

## EXECUTIVE SUMMARY

### 2512 Habersham Street

County	Chatham
Zoning	TC-1
# of Stories	3
Size (SF)	9,290
Site Acreage	0.32
Year Built	1941
Occupancy	Vacant
Parking	20 Spaces
HVAC	TBD

**List Price**                      **\$19/SF/Yr-NNN**



### HIGHLIGHTS

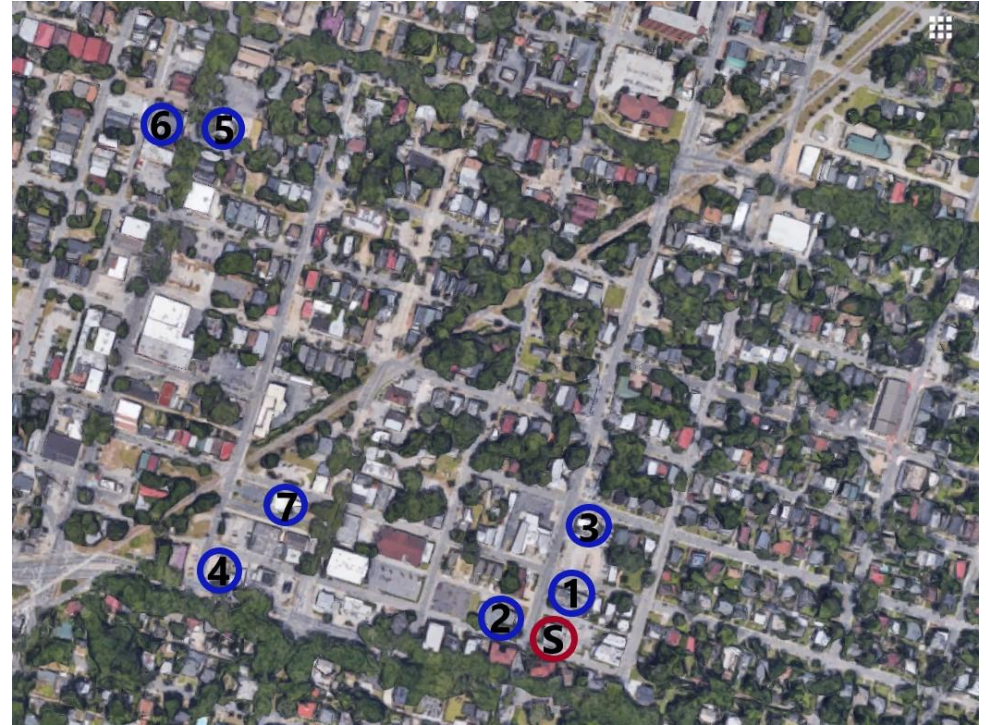
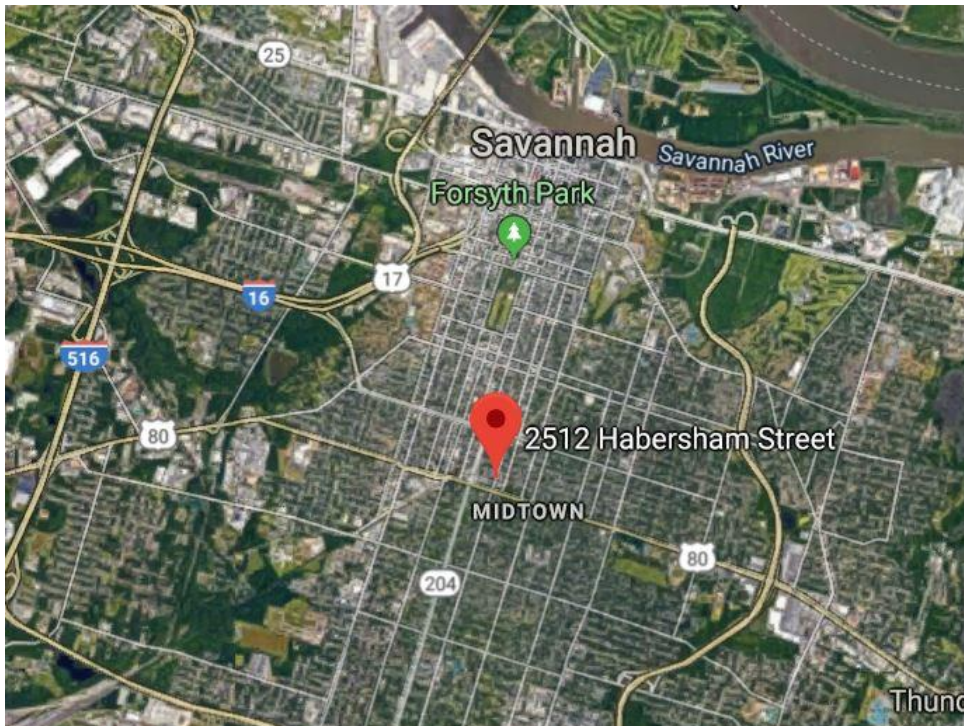
- Historic building
- Prime location
- Raw space for tenant build-out
- Adjacent parking lot

### Floor Mix

- 1<sup>st</sup> Floor – 3,750 SF
- 2<sup>nd</sup> Floor – 3,750 SF
- 3<sup>rd</sup> Floor – 1,790 SF

# DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	19,372	97,855	141,359
Total Households	8,370	37,339	53,347
Avg. Household Income	\$35,219	\$38,105	\$40,283



## **S – Subject Property**

- |                                  |                             |
|----------------------------------|-----------------------------|
| <b>1 – Chatham Ins. Partners</b> | <b>5 – The Vault</b>        |
| <b>2 – Habersham Dental</b>      | <b>6 – Starland Village</b> |
| <b>3 – Green Truck Pub</b>       | <b>7 – Suntrust Bank</b>    |
| <b>4 – Atlantic</b>              |                             |

# MARKET OVERVIEW

## SAVANNAH, GEORGIA

Established in 1733, Savannah is the county seat of Chatham County and is situated at the mouth of the Savannah River, near the South Carolina Border. Interstate 1-95 runs just west of the city while 1-16 and 1-516 run through the city. A major economic driver is the nation's 4th largest port, the Atlantic seaport, which is currently being dredged to allow for Panamax ships. Savannah is Georgia's fifth largest city and third largest metropolitan area.



### MAJOR EMPLOYERS IN SAVANNAH

Gulfstream Aerospace Corporation	Jet Aircraft, Aerospace Equipment
Memorial Health University Medical	Hospital
Savannah-Chatham County Board of Public Schools	Public Schools
Ft Stewart/ HAAF	Civilian Personnel
St Joseph's Candler Health Systems	Hospital
City of Savannah	Government
Savannah College of Art & Design	Education
Chatham County	Government
Georgia Port Authority	Ship Terminal Operation
SouthCoast Medical Group	Medical Care
Armstrong Atlantic State University	Education
US Army Corps of Engineers	Civil Engineering
Savannah State University	Education
International Paper	Paper Products, Chemicals, Corrugated Containers
Goodwill Industries of the Coastal Empire	Adult Vocational Rehabilitation
JCB Americas, Inc	Construction Equipment
Georgia Power Company-Coastal Region	Electric Utility
Imperial Sugar	Refined Sugar
Brasseler USA, Inc	Dental Instruments
The Landings Club	Private Club
Mitsubishi Power Systems Americas, Inc	Gas Turbines And Steam Turbines
CSX	Railroad

# EXTERIOR RENDERING

**3D View 7**  
ASB SCALE

**3D View 2**  
ASB SCALE

**3D View 6**  
ASB SCALE

**3D View 8**  
ASB SCALE

**Street View 1**  
ASB SCALE

**3D View 9**  
ASB SCALE

**FRONT LEFT**  
ASB SCALE

**ROOF RENOVATION & EXTERIOR IMPROVEMENTS FOR**  
2512 HABERSHAM STREET  
SAVANNAH, GA 31405

**LEGEND:**  
 NOT FOR CONSTRUCTION  
 RELEASED FOR CONSTRUCTION  
 DATE: 10/01/2024 BY: TSD

**PROJECT INFO:**  
 PROJECT NO: 251201  
 DATE: 10/01/2024  
 DRAWN BY: J  
 CHECKED BY: TSD

**SHEET NO:**  
A9.0

**KEYN & CO. LLC**  
 Consulting Engineers • Land Acquisition • Land Development  
 2000 Peachtree Dunwoody Rd., Suite 100 • Atlanta, GA 30328  
 404.487.1111

# EXTERIOR RENDERING



## ADDITIONAL IMAGES



**ADDITIONAL IMAGES**



## ADDITIONAL IMAGES





**Graham Sadler**

Office Phone: 912.233.6000 • Cell Phone: 912.398.0932 • [GSadler@CBTCommercial.com](mailto:GSadler@CBTCommercial.com)

Graham Sadler has over 18-years' experience in the real estate industry, with a broad range of expertise. He is active in all areas of commercial brokerage, but mainly focused on investment property (office, retail, mixed-use, multi-family and hospitality). Graham has transacted many historic adaptive reuse projects throughout Savannah's historic districts. Graham has served as President of Historic Savannah Foundation, and is active in its Revolving Fund property program.

**CBTCommercial**

CBT Commercial has extensive experience in commercial real estate investment, development, brokerage, negotiation, valuation, management, due diligence, market analysis, underwriting, debt and equity placement, asset repositioning, consulting, and workouts.

Our transaction experience crosses all property types and market cycles as well as different industry segments. We provide a wide range of commercial real estate brokerage services ranging from traditional property transactions to REO disposition to complex asset portfolio assignments.

## **DISCLAIMER**

The information contained in this 'Offering Memorandum' is proprietary and confidential. It is intended to be reviewed only by the party receiving it from CBT Commercial Realtors, or associated Brokerages, and it should not be made available to any other person or entity without the written consent of CBT Commercial Realty.

This Offering Memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. CBT Commercial makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, and the physical condition of the improvements thereon.

The information contained in this Offering Memorandum is deemed to be reliable; however, CBT Commercial makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Property showings are by appointment only.