



FOR SALE

1215 PRICE ST

SAVANNAH, GEORGIA 31401

THE OPPORTUNITY



OVERVIEW

1215 Price Street presents a compelling opportunity for investors, owner-users, and developers seeking a strategic foothold in one of the Southeast's most dynamic and rapidly growing markets. Positioned along the heavily traveled Price Street corridor, the property benefits from strong daily traffic counts, excellent visibility, and convenient access to the surrounding urban neighborhoods.

This approximately 6,100± square foot freestanding commercial building sits on a prominent corner site in Savannah's Victorian District, directly serving the dense surrounding residential communities. Originally constructed for grocery and neighborhood retail use, the property features a highly adaptable layout with expansive open retail space, generous ceiling heights, and substantial back-of-house areas ideal for storage, production, or distribution. Existing infrastructure—including refrigeration/freezer capacity, central HVAC, and a large roll-up door—provides immediate functionality for food-based concepts, specialty retail, light industrial uses, or creative adaptive reuse.

The site also offers the rare advantage of dedicated off-street parking, a valuable amenity in Savannah's urban core. Surrounded by growing residential density, neighborhood businesses, and continued reinvestment throughout the district, the property is well positioned to capture consistent local demand.

Savannah continues to experience strong population growth, tourism expansion, and neighborhood revitalization, further enhancing the long-term investment potential of well-located urban commercial assets. With its strategic location, flexible design, and strong underlying market fundamentals, 1215 Price Street represents a rare opportunity to acquire a highly visible property with significant upside for retail activation, redevelopment, or long-term investment.

HIGH VISIBILITY RETAIL/REDEVELOPMENT OPPORTUNITY

1215 PRICE ST | SAVANNAH, GA 31401



SALE INFO



HIGHLIGHTS

- FREE STANDING COMMERCIAL BUILDING
- HISTORIC VICTORIAN DISTRICT NEIGHBORHOOD
- HIGHLY-VISIBLE CORNER LOCATION
- FLEXIBLE BUILDOUT OPTIONS
- DEDICATED OFF-STREET PARKING
- REDEVELOPMENT POTENTIAL
- WALKABILITY + CONSISTENT HIGH TRAFFIC
- SURROUNDED BY DOWNTOWN AMENITIES

BUILDING SIZE **6,161 SQUARE FEET**

LOT SIZE **0.27 ACRES**

SALE PRICE **\$3,400,000**

PINs **2005306014 AND 2005306003**

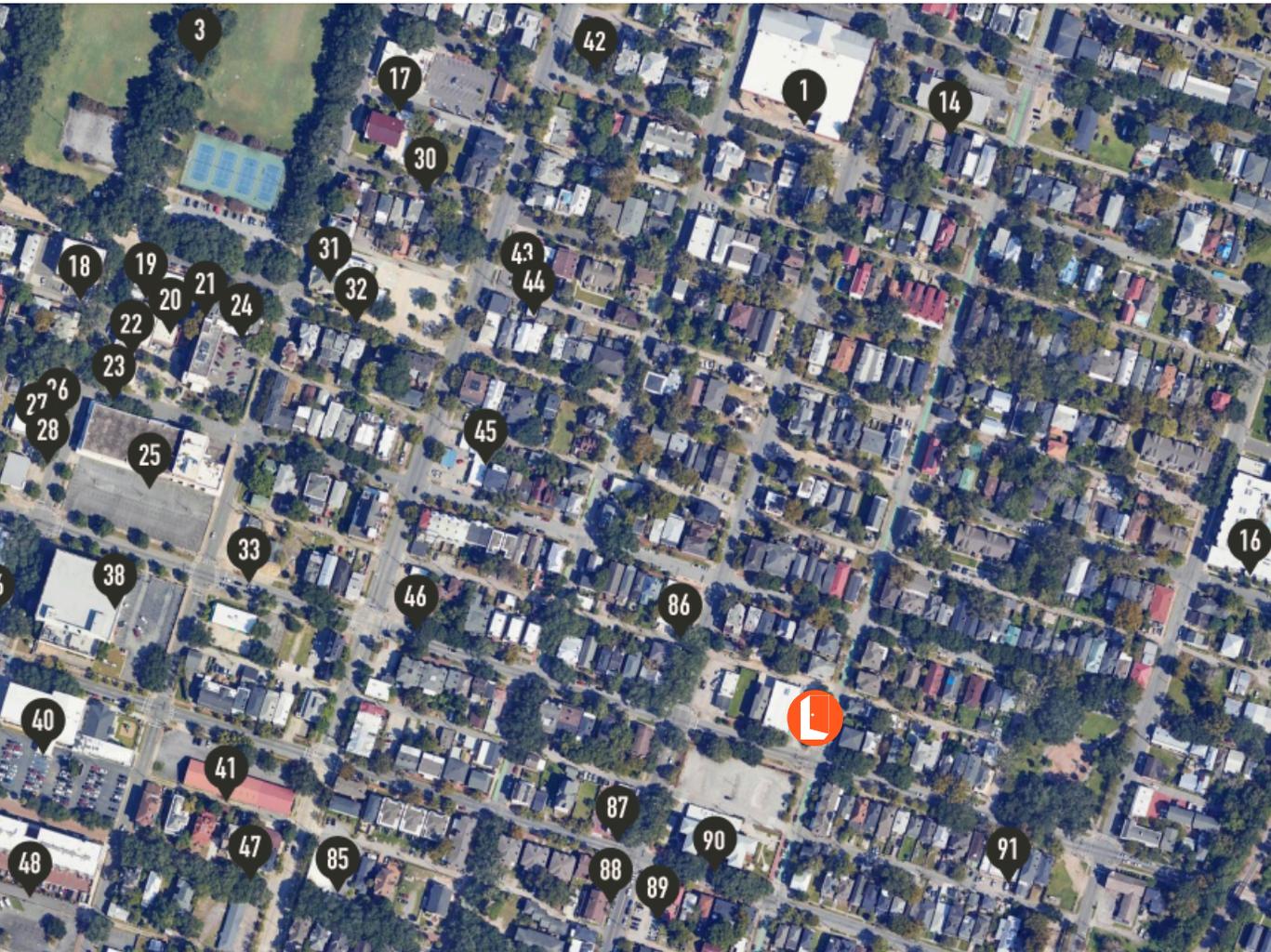
ZONING **TC-1 (TRADITIONAL COMMERCIAL)**

FLOOD ZONE **X**

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LOCATION INFO

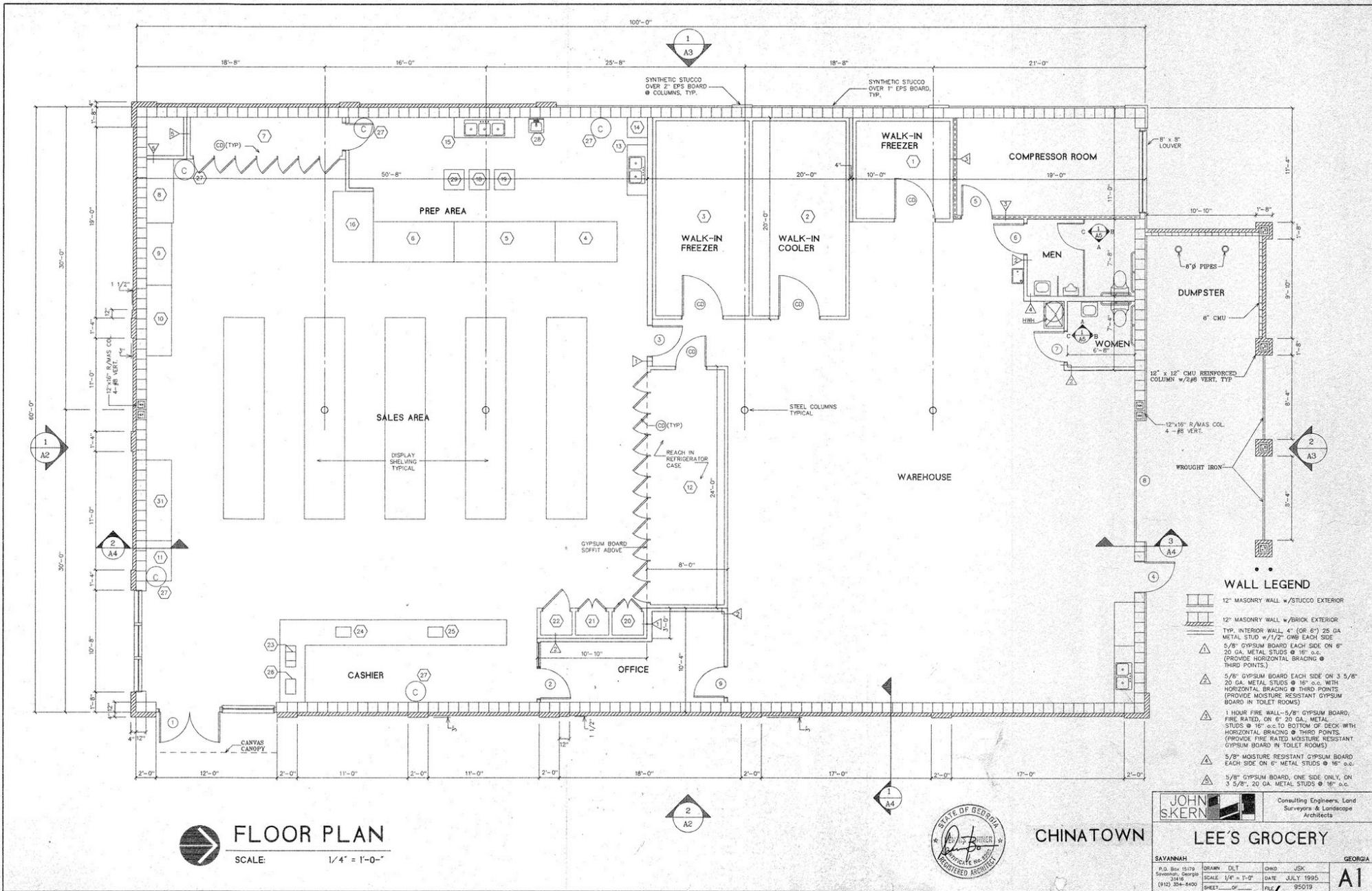


POINTS OF INTEREST

1. Kroger
3. Forsyth Farmers' Market
14. The Vault Goodwill Boutique
16. Park+Broad Boutique Apartments
17. Savannah Economic Development Authority
18. Bouhan Falligant LLP
19. Brighter Day Natural Foods Market
20. Sentient Bean
21. Le Chai Wine Shop
22. American Legion
23. Local 11Ten
24. Telfair Arms Apartments
25. First City Films
26. Alexander's Bistro
27. Neighborhood Comics
28. White Whale Craft Beer
30. Catherine Ward House Inn
31. West Construction Co
32. Gatin & Hill Attorneys
33. Future Development Site
38. AT&T Georgia
40. Bull Street Baptist Church
41. Mavis Tire & Brakes
42. ExperCARE Urgent Care
43. Domino's Pizza
44. Victorian Market
45. The Cuban Window
46. Peking House
47. eMarie Nails
48. The Matadora Apartments
85. Lynch Associates Architects
86. Trelor Park - Pizza Party
87. Shuk Mediterranean
88. Rody's Records
89. Bobbie's Diner
90. SCAD - Garvin Hall
91. Carnegie Library

VICTORIAN DISTRICT PROPERTY FOR SALE
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CONTACT



CLARA FISHEL

Broker/Principal
clara@level-cre.com
+1 912 398 1522

LEVEL CRE
+1 912 250 9535