

For Lease

Prime Retail Destination

The Baxly | 630 Indian Steet, Savannah, GA

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Colliers

Retail Highlights

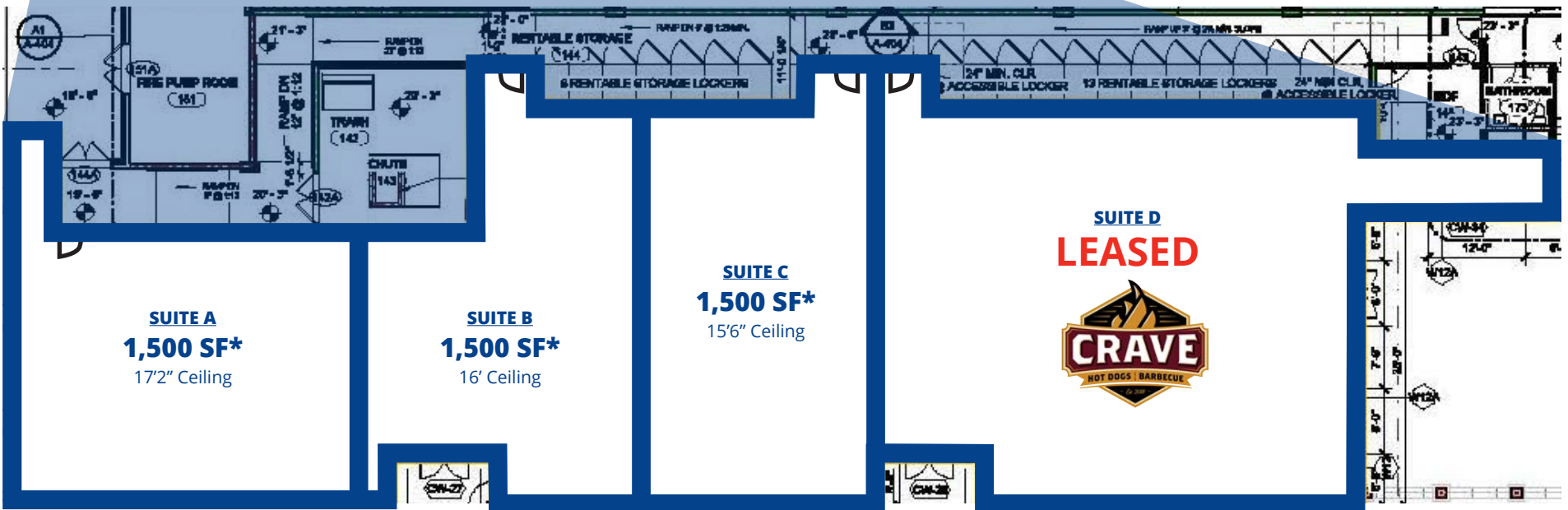
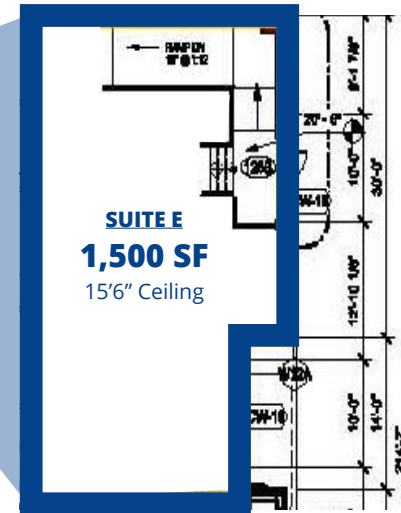
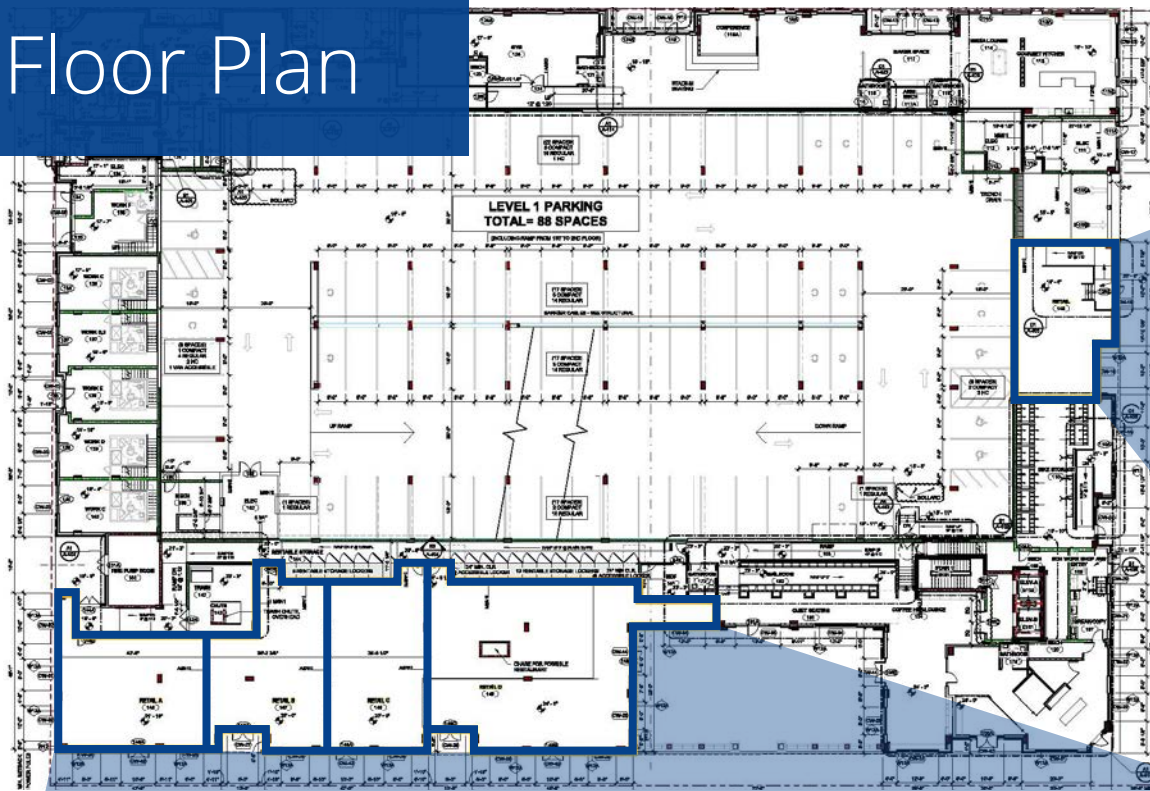
- Ground floor retail space is available at The Baxly, a brand new 275 unit apartment community
- Ideal for specialty retail, boutique clothing, upscale restaurants, or similar uses
- Street and garage parking available
- Located steps from the Savannah College of Art & Design (SCAD), the Savannah Riverwalk, and Savannah's thriving downtown scene
- Surrounded by outstanding local and national restaurants, historic hotels, flourishing businesses, and major shopping districts
- Three minute walk to Plant Riverside, a new 4.5 acre riverfront entertainment district and JW Marriott 419-room hotel
- Multiple apartment communities with over 600 units, and SCAD educational buildings are located within three blocks of the property

Availability

SUITE	SIZE	NOTES
Suite A	1,500 SF	Retail/office space
Suite B	1,500 SF	Retail/office space
Suite C	1,500 SF	Retail/office space
Suite D	3,000 SF	LEASED
Suite E	1,500 SF	Retail/office space



Floor Plan



*Suites A to C are contiguous to 4,500 SF

Property Photos



Savannah's West End



Amenities Within a 15 Minute Walk



49 Hotels



91 Restaurants



84 Bars



124 Shops

Savannah's West End



River Street Hotels

JW Marriott @ Plant Riverside	419 Rooms
Alida Hotel	173 Rooms

Indian Street Student Housing

The Baxly	245 units
The Hue	145 units
Olmsted Savannah	163 units
SCAD River Residence Hall	804 Beds

Indian Street Retailers

Service Brewing Company

Indian Street SCAD School Buildings

(serving up to 2,300 students)

Hamilton Hall
Alexander Hall
Adler Hall
Fahm Hall

Pictured: Plant Riverside District, the hub of the largest mixed-use development in the area



Local Area Overview

Ideally located on the Atlantic Ocean, the Savannah region is home to close to one million people and a skilled workforce that includes more than 4,000 military transitioning to the civil sector each year. Our 17 area colleges and universities with more than 81,000 students are producing a top talented workforce in industries ranging from creative and technical services to advanced manufacturing to healthcare tech and more.

With the largest landmarked historic district in the nation, more art galleries per capita than New York City, 22 grassy moss-draped squares, award-winning restaurants, nights filled with live music and film festivals and weekends relaxing on the beach, the good life is here.

The 2024 Savannah Economic Trends publication from Armstrong State University reports that special interest tourism activities such as visiting historic places, seeing cultural attractions and enjoying exceptional culinary experiences are in high demand among Savannah's leisure tourists compared to the national averages. Further growth in exceptional culinary experiences should continue to support interest in Savannah as a "foodie" destination. Similarly to past years, Savannah continues to receive much recognition for both its business and cultural richness.

Sources: ESRI, SEDA, Savannah Chamber

Visitor
Spending
\$4B
in 2022

South's
BEST
CITIES
2024

Southern Living

Savannah College of Art & Design

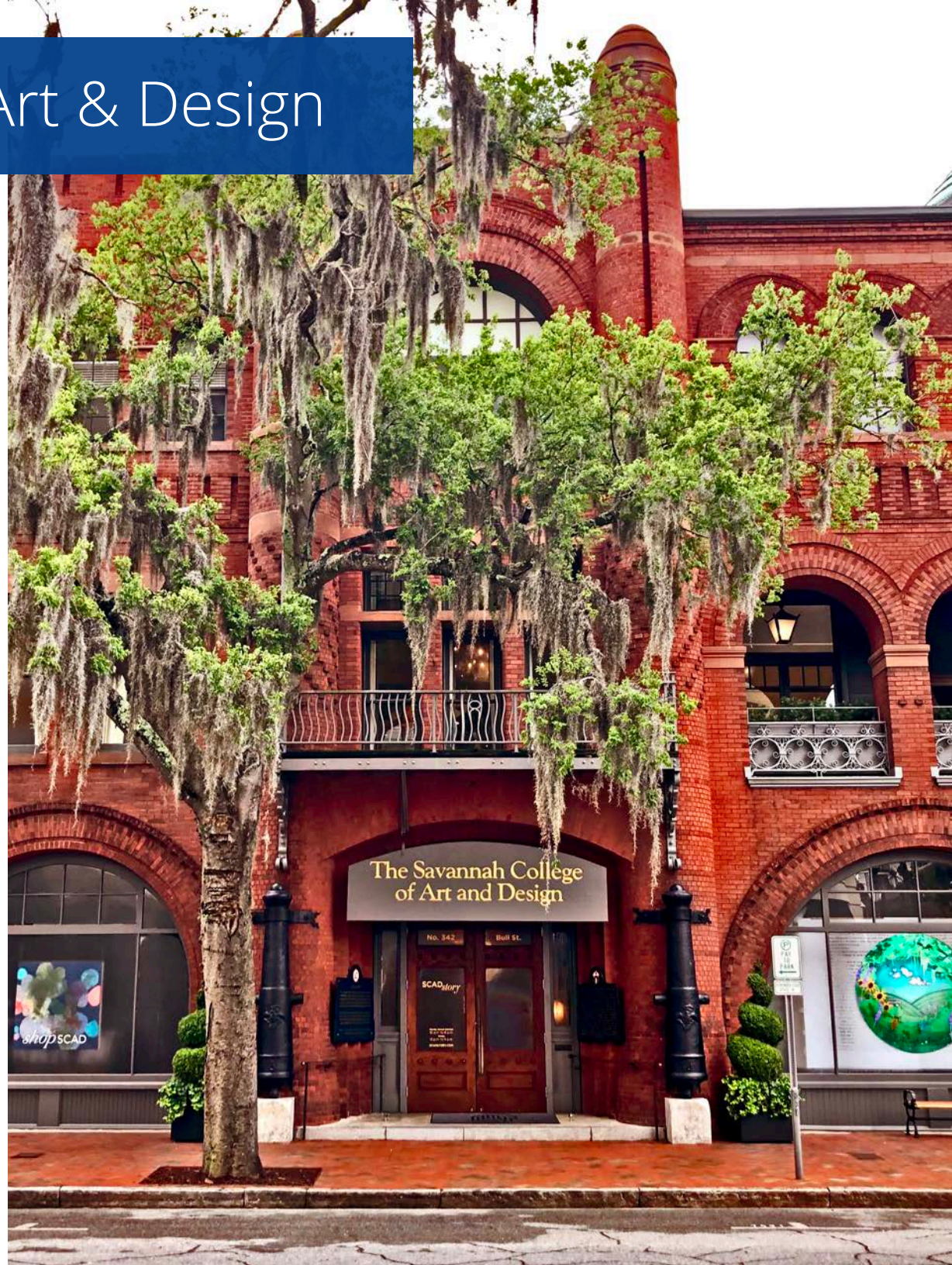
The Savannah College of Art and Design (SCAD) is a private, nonprofit, accredited institution conferring bachelor's and master's degrees to prepare talented students for professional careers. SCAD offers more than 100 degree programs, as well as minors in more than 75 disciplines. The diverse student body, consisting of more than 17,500 students, comes from 50 U.S. states and more than 120 countries worldwide. SCAD's main campus is located in downtown Savannah, GA with satellite campuses in Atlanta and Lacoste, France.

Ranked the
**#1 ART
SCHOOL**
in the United States

More than
17,500
STUDENTS
attend SCAD annually

70+ Historic
Buildings
interwoven throughout downtown Savannah

Employs Nearly **1,900**
full and part-time **Employees**



Demographics

Savannah is the oldest city in the State of Georgia and is located in the far-east portion of the state along the Atlantic coast. According to 2023 US Census, by 2060, 1.4 million people will call the Savannah MSA home. Dynamic population growth, a robust business climate, and a thriving artistic and cultural community combine to create the highest quality work and home environments. Savannah's allure has been recognized nationally by Travel + Leisure as "Best U.S. Cities" (#4), "The South's Best Cities" (#2) by Southern Living and was named #1 for smaller cities in "Best Places to Live and Work as a Moviemaker" in 2020 by Moviemaker Magazine.

13% 10-year population growth rate, more than double the U.S. growth rate

Savannah Metro Area will add **more than 180,000** people from 2025 to 2060

44%

of the population has earned an **associate's degree or higher**

- Top Tourist Destination
- Low Cost of Living
- Expanding Airport
- Innovative Education Options
- Large Military Installations
- Port of Savannah

%	Age Group
27%	0 - 20
9%	12 - 24
15%	25 - 34
32%	35 - 59
16%	60 - 84
1%	84+

%	Income
10%	<\$15,000
7%	\$15,000 - \$24,999
8%	\$25,000 - \$34,999
10%	\$35,000 - \$49,999
21%	\$50,000 - \$74,999
15%	\$75,000 - \$99,999
16%	\$100,000 - \$149,000
13%	\$150,000 +

%	Labor Force
4%	Construction
10%	Manufacturing
3%	Wholesale Trade
12%	Retail Trade
10%	Transportation/Utilities
3%	Finance/Insurance/Real Estate
52%	Services
6%	Public Administration



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