

RESTAURANT RETAIL/STAND-ALONE BUILDING

609 E MONTGOMERY CROSSROAD



\$23/SF NNN

Leasing Opportunity

- 1,587 SF stand-alone retail building
- 14 space private parking lot with extra patio space
- Plumbed for 3-bin sink and mop sink
- Walk-up window for ordering
- Room for interior seating/dining area
- 19,300 daily drive by traffic
- Great signage exposure from Montgomery

For more information, please contact:



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Offering Summary

| | |
|---------------|-----------------|
| Lease Rate: | \$23.00/SF/Year |
| Structure: | NNN |
| Available SF: | 1,587 SF |
| Divisible: | No |
| Zoning: | B-N |
| Condition: | Average |
| Available: | Today |

Traffic (Montgomery Crossroad Frontage)

| | |
|-------------------|--------|
| AADT: | 19,300 |
| Single Unit AADT: | 447 |
| Combo Unit AADT: | 50 |
| Truck %: | 3% |

Property Description

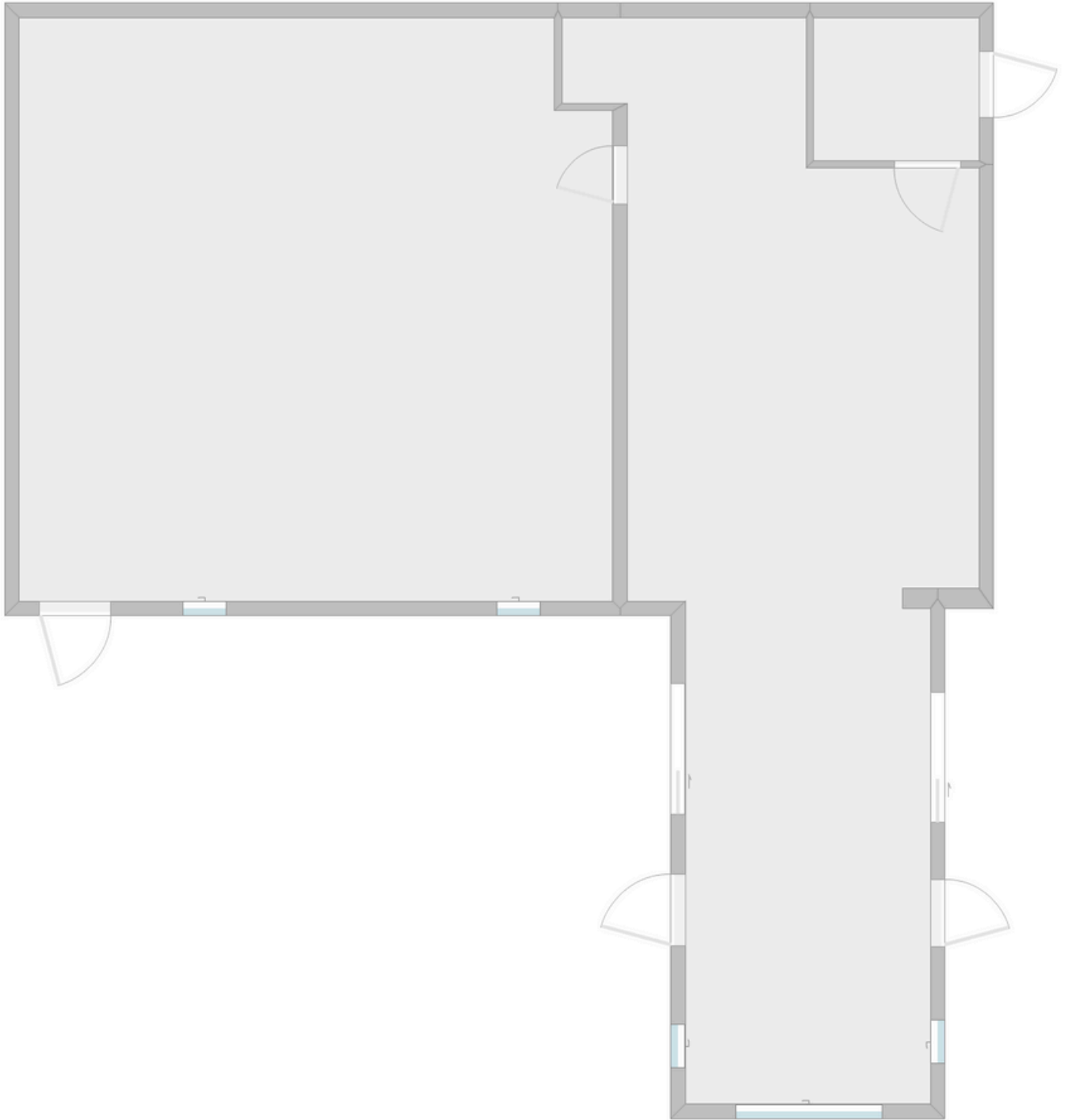
1,587 square foot stand-alone retail building with private parking lot available for lease on Montgomery Cross in Savannah. Previously operated as a snow-cone business, this property is ideally located on a high traffic location with 19,300 daily drive-by traffic and great signage exposure. Private parking lot offers approx. 14 spaces, wired for plenty of exterior lighting, and security camera system. Interior has gravity-fed plumbing in place for 3-bin sink, mop sink, and plenty of operational prep space. Building offers an approx. 27' x 26' large office, studio or storage room connected to the front of the house. Negotiable lease terms available.

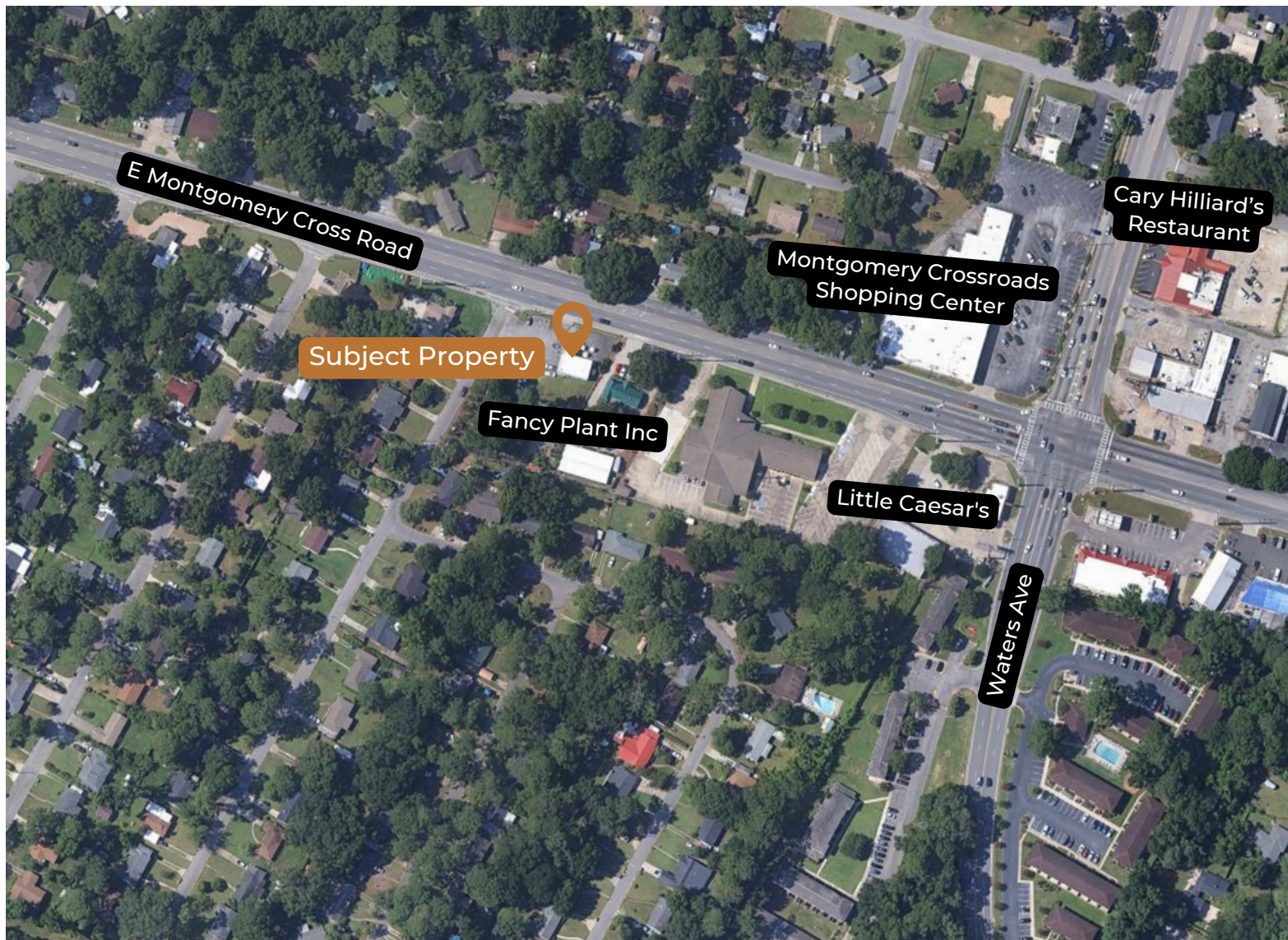
Property is also available for sale at \$575,000.

Commercial Space Photos

609 E MONTGOMERY CROSSROAD







Restaurant and Sites Nearby:

- Cary Hillard's Restaurant
- Little Caesar's Pizza
- Texas Road House
- Zaxby's
- Chicken Salad Chick
- Kim Chi II Korean Restaurant
- Corrabba's Italian Grill
- CVS Pharmacy
- Montgomery Crossroads Shopping Center
- Kroger's
- Oglethorpe Mall
- Crossroads Animal Hospital
- Fancy Plants Inc.

MARKET OVERVIEW

609 E MONTGOMERY CROSSROAD



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

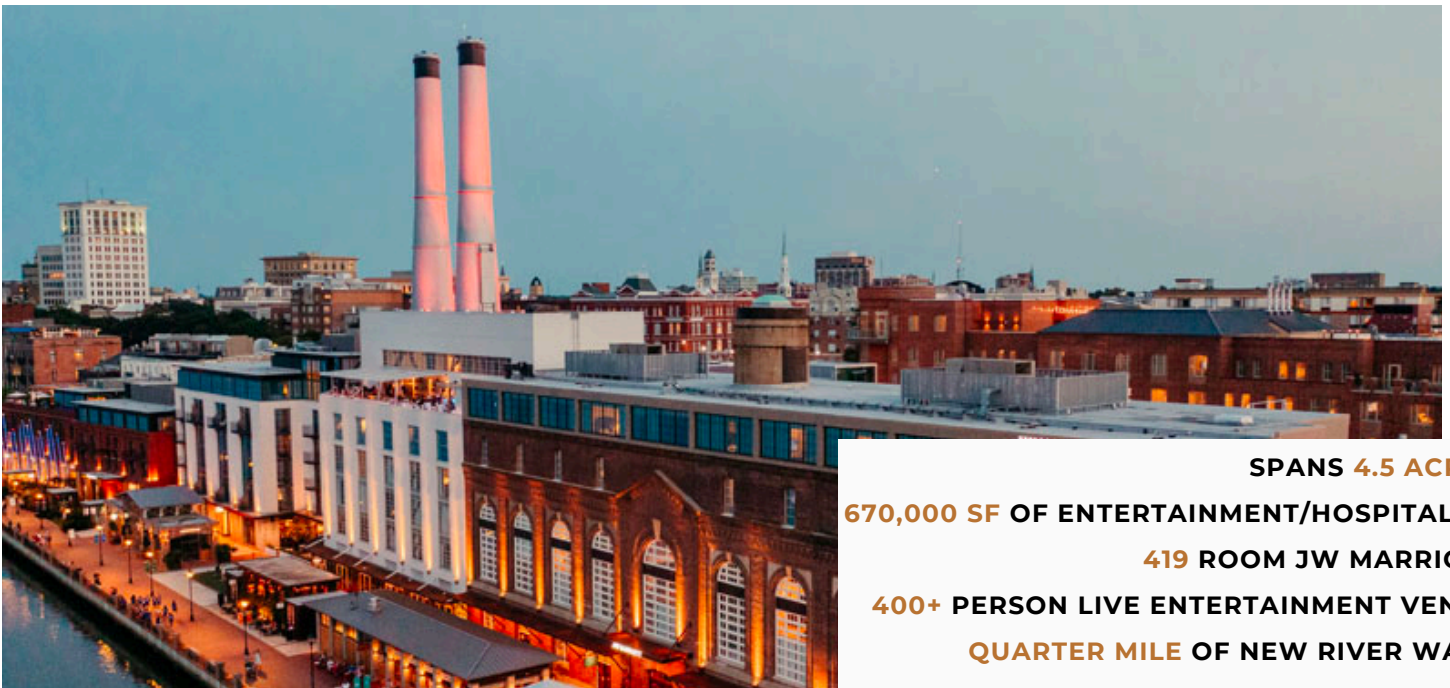
#2

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.

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PROPERTY MANAGEMENT

DEVELOPMENT



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