



## ABOUT THE PROPERTY

### Premier Office Opportunity in the Commercial Drive Business District

Available for the first time, 8 Commerce Place is a well-maintained commercial property in the sought-after Commercial Drive area of midtown Savannah. For over 28 years, it has housed a successful interior design firm.

Currently configured as a turnkey office, the first floor includes a reception/showroom area, four private offices, a conference room, a break area, two restrooms, and an attached 350 SF storage unit. The second floor offers five spacious rooms suitable for offices or collaborative workspaces.

The property features ten private parking spaces and is zoned B-N (Neighborhood Business), with no property owners' association or restrictive covenants, providing operational flexibility.

Located minutes from numerous dining options, businesses, and local retail, this property is an exceptional opportunity for owner-occupants or investors in midtown Savannah. Seller financing is also available.

## HIGHLIGHTS

 \$865,000

3,760 SF  
 +/-2,280 SF 1ST FLR,  
+/-1,480 SF 2ND FLR

 PARCEL ID: 20534 12058  
ZONING: B-N  
(NEIGHBORHOOD BUSINESS)

 OFFICE, MEDICAL, CREATIVE  
SPACE, SERVICE-RELATED  
BUSINESS, ETC...

 CONVENIENT TO  
ABERCORN/HWY 204, HWY  
17, LITTLE NECK ROAD

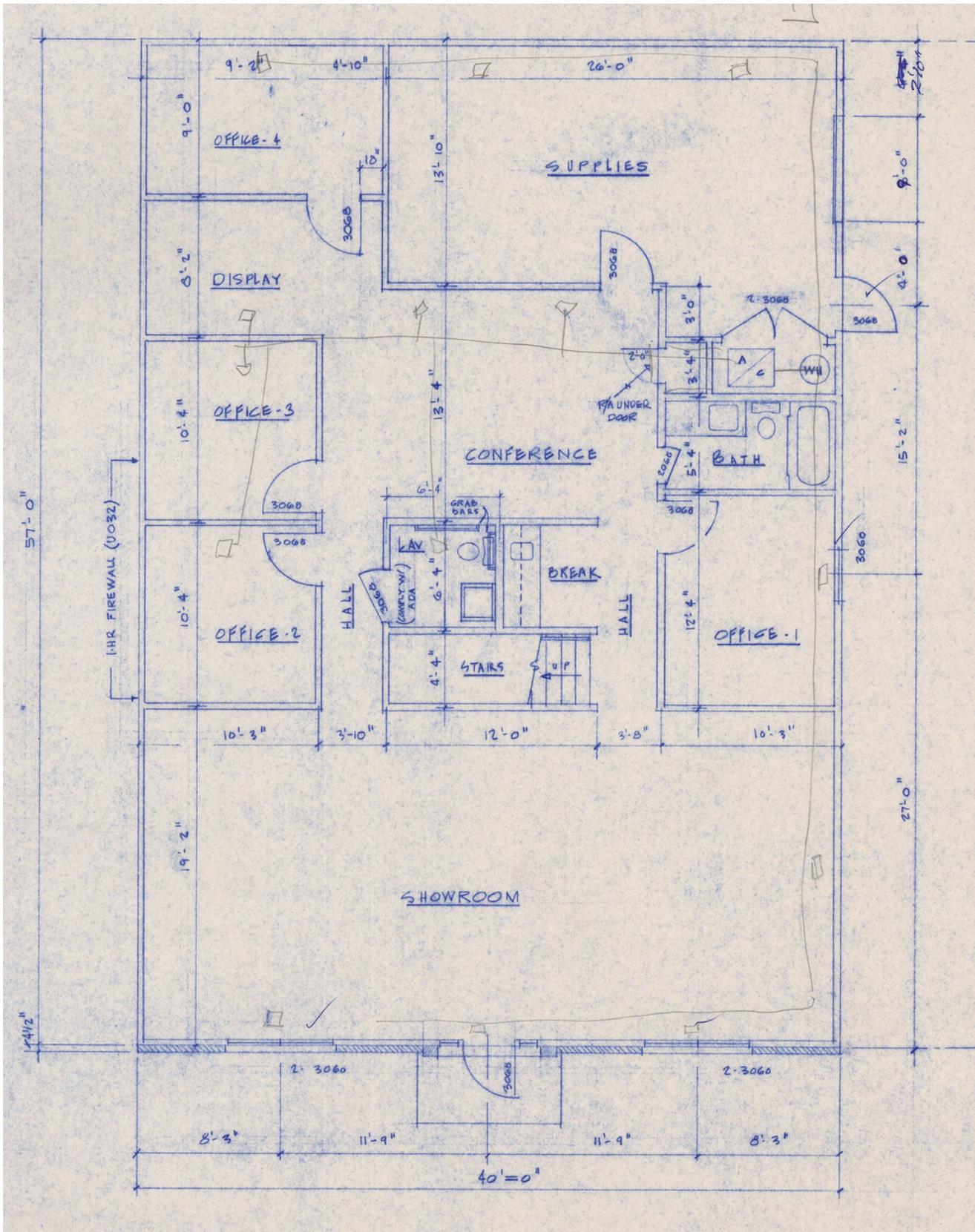
# EXTERIOR & STORAGE IMAGES



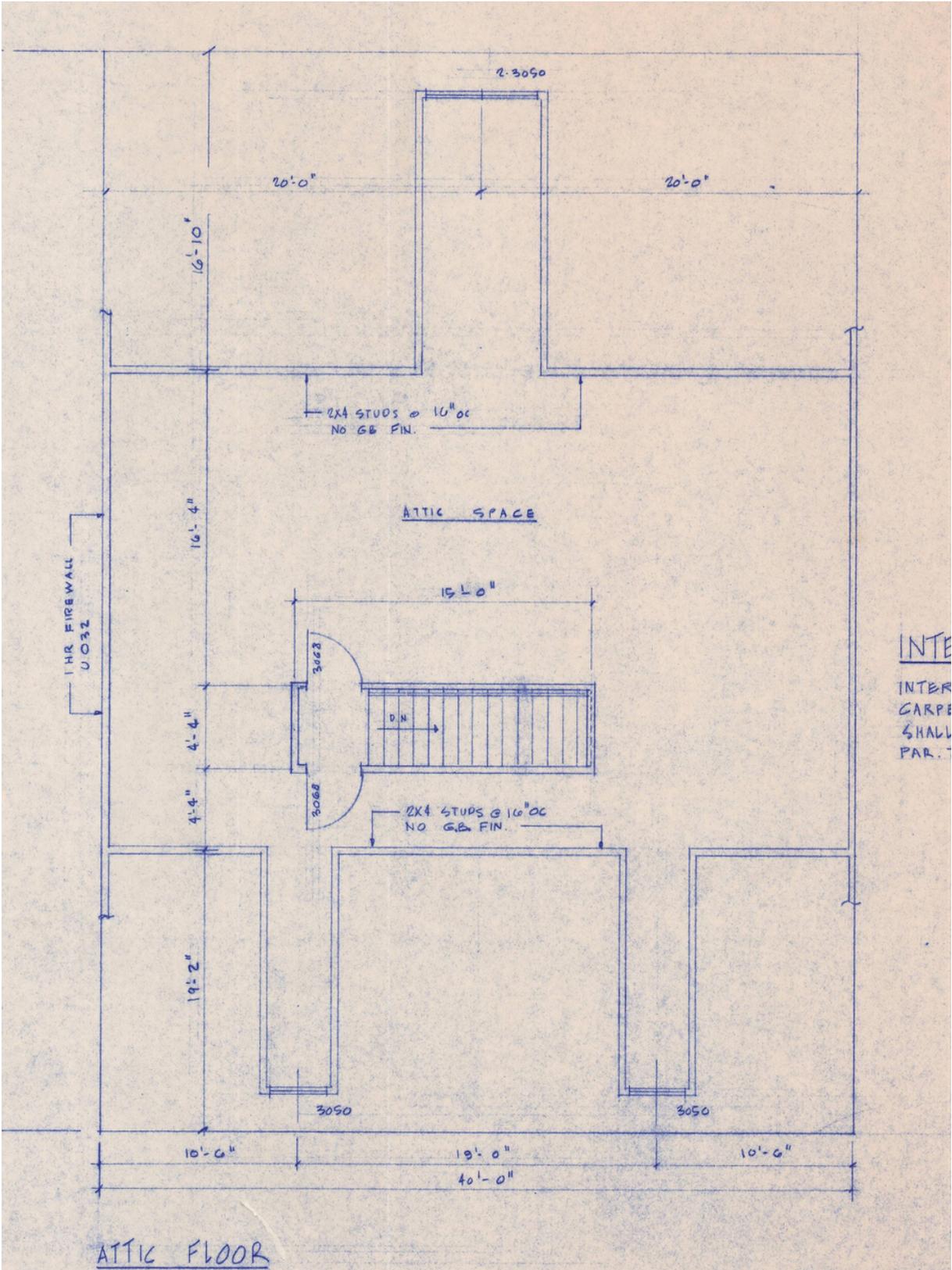
# INTERIOR IMAGES



# FIRST FLOOR - FLOOR PLAN



# SECOND FLOOR - FLOOR PLAN



# LOCATION MAP



# AREA DEMOGRAPHICS

2024 AREA DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
 POPULATION	24,625	142,748	242,418
 AVG. HH INCOME	\$67.7K	\$73.4K	\$82.7K
 NO. OF HOUSEHOLDS	10,347	58,940	98,568
 DAYTIME EMPLOYEES	34,390	82,216	129,842

**KATIE CHANCY** Managing Broker  
 O: (912) 944-4410 | M: (912) 308-3111  
 k.chancy@daicommercial.com

**CHRISTINA MCINTOSH** Associate Broker  
 MCINSTOSH REALTY  
 M: (912) 272-34631 christinainsavannah@gmail.com