



FOR SALE | LEASE

38 W Derenne Avenue | Savannah, GA 31405

Located along W Derenne Ave & the entry to Interstate 516 this offers a prime opportunity for medical office user seeking a prime, build-to-suit space. The building features excellent highway frontage, strong visibility, and ample on-site parking for patients and staff. Just around the corner from St. Joseph Candler Hospital and Memorial Hospital.

MATT ORVILLE

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PROPERTY HIGHLIGHTS

- **8,000 SF**
- CLASS B STEEL STRUCTURE WITH BATHROOM & KITCHEN
- 20 PARKING SPACES
- RETAIL OR MEDICAL FLEXIBILITY
- TENANT CONTROLS BUILD-OUT
- TRAFFIC COUNT: 63,172 VPD
- LEASE RATE: \$32.51/SF
- MONTHLY INSTALLMENT BASE RENT: \$21,671.60
- ANNUAL BASE RENT: \$260,059.20
- LEASE: 01/25/2025 - 06/30/2040
- 15-YEAR LEASE INTACT TO CVS PROVIDING STABLE INCOME - SPACE WILL REMAIN "DARK", SO OWNER/USER OR A DEVELOPER CAN COLLECT RENT WHILE PERMITTING.

EXPLORE 38 W DERENNE AVE



MATT ORVILLE

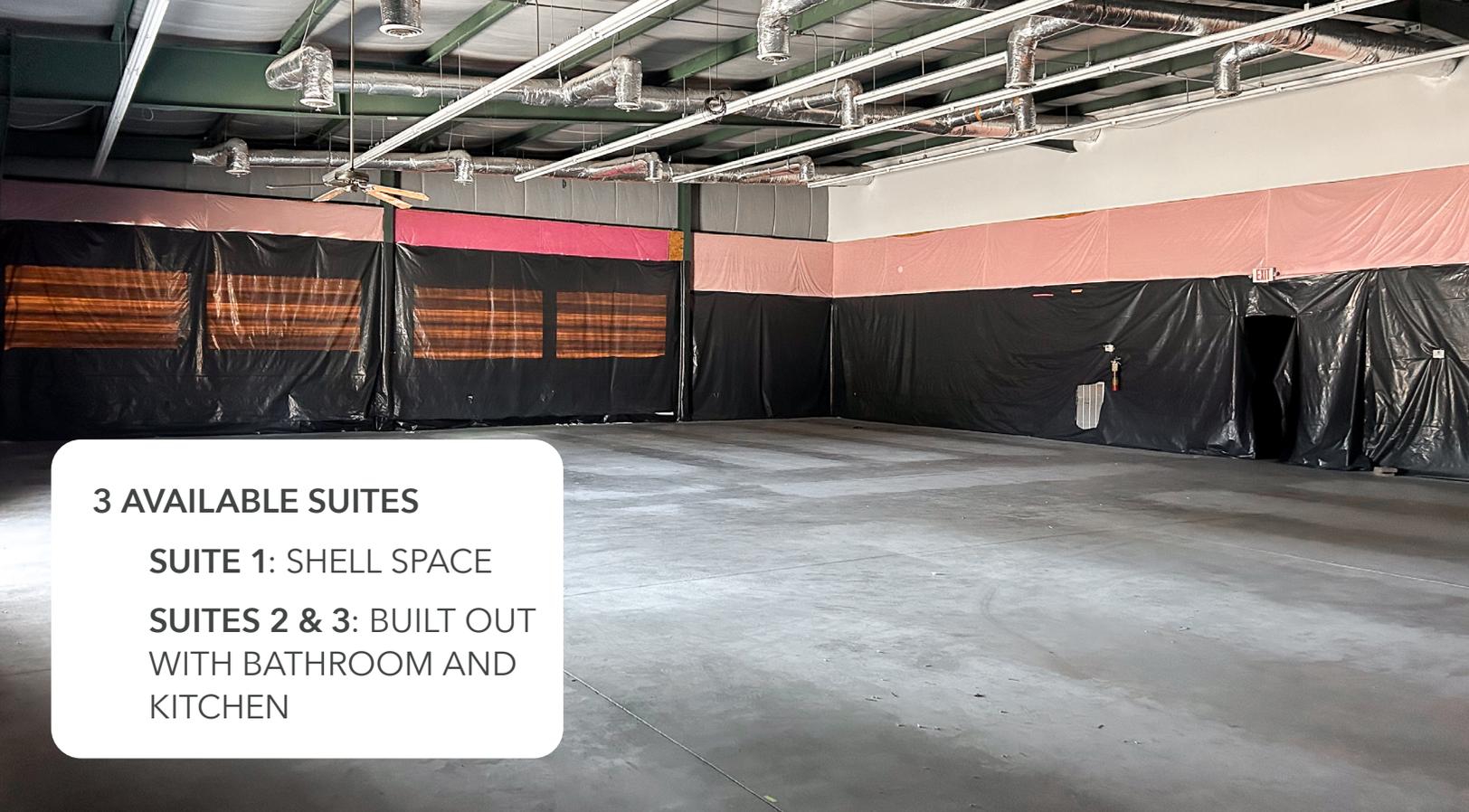
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3 AVAILABLE SUITES

SUITE 1: SHELL SPACE

**SUITES 2 & 3: BUILT OUT
WITH BATHROOM AND
KITCHEN**



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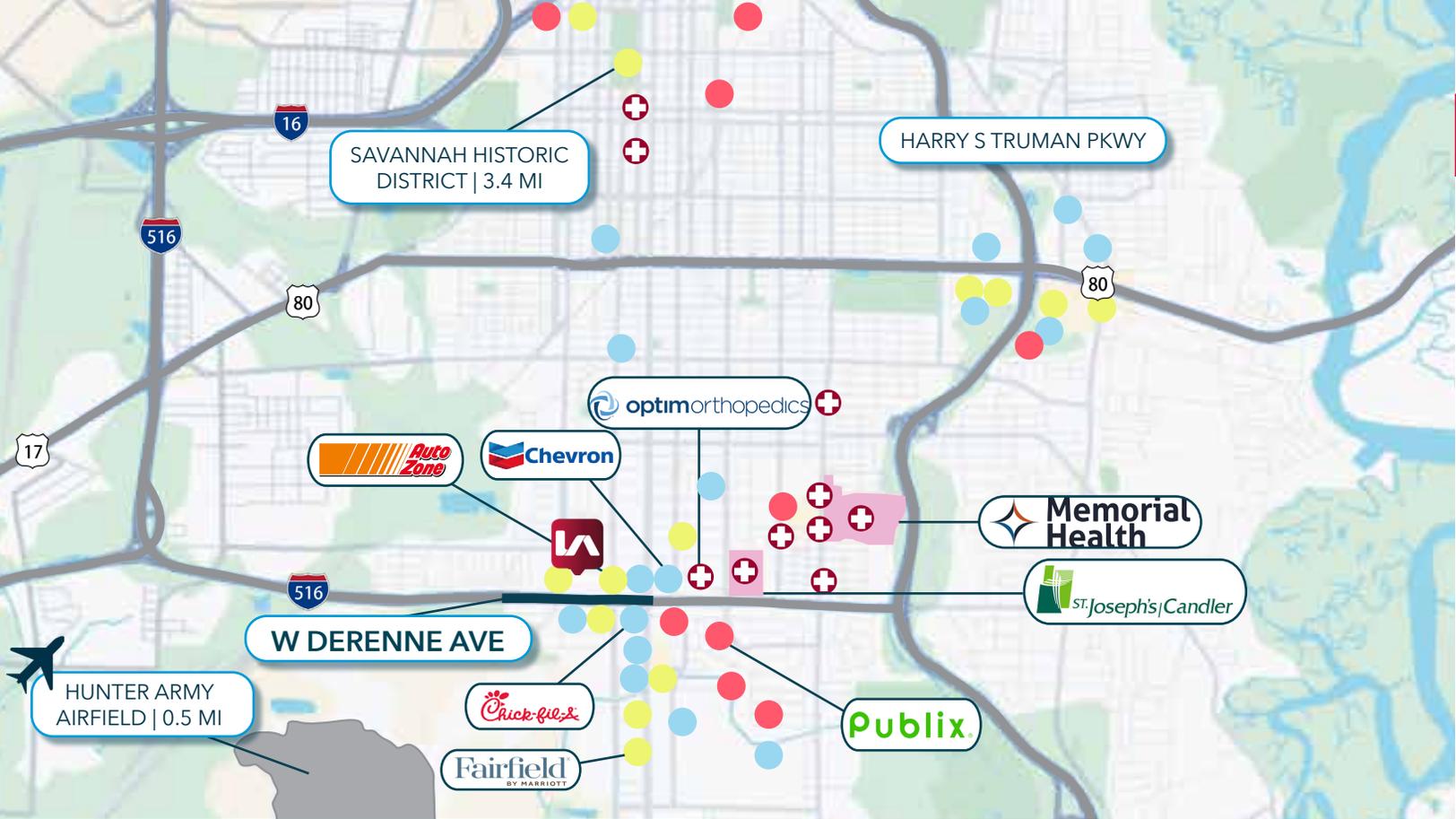
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LOCATION HIGHLIGHTS

- | | | | | | |
|---|---|--|---|--|---|
| <p>● Restaurants</p> <ul style="list-style-type: none"> • Burger King • Cafe Taureau • Chick-fil-A • Checkers • Dunkin Donuts • Five Guys • Flora & Fauna • Hip-Hop Fish & Chicken • OAK's 36 Bar & Kitchen • Shu Hot Pot Korean • Midtown Sports Grill • WillYum's | <p>● Entertainment/Shopping</p> <ul style="list-style-type: none"> • ALDI • Chevron • CVS • Family Dollar • Fresh Market • Publix • Savannah Riverwalk • Tricentennial Park • Target • UPS Store • Walgreens • YMCA | <p>● Extra Amenities</p> <ul style="list-style-type: none"> • AutoZone • Baymont by Wyndham • DoubleTree by Hilton • Fairfield by Marriott • Hampton Inn • Home Depot • RNR Tire Express • Optim Orthopedics • Savannah International Airport 13.5 MI • Savannah Historic District 3.4 MI | | | |
| <p>+ Medical Office Building</p> <table border="0" style="width: 100%;"> <tr> <td style="vertical-align: top;"> <ul style="list-style-type: none"> • Memorial Hospital • St. Joseph's Candler • Optim Othopedics </td> <td style="vertical-align: top;"> <ul style="list-style-type: none"> • Pediatric Association of Savannah • Medical Health Center </td> <td style="vertical-align: top;"> <ul style="list-style-type: none"> • Southcoast Health Pediatrics • St. Mary's Health Center • Savannah Pediatrics ENT </td> </tr> </table> | | | <ul style="list-style-type: none"> • Memorial Hospital • St. Joseph's Candler • Optim Othopedics | <ul style="list-style-type: none"> • Pediatric Association of Savannah • Medical Health Center | <ul style="list-style-type: none"> • Southcoast Health Pediatrics • St. Mary's Health Center • Savannah Pediatrics ENT |
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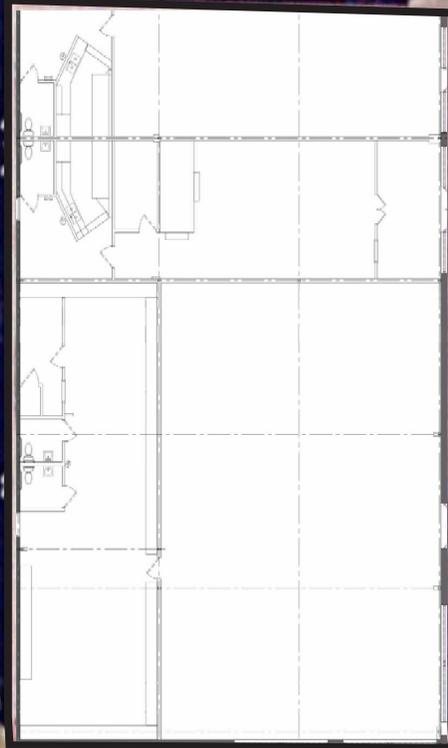
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FLOOR PLAN



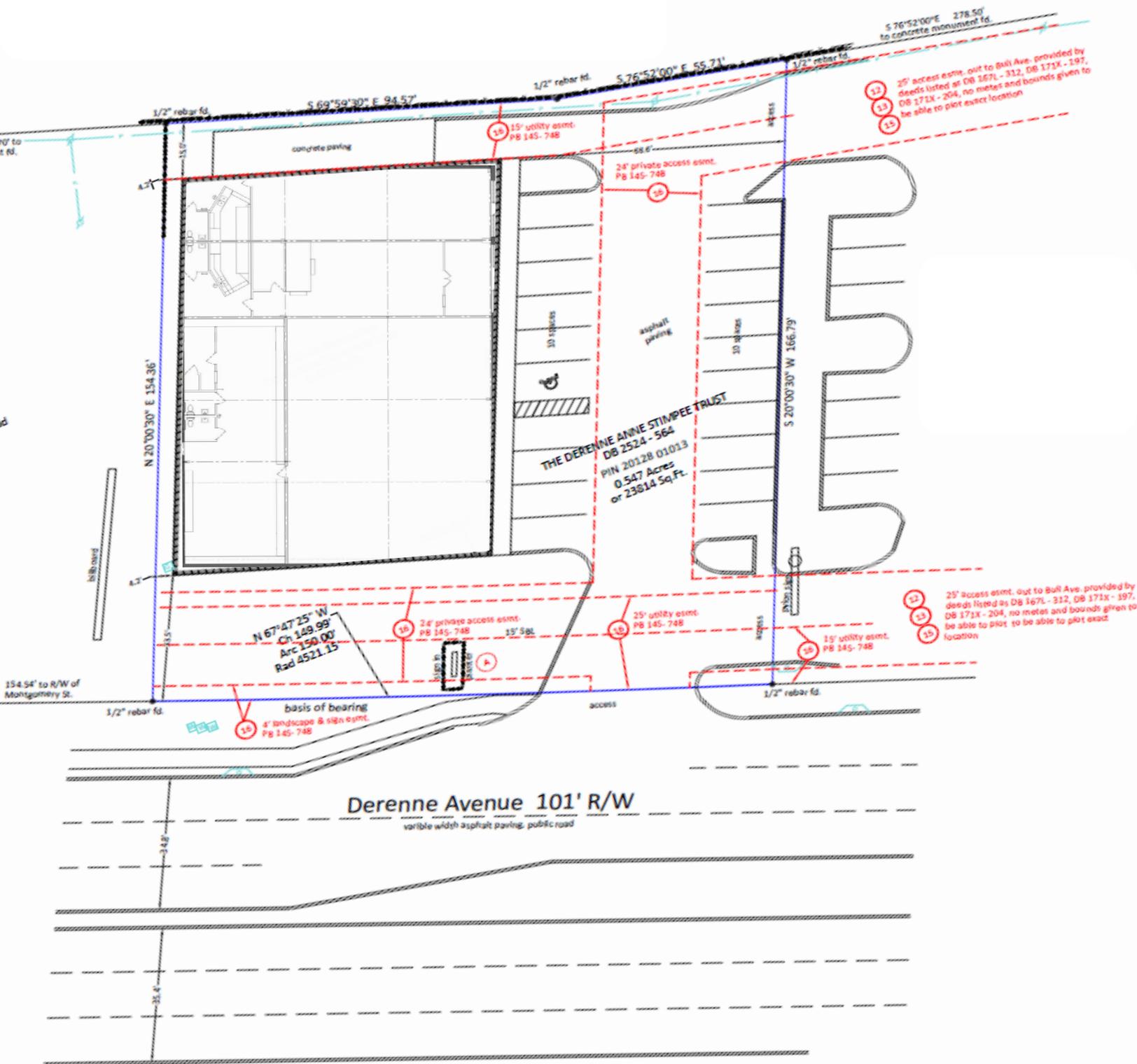
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PROPERTY SURVEY



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RNR
TIRE EXPRESS

DUNKIN'
DONUTS

Auto Zone

BURGER KING

Chevron

Chick-fil-e

CVS

bp



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