



Downtown Savannah



For Sale: \$3,000,000

Rare Infill Retail/Flex Opportunity

Strategically Located Near Downtown Savannah & Port Logistics Corridors

 737 Wheaton Street | Savannah, Georgia 31401

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Property Overview

Highlights

- **Highly Visible Commercial Location** – Prominent frontage along Wheaton Street with strong accessibility and visibility just minutes from Downtown Savannah and the rapidly growing East side corridor.
- **Flexible Light Industrial Zoning** – Existing I-L-T zoning supports a variety of commercial uses including showroom, warehouse, distribution, contractor services, retail supply, trade sales, flex industrial, and service-oriented businesses.
- **Functional Site Layout** – ±1.68-acre site with yard/storage potential, and convenient access for deliveries, fleet vehicles, and customer traffic.
- **Strategic Port & Logistics Access** – Excellent connectivity to Interstate 16, Highway 80, Ocean Terminal, and Garden City Terminal provides efficient access for logistics, distribution, and last-mile operations.
- **Growing Urban Customer Base** – Positioned near dense residential neighborhoods, Downtown Savannah, SCAD, and expanding mixed-use development, creating strong demand for retail, showroom, and service users.
- **Rare Infill Opportunity** – Limited availability of centrally located industrial/flex product within Savannah’s urban core offers users and investors a unique opportunity to secure space in a supply-constrained market.
- **Ideal for Owner-Users or Investors** – Suitable for businesses seeking a centrally located operational hub or investors targeting Savannah’s growing flex and light industrial demand.

Property Details

Address 737 Wheaton Street, Savannah, Georgia 31401

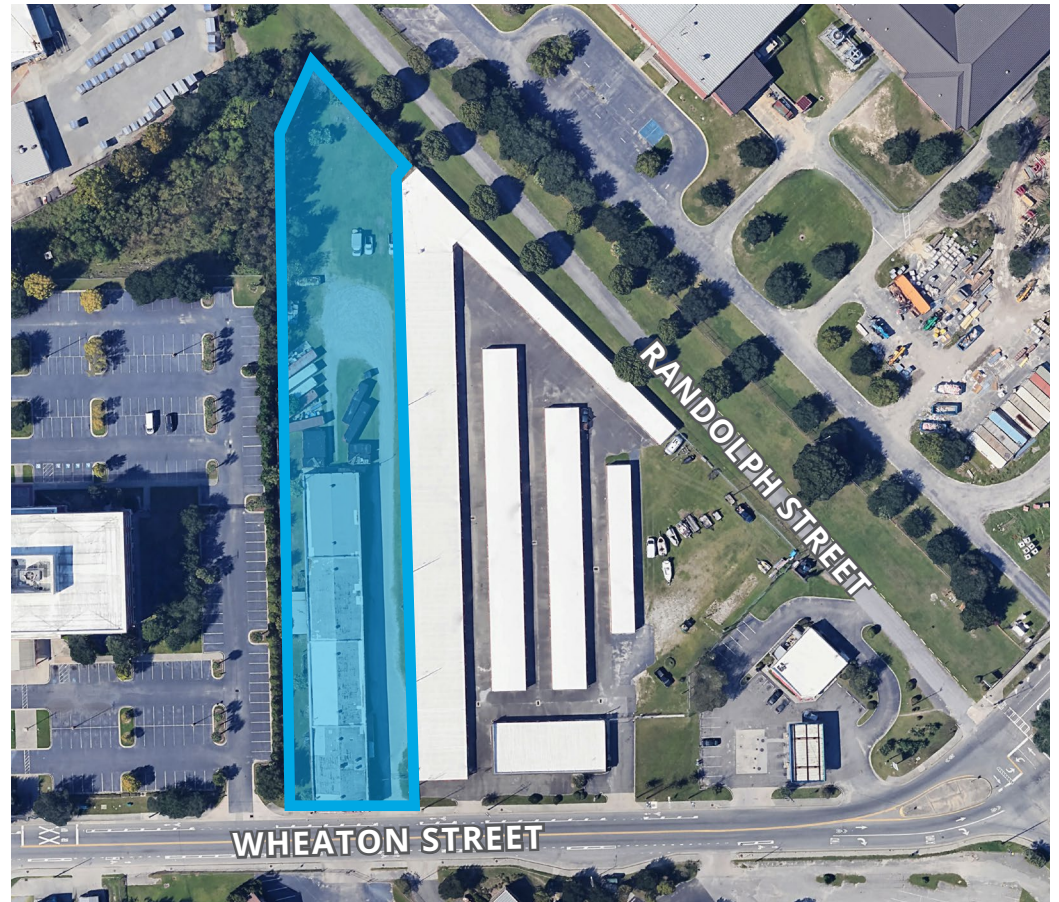
Parcel # 2003312027

Warehouse Size ±16,000 SF

Land Size ±1.68 AC

Current Use Supply Store (R&R Restaurant Supply)

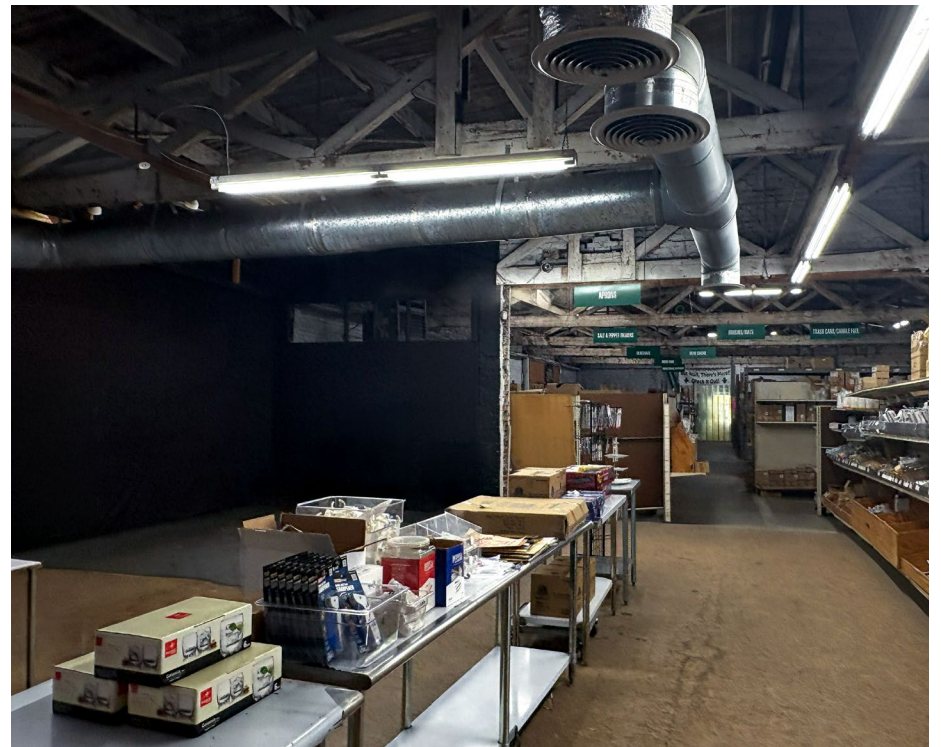
Current Zoning Light Industrial - Transition (I-L-T)



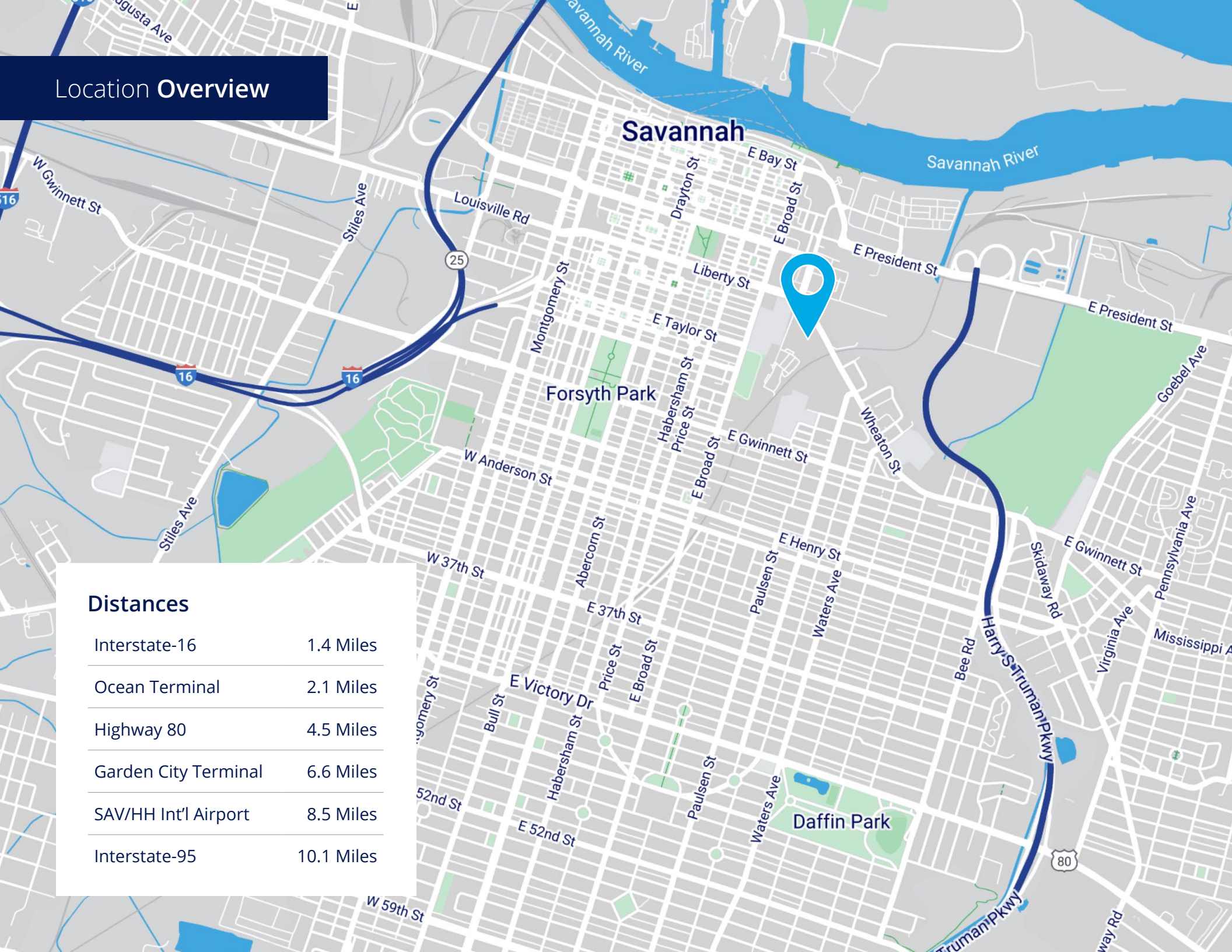
Property Photos



Interior Photos



Location Overview



Distances

Interstate-16	1.4 Miles
Ocean Terminal	2.1 Miles
Highway 80	4.5 Miles
Garden City Terminal	6.6 Miles
SAV/HH Int'l Airport	8.5 Miles
Interstate-95	10.1 Miles

Local Area Overview

Savannah Industrial Market

Savannah continues to strengthen its position as one of the Southeast's premier logistics and industrial hubs, driven by port activity, manufacturing expansion, and sustained occupier demand. In Q1 2026, the market recorded more than 7.1 MSF of net absorption, fueled by major users including Hyundai and Whirlpool, while **vacancy improved to 9.8%** as leasing activity outpaced new supply.

Demand remains concentrated in infill and port-adjacent locations, where limited available inventory continues to support long-term fundamentals. Development activity has moderated significantly following recent delivery cycles, with construction volume declining to approximately 3.8 MSF — signaling a more balanced and disciplined pipeline moving forward.

Savannah's growth is further supported by the continued expansion of the Port of Savannah and Hyundai's Metaplant ecosystem, which are driving regional population growth, supplier expansion, and **increased demand for warehouse, showroom, service-commercial, and flex industrial space**. As one of the nation's fastest-growing logistics markets, Savannah remains well-positioned for continued industrial and commercial growth.

Savannah Retail Market

Savannah's retail market remains resilient, supported by steady population growth, a robust tourism economy, and the city's position as a regional hub for shopping, dining, and entertainment. As of Q3 2025, Downtown Savannah reports a **3.7% vacancy rate**, only modestly above its five-year average and still indicative of a healthy, demand-driven market. Rents average \$35/SF, with year-over-year growth of 2.2%, reflecting stability even as leasing slowed over the past 12 months with -43,000 SF of net absorption. Importantly, **no retail projects are currently under construction**, suggesting a near-term supply/demand imbalance that favors landlords and positions the market for rent appreciation.

Investor interest remains active, with \$10.7M in sales across seven transactions over the past year, at an average of \$306/SF, above the broader Savannah market average. Cap rates remain competitive at ~7.2%, underscoring confidence in the long-term strength of Savannah's retail core. For developers, Savannah offers a compelling opportunity: limited new construction, strong rent resilience, and sustained consumer demand create favorable conditions to deliver new retail space into an underserved and growing market.

Demographics (3 Mile Radius)



2025
Population

71,506



2025 Average
Household Income

\$83,292



Bike
Score

77



Walk
Score

75

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