



## ABOUT THE PROPERTY

1722 Habersham St. offers an unbeatable location in Savannah's walkable Victorian District. The space is ideally situated to serve nearby neighborhoods and draw consistent foot and vehicle traffic from popular destinations such as Forsyth Park, the Starland District, and SCAD. Surrounded by a vibrant mix of restaurants, shops, and residences, this location provides strong visibility and accessibility in one of the city's fastest-growing urban districts.

### Property Highlights:

- **High Visibility & Accessibility:** Corner frontage with strong signage potential, street parking, and pedestrian-friendly access.
- **Prime Location:** Situated along Habersham Street in Savannah's Thomas Square Streetcar Historic District, with steady local traffic, proximity to SCAD, and vibrant surrounding neighborhoods.
- **Turnkey Setup:** Fully built-out for food service with existing kitchen infrastructure, dining area, and fixtures in place—ideal for a new operator to step in seamlessly.

## HIGHLIGHTS



\$3,500/MONTH (NNN)



1,380 SF



STREET-LEVEL RETAIL  
SPACE W/KITCHEN  
CAPABILITY



STREET PARKING



THOMAS SQUARE STREET CAR  
DISTRICT, NEAR HISTORIC  
DOWNTOWN, SCAD AND  
MORE

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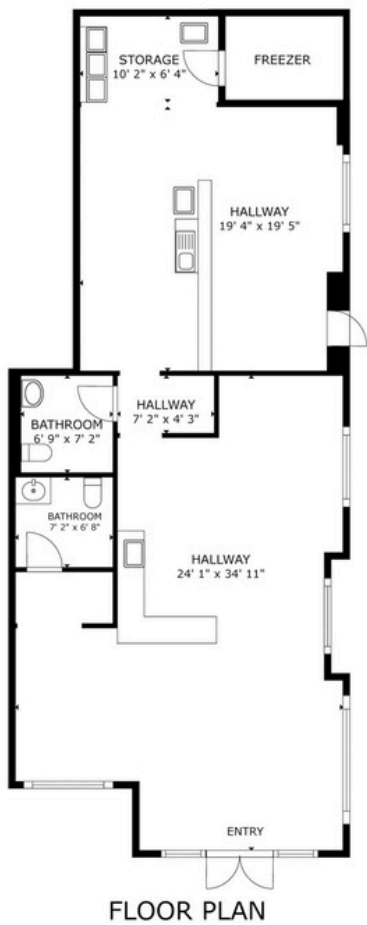
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## EXTERIOR



## FLOOR PLAN



## INTERIOR



## MARKET INFORMATION

### MARKET INSIGHTS

The Savannah area is known for leisure and tourism, bringing in visitors, especially to the area's historic downtown district. According to the most recent data, around 30,000 Savannah residents are employed in leisure and hospitality, or around 15% of the labor force, and tourist spending totaled more than \$3 billion. While Savannah is a relatively small metro area, the market attracts population, especially through industrial job growth and coastal retirement demand.

Savannah's population has seen sustained increases. The market's appeal as a place to live, work, and retire remains; Savannah's low cost of living and high quality of life continue to attract people looking for a home in the Sun Belt. Savannah is one of the fastest-growing regions in Georgia, with about 7.2% growth over the past five years.

Demand for retail space in Savannah remains high, and due to construction activity decreasing over the past couple quarters, there won't be an abundance of relief for tenants looking for the perfect space. The market is likely to remain tight for the foreseeable future. The Savannah market fundamentals are expected to remain balanced, given the market's minimal space availability and continued lack of speculative development.

After reaching over 5% vacancy in 2020, strong demand and tempered construction activity have kept the Savannah area's vacancy rate at or below 3.5% since 22Q3. Due to minimal construction and a smooth supply-demand balance, the forecast shows the vacancy rate remaining below that 3.5% threshold for the next several years. Quarterly leasing activity, which includes renewals, has remained consistent over the past four years, averaging 130,000 SF per quarter."

### SUBMARKET INSIGHTS – GREATER SAVANNAH RETAIL

The Greater Savannah retail submarket has a vacancy rate of 4.5% as of the third quarter of 2025. Over the past year, the submarket's vacancy rate has changed by 0.09%, a result of 14,000 SF of net delivered space and 1,800 SF of net absorption.

As of the third quarter of 2025, there is 14,000 SF of retail space under construction in Greater Savannah. In comparison, the submarket has averaged 24,000 SF of under-construction inventory over the past 10 years.

Market rents in Greater Savannah are \$23.00/SF. Rents have changed by 1.9% year-over-year in Greater Savannah, compared to a change of 2.1% across Savannah as a whole. Annual rent growth of 1.9% in Greater Savannah compares to the submarket's five-year average of 4.1% and its 10-year average of 3.3%.

## NEARBY NOTEWORTHY SITES

LOCATION	DISTANCE	WALK TIME	DRIVE TIME
HOTEL BARDO	0.5 MILES	13 MIN	3 MIN
FORSYTH PARK	0.6 MILES	15 MIN	3 MIN
STARLAND DISTRICT	0.6 MILES	15 MIN	3 MIN
KROGER	0.6 MILES	13 MIN	2 MIN
SCAD	0.9 MILES	20 MIN	4 MIN
COLONIAL PARK CEMETERY	1.2 MILES	29 MIN	6 MIN

## NEARBY SIMILARLY POSITIONED RESTAURANTS

LOCATION	DISTANCE	WALK TIME	DRIVE TIME
COTTON & RYE	0.01 MILES	<1 MIN	<1 MIN
TACOS & TEQUILA	0.05 MILES	1 MIN	<1 MIN
SHUK	0.2 MILES	5 MIN	1 MIN
BULL STREET TACO	0.3 MILES	8 MIN	2 MIN
COMMON THREAD	0.3 MILES	8MIN	3 MIN
AL SALAAM DELI	0.4 MILES	9 MIN	2 MIN
GREEN TRUCK PUB	0.4 MILES	10 MIN	2 MIN
THE VAULT KITCHEN	0.5 MILES	12 MIN	2 MIN

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