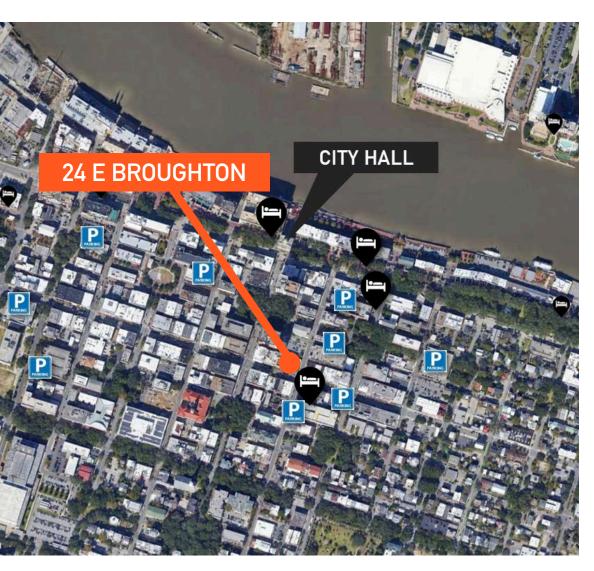




## THE PROPERTY



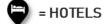


#### **OVERVIEW**

The Charles, located at 24 East Broughton Street, is an iconic, historic downtown Savannah property built in 1910 by Charles Lamas. The Charles is undergoing extensive renovations to include: street retail space, 2nd-floor office space, and new roof-top restaurant space. The property's improvements include upgraded systems, a new lobby, and common areas, refined storefronts, and enhanced lane-side fenestration.



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= PARKING

### AREA OVERVIEW



#### LOCATION

Located in Savannah's Landmark Historic District on a block of Broughton Street that includes long-standing local businesses such as Levy Jewelers, Globe Shoe, Kayak Café, and Half Moon Outfitters, along with national tenants Ben & Jerry's, Starbucks, Avalon Exchange, The Charles is well situated to take advantage of its place in the center of Savannah's retail district. With D-CBD (Downtown Central Business District) zoning, a wide variety of retail, personal services, office, and restaurant uses are allowed at this location.

#### **DEMOGRAPHICS**

	SAVANNAH MSA
TOTAL POPULATION	429,418
MEDIAN AGE	37.0
TOTAL HOUSEHOLDS	167,969
# OF PERSONS PER HH	2.48
AVERAGE HH INCOME	\$78,010
DAYTIME POPULATION	431,797
TOTAL BUSINESSES	14,965
TOTAL EMPLOYEES	186,329
AVERAGE RETAIL SPENDING/YEAR/HH	\$23,472.71
AVERAGE F&B SPENDING/YEAR/HH	\$4,005.69



To the Savannah (SAV) Airport



15 MINUTES
Away from I-95



14,000,000

Tourists / Year



OFFICE + RESTAURANT SPACE FOR LEASE
THE CHARLES | 24 E BROUGHTON ST | SAVANNAH, GA

### FLOORPLAN | STREET RETAIL

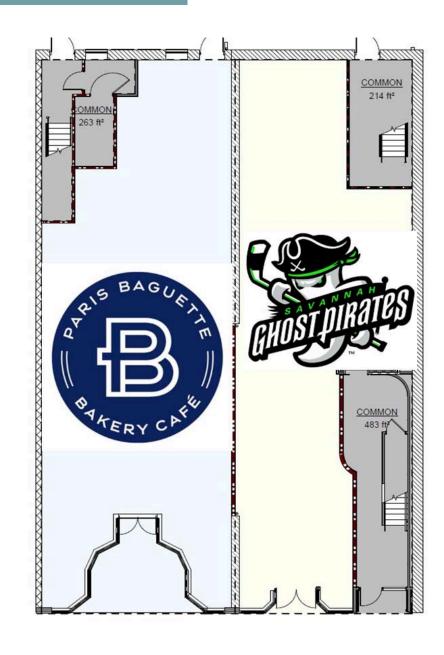


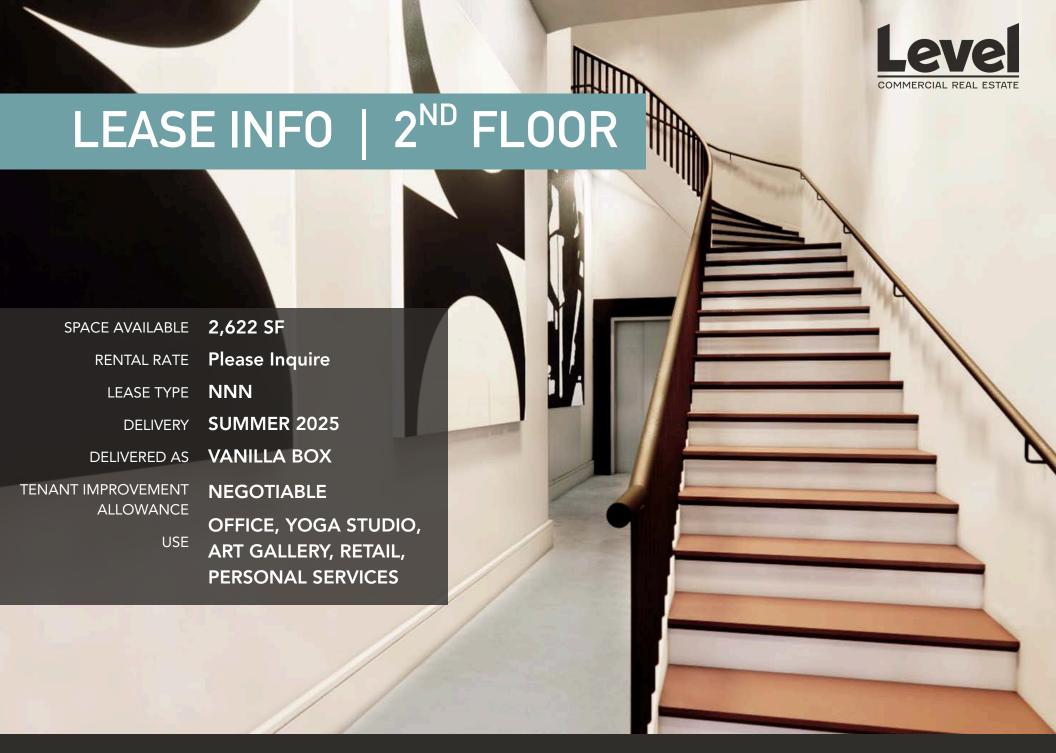
#### PARIS BAGUETTE

Paris Baguette is a South Korean bakery-café franchise known for its blend of French-inspired pastries and Korean flavors. The brand, owned by SPC Group, has expanded globally, with over 6,000 locations worldwide, including stores in the US, Canada, and various parts of Asia and Europe. Paris Baguette is particularly known for its diverse range of cakes, pastries, bread, and coffee, often featuring Asian twists on classic French techniques.

#### SAVANNAH GHOST PIRATES

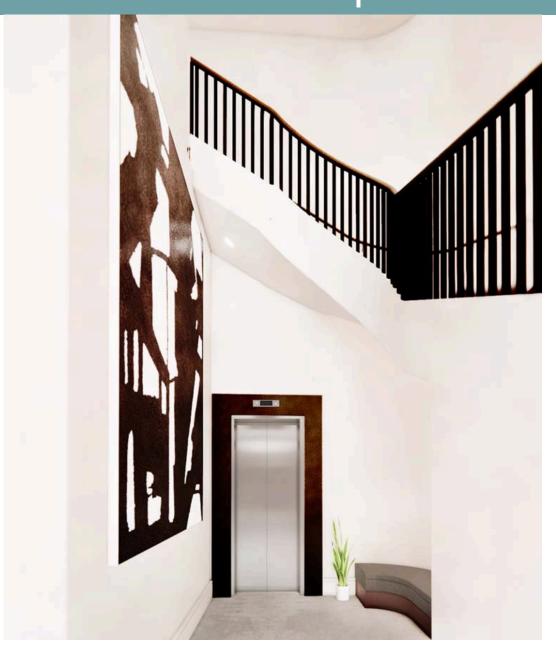
The Savannah Ghost Pirates are a professional minor league ice hockey team in the ECHL. They play their home games at the Enmarket Arena. Their Broughton Street location will serve as a satellite team store, selling merchandise to downtown visitors. The team's name and logo are inspired by Savannah's rich history of pirates and maritime activity

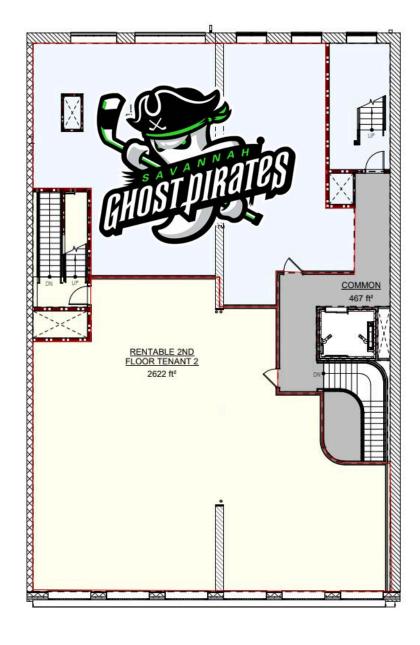




# FLOORPLAN | 2<sup>ND</sup> FLOOR







OFFICE + RESTAURANT SPACES FOR LEASE
THE CHARLES | 24 E BROUGHTON ST | SAVANNAH, GA





## FLOORPLAN | ROOFTOP RESTAURANT







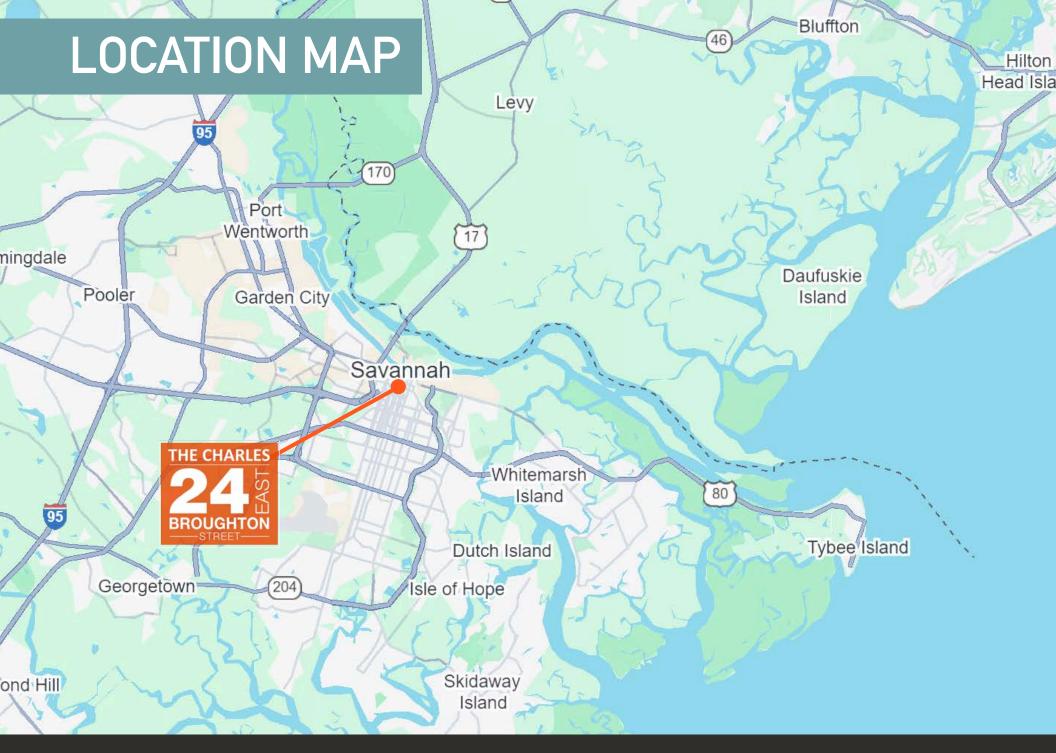
## CONCEPTUAL RENDERINGS











## POINTS OF INTEREST



- 1. JW Marriott/Plant Riverside District 7. Hilton Double Tree
- 2. Alida Hotel
- 3. Best Western
- 4. Quality Inn Historic District
- 5. Jere's Antiques
- 6. Hilton Garden Inn

- 8. Hotel Indigo 14. Urban Outfitters
- 9. City Market 15. lululemon
- 10. Social Club 11. Anthropologie
- 12. Walgreens
- - 16. Chase Bank
  - 17. Bohemian Hotel
  - 18. Hyatt Regency
- - 20. Starbucks
  - 21. Ruth's Chris Steakhouse
  - 22. Andaz Hotel
- 19. Five Guys
- 23. Ellis Square
- 24. Lady & Sons
- 25. United Community Bank
- 26. Gap Factory
- 27. Savannah Bee Company
- 28. The Paris Market
- 29. Truist
- 30. Banana Republic
- 31. Athlete's Foot
- 32. FedEx
- 33. City Hall
- 34. Historic River Street 40. Planter's Inn
- 35. Drayton Hotel
- 37. Johnson Square
- 38. Bank of America
- 39. Olde Pink House

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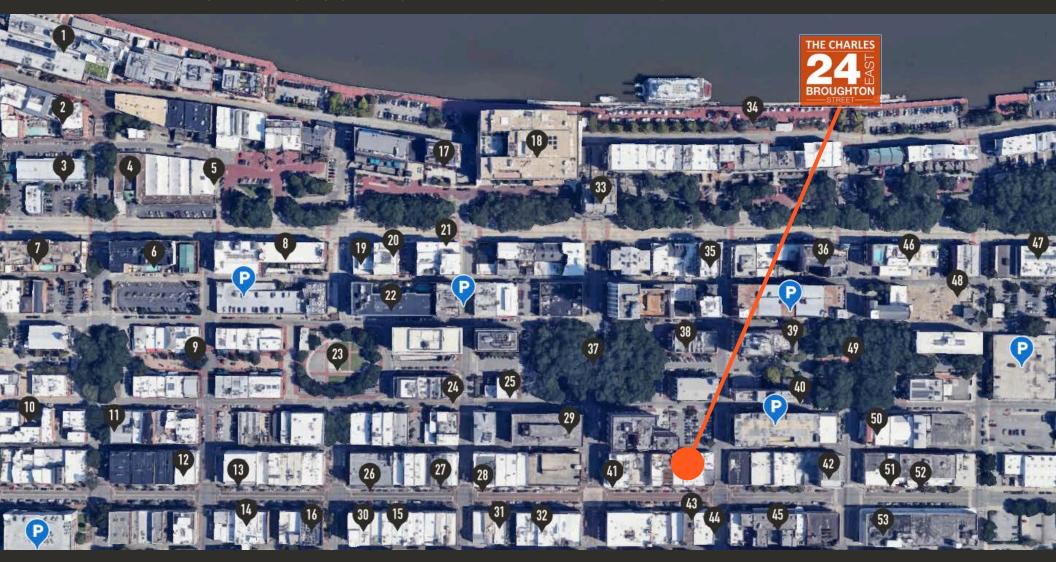
- 41. Levy Jewelers
- 36. Holiday Inn Express 42. Hotel Municipal Grand 48. Future Hotel
- 43. Ben & Jerry's

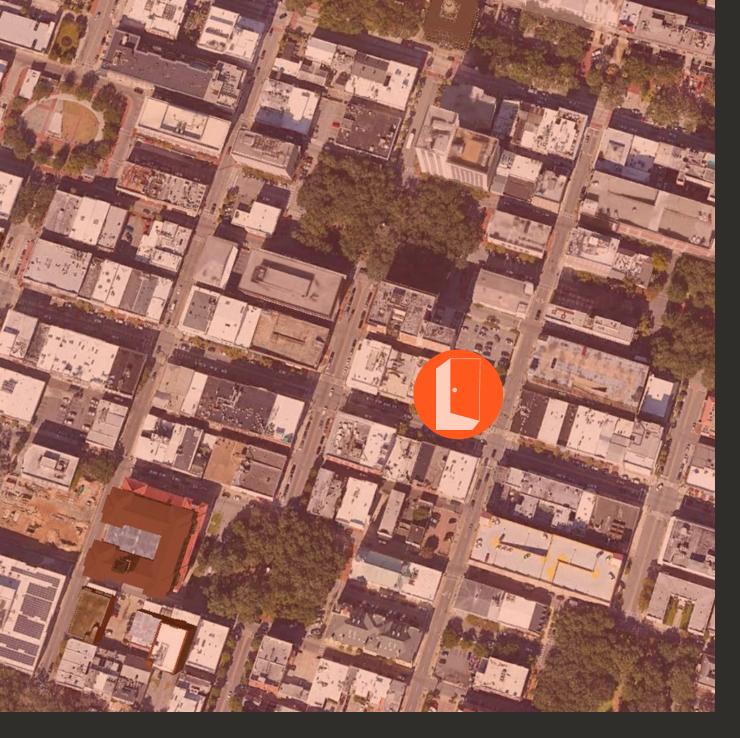
46. Hampton Inn

47. Staybridge Suites

- 44. Starbucks 50. Lucas Theater 45. Marshall House Hotel
  - 51. Leopold's
  - 52. Trustees Theater
  - 53. SCAD Jen Library

49. Reynolds Square









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THE CHARLES

24 E BROUGHTON ST | SAVANNAH, GA 31401