



2517

BULL STREET

SAVANNAH, GA 31401

STARLAND DISTRICT
RETAIL & OFFICE REDEVELOPMENT
FOR LEASE

||rivr

BUILDING OVERVIEW

In the heart of Savannah's Starland District, within a newly constructed, luxury mid-rise building, this selection of retail and office units showcase superior architecture and design.

Experience the synergy of class A office and prime retail in one of Savannah's most sought-after neighborhoods, featuring key attractions including Brochu's Family Tradition, Ardsley Station, Starland Yard, Victory North, and more.

Enjoy the advantage of being in close proximity to Victory Drive and 37th street for easy commuting access.



STARLAND
DISTRICT
SAVANNAH



±17,097 SF
MIXED USE
BUILDING



THOUGHTFUL
RENOVATION



SUITE	FLOOR	SF	STATUS	LEASE RATE
112	FIRST	2,263	LEASED	--
113	FIRST	2,799	LEASED	--
114	FIRST	1,325	AVAILABLE	ON APPLICATION
115	FIRST	1,980	LEASED	--
206	SECOND	1,889	AVAILABLE	ON APPLICATION
207	SECOND	2,263	AVAILABLE	ON APPLICATION
209	SECOND	1,935	LEASED	--
210	SECOND	2,643	AVAILABLE	ON APPLICATION

FLOOR PLAN

FIRST FLOOR

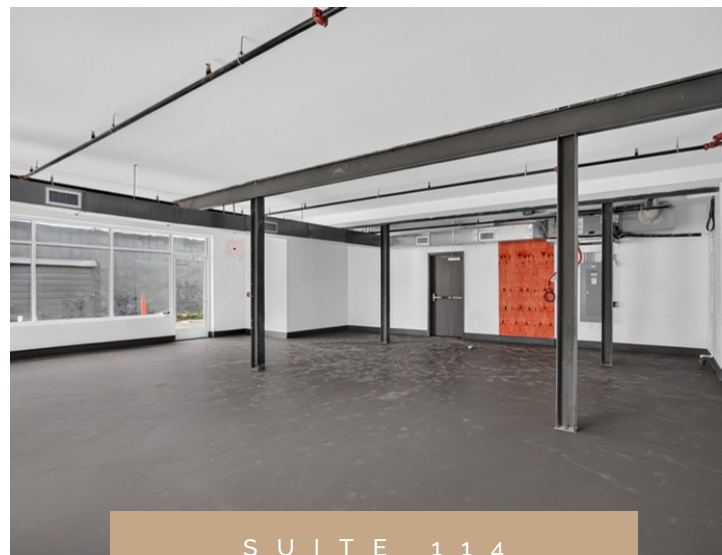


FLOOR PLAN

SECOND FLOOR



INTERIOR PHOTOS



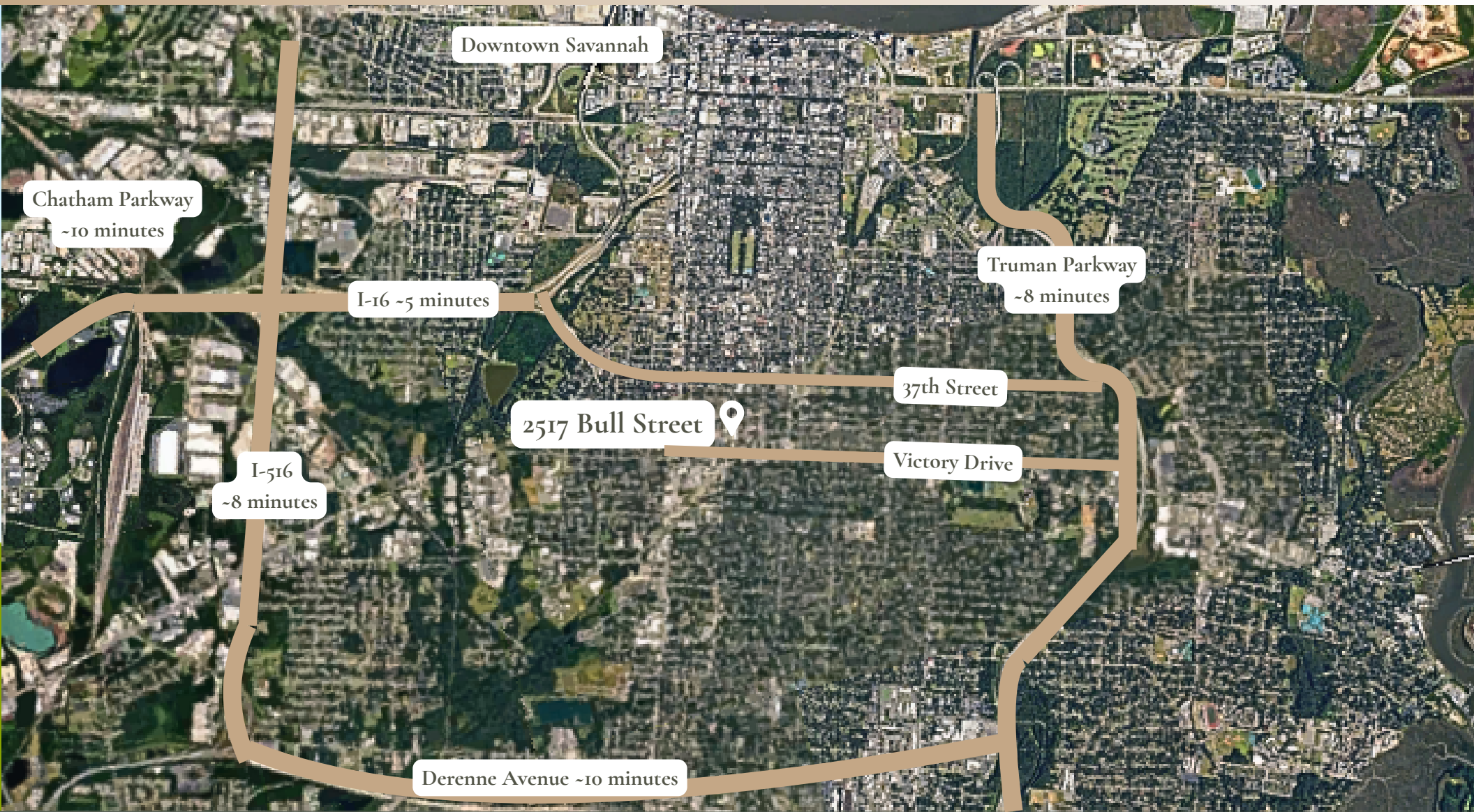
LOCATED IN SAVANNAH'S DOWNTOWN DISTRICT

Close proximity to numerous restaurants, businesses, retailers, hospitality, and more..

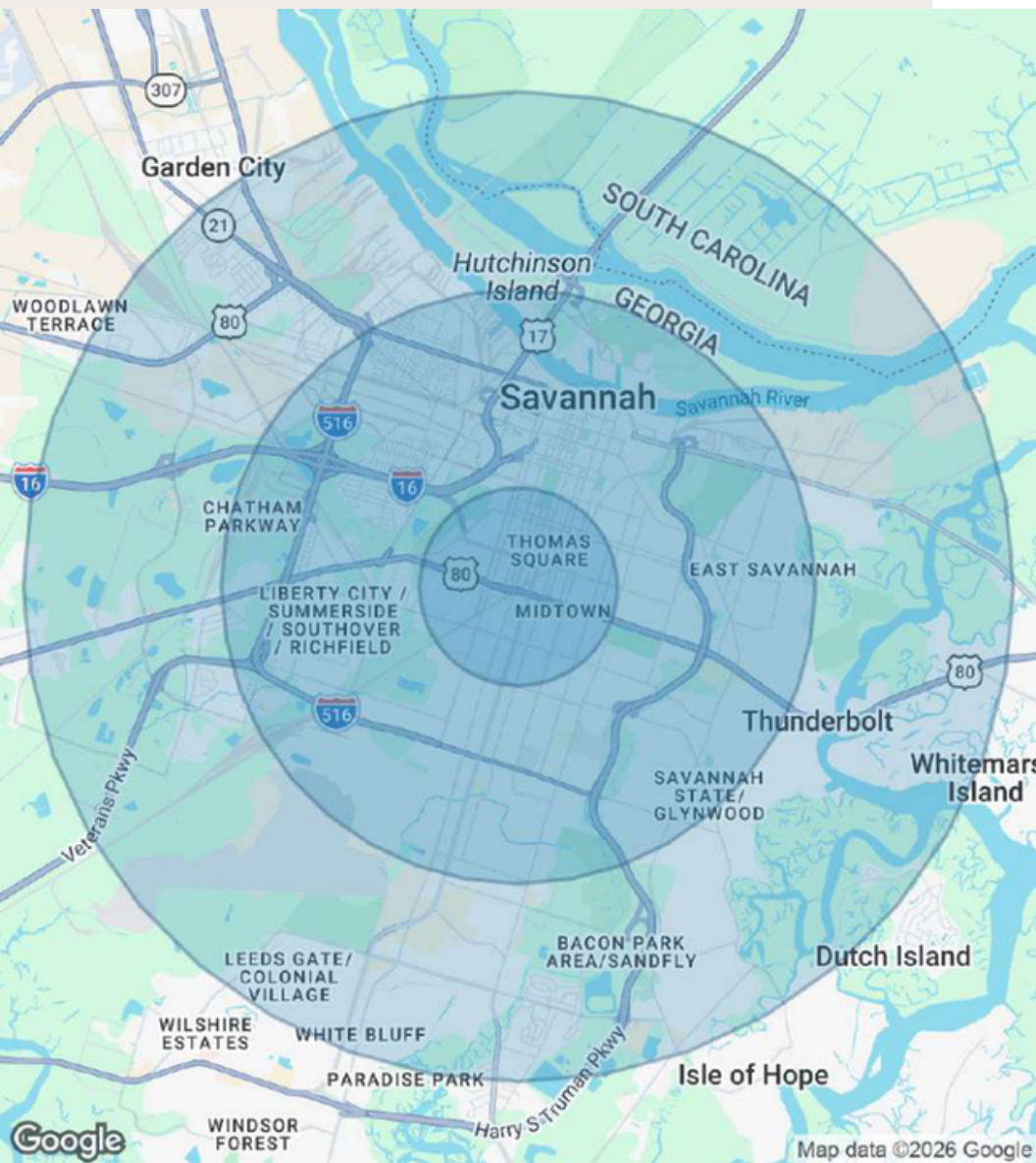


MAP & TRAVEL TIMES TO MAJOR ROADS

Short travel time to the main arteries of Savannah..



AREA DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population Average	19,779	86,486	128,448
Age	38	39	39
Average Age (Male)	38	37	37
Average Age (Female)	39	40	40

HOUSEHOLDS & INCOME			
Total Households	8,911	35,789	52,585
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$81,183	\$72,976	\$76,244
Average House Value	\$519,099	\$393,262	\$369,64

TRAFFIC COUNTS	
East Victory	25,275 VPD
Drive Abercorn	10,151 VPD
St Crayton St	7,059 VPD
W 37th St	20,400 VPD

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