

±14,490 SF CLASS A OFFICE BUILDING

20 MARTIN COURT
SAVANNAH, GA 31419

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PROPERTY INFORMATION

1

- Property Summary
- Property Highlights
- Floor Plan
- Interior Photos
- Site Plan | Property
- Site Plan | Gateway West
- Aerial | Site
- Aerial | Site

LOCATION INFORMATION

2

- Aerial | View South
- Aerial | View North
- Aerial Map | Site
- Aerial Map | I-95 & GA Hwy 204
- Aerial Map | Savannah MSA
- Location Maps

DEMOGRAPHICS

3

- Demographics Map & Report

ADVISOR BIO & CONTACT

4

- Advisor Bio & Contact

1 PROPERTY INFORMATION

20 Martin Court
Savannah, GA 31419

Property Summary



Lease Rate

\$20.00 SF/YR, NNN

OFFERING SUMMARY

Current CAM:	\$5.50 SF/yr
Building Size:	14,490 SF
Available SF:	14,490 SF
Year Built:	2008
Renovated:	2018
Zoning:	P-B-C
Market:	Savannah
APN:	21034 01054

PROPERTY OVERVIEW

SVN is pleased to present for lease a ±14,490 square foot, single-story Class A office building offering direct I-95 frontage and strong visibility. Constructed in 2008, the building features a large reception area, six conference or meeting rooms, eighteen private offices, multiple open areas suitable for cubicles, a spacious break room with built-in cabinetry, a dedicated network and telecommunications room, multiple storage closets, and two restrooms. The lease includes fifty on-site parking spaces. The property is zoned P-B-C under the City of Savannah Zoning ordinance, allowing for a wide range of commercial uses. The building will be available for occupancy on August 1, 2026. Shown by appointment only - please do not disturb the occupant.

LOCATION OVERVIEW

The property is located at Exit 94 of I-95 and GA Highway 204 in Southside Savannah, GA. This interchange, known as Gateway, is the southernmost Savannah exit when traveling on I-95. Traffic counts are ±93,000 vehicles per day on I-95 and ±32,800 on GA Highway 204. Gateway features a dense development of hotels and restaurants in addition to the Henderson Golf Course community and The Links at Georgetown townhomes. As it flows directly downtown, GA Highway 204 becomes Abercorn Street, an extremely heavy retail corridor that experiences traffic counts of up to 57,000 vehicles per day. Abercorn Street connects residents and tourists with 2 regional malls, Hunter Army Air Field, 3 hospitals, established business and residential communities, the Downtown Historic District and easy access to Savannah's islands and beaches. In addition, New Hampstead is located just west of I-95 and will have in excess of 10,000 residential units at completion.

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Property Highlights



PROPERTY HIGHLIGHTS

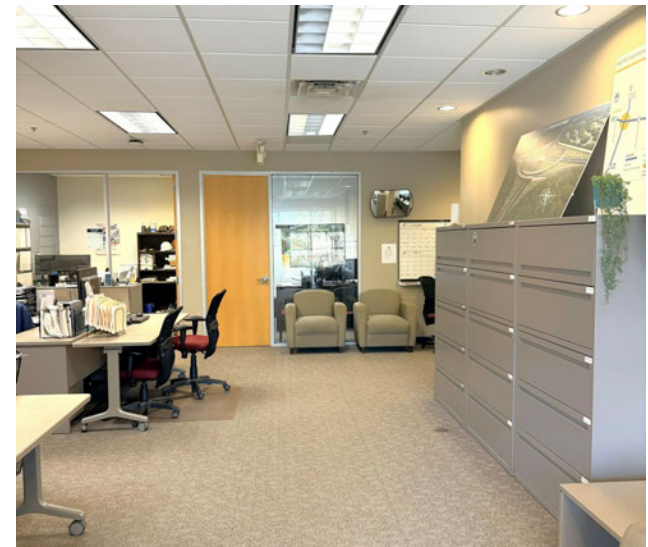
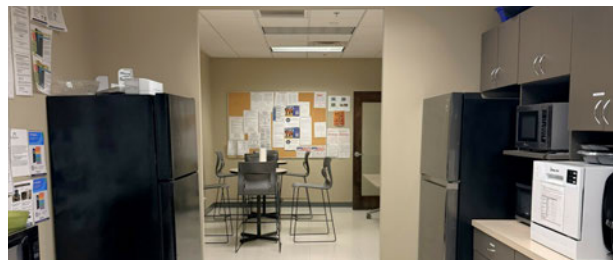
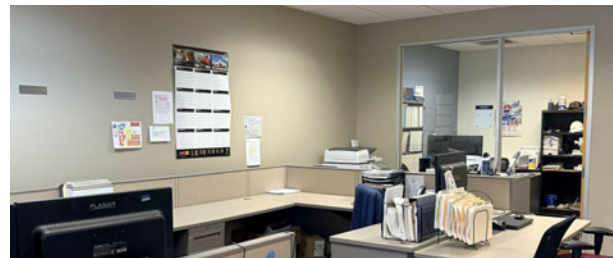
- ±14,490 SF Class A Office Building | Available for Lease 08/01/26
- Layout Includes Large Reception, 6 Meeting Rooms, 4 Open Office Areas, 18 Private Offices
- Zoned P-B-C; Well-Maintained Property, Lush Landscaping, 50 Parking Spaces
- At NW Quadrant of I-95 & GA Hwy 204 at Exit 94: Combined Traffic Counts of 125,800 VPD
- Hotels, Restaurants, Henderson Golf, Dense Residential Developments
- GA Hwy 204/Abercorn St Connects Residents and Tourists to Downtown, Islands & Beaches

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Floor Plan

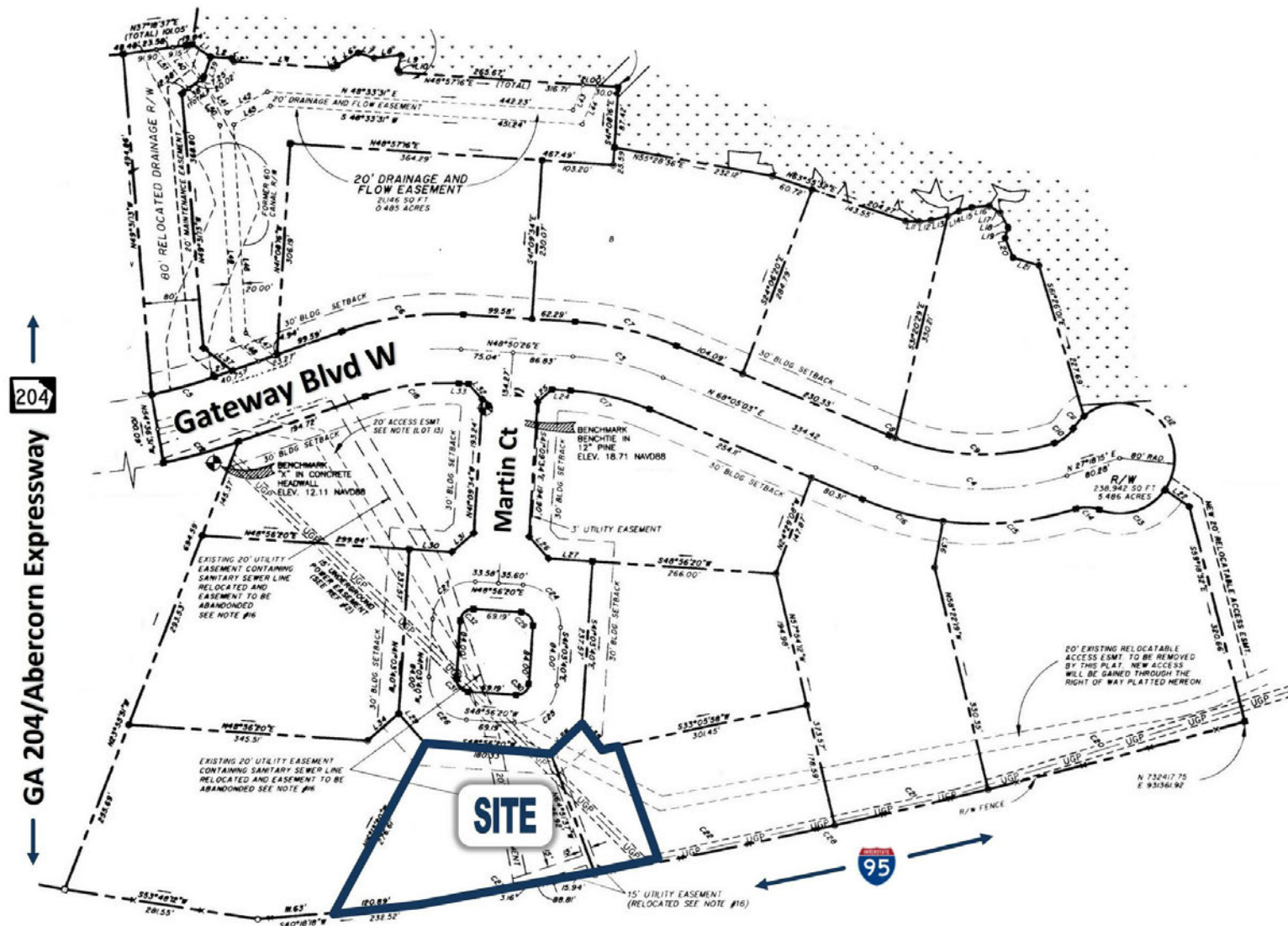


Interior Photos





Site Plan | Gateway West



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2 LOCATION INFORMATION

20 Martin Court
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Aerial | View North



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Aerial Map | Site



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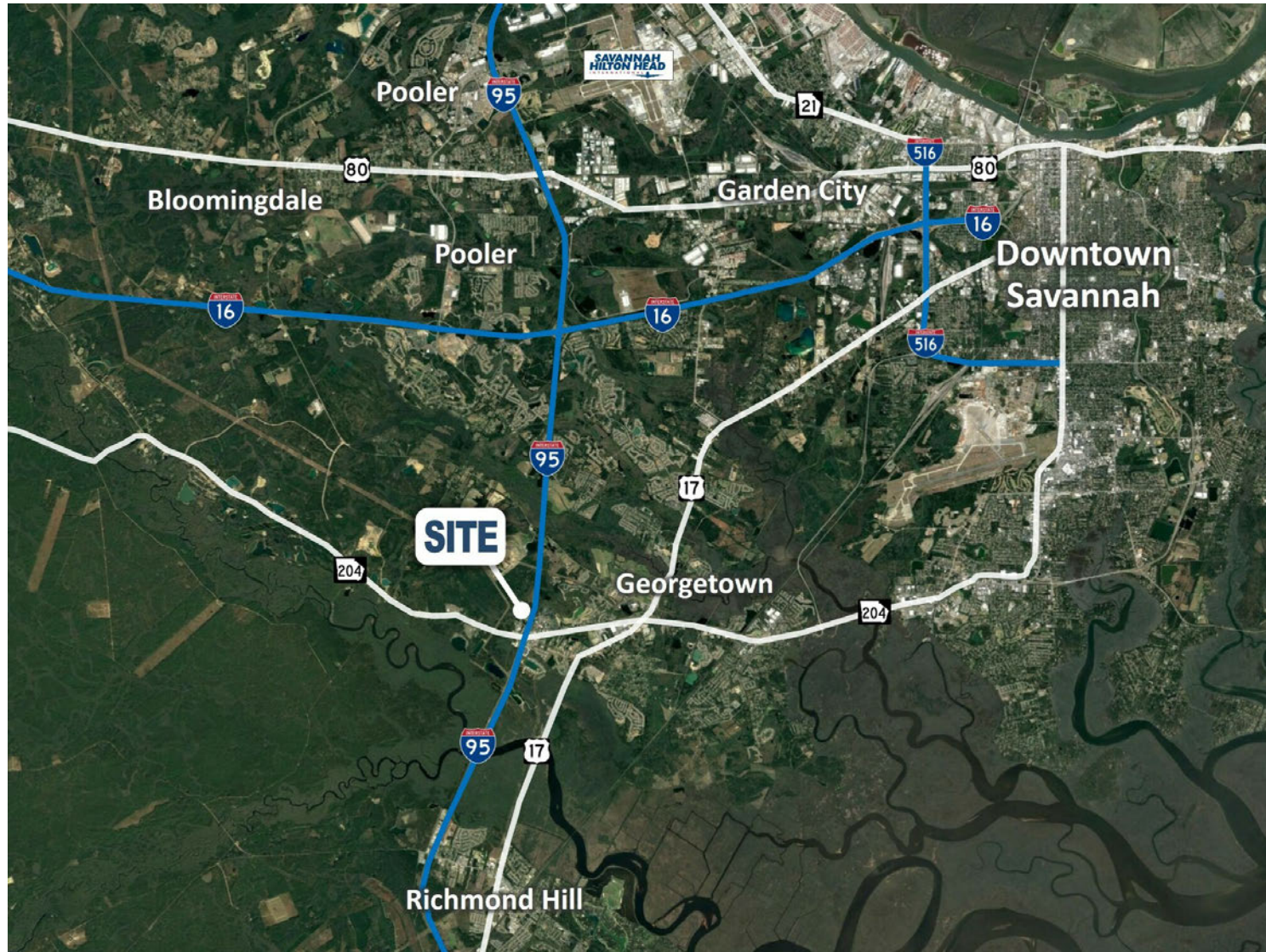
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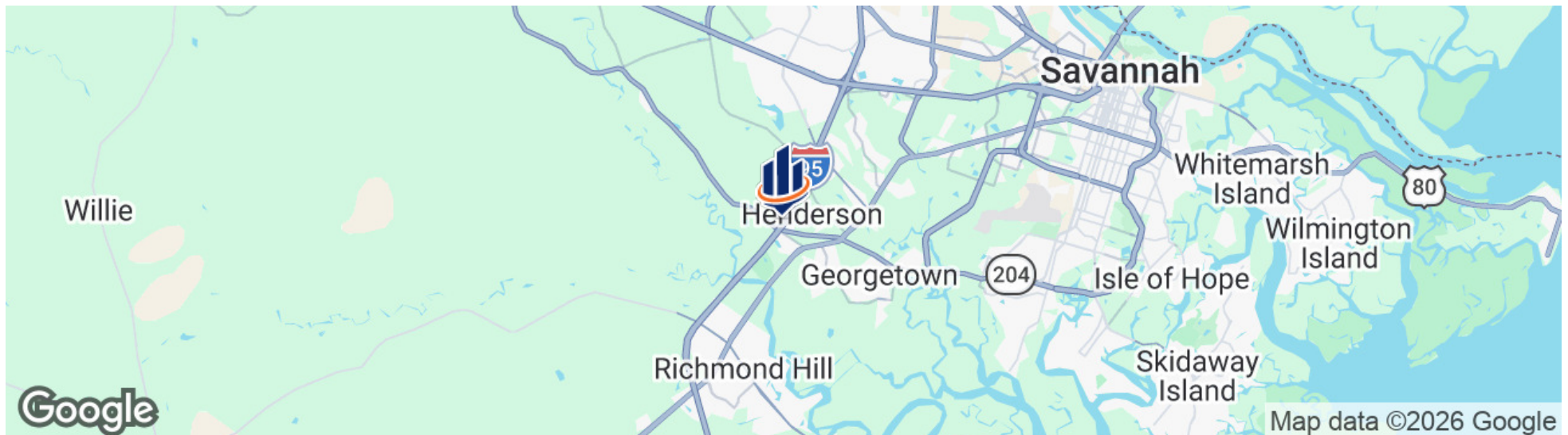
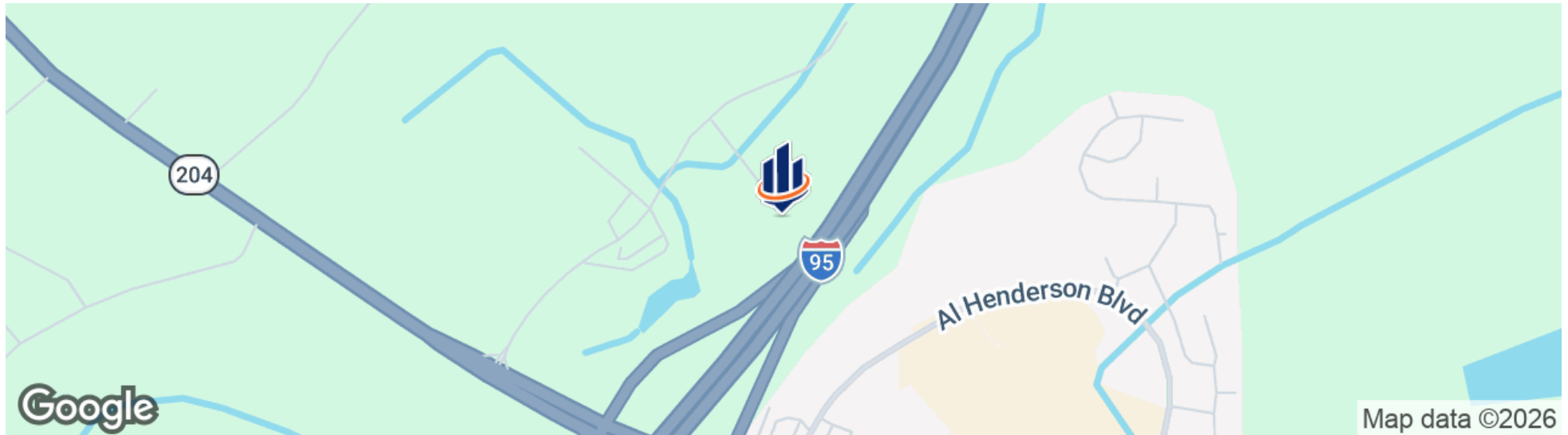
Aerial Map | I-95 & GA Hwy 204



Aerial Map | Savannah MSA



Location Maps

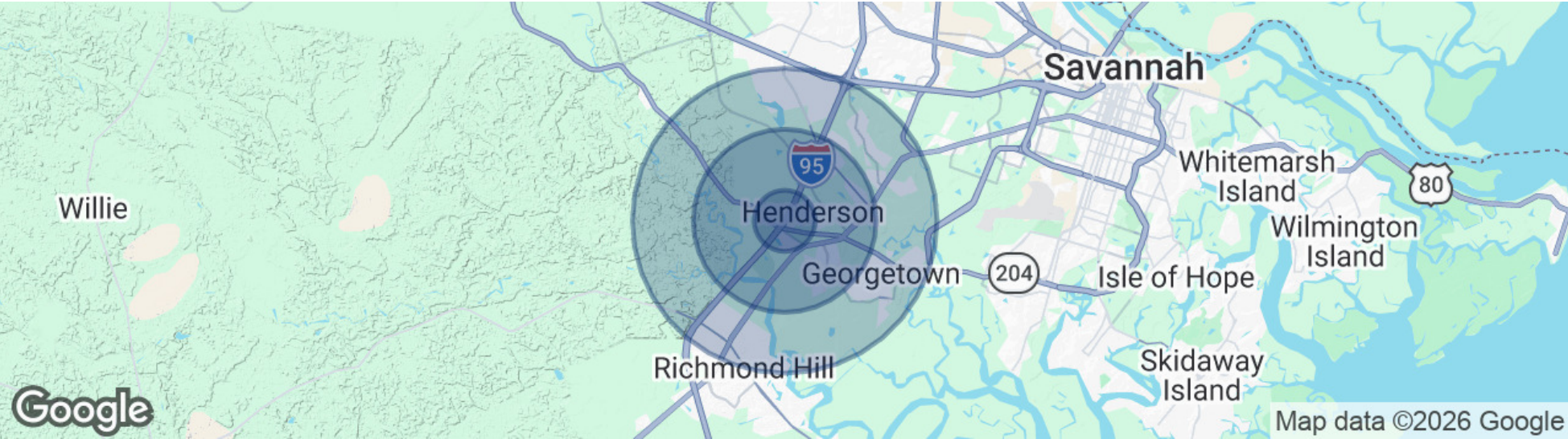


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DEMOGRAPHICS

20 Martin Court
Savannah, GA 31419

Demographics Map & Report



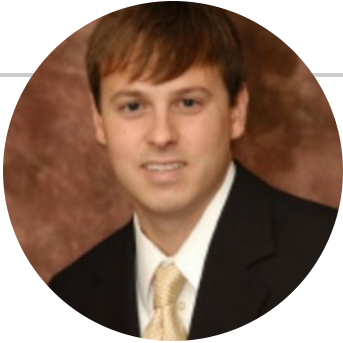
	1 MILE	3 MILES	5 MILES
POPULATION			
Total Population	2,731	16,357	45,088
Average Age	36	36	38
Average Age (Male)	35	35	37
Average Age (Female)	36	37	39
HOUSEHOLDS & INCOME			
Total Households	1,112	6,472	17,565
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$89,752	\$81,873	\$101,603
Average House Value	\$290,265	\$288,764	\$316,131

Demographics data derived from AlphaMap

4 ADVISOR BIO & CONTACT

20 Martin Court
Savannah, GA 31419

Advisor Bio & Contact



ADAM BRYANT, CCIM, SIOR

Partner

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GA #279255 // SC #88499

PROFESSIONAL BACKGROUND

Adam Bryant, CCIM, SIOR is a Partner with SVN | GASC, focusing on the sale and leasing of land, office, retail, and investment properties in Savannah, Georgia, and surrounding areas.

Bryant holds a Master of Business Administration and a Bachelor of Business Administration from Georgia Southern University. He has also completed the Certified Commercial Investment Member [CCIM] designation by the CCIM Institute as well as the SIOR designation from the Society of Office and Industrial Realtors. The CCIM designation is given to commercial real estate professionals upon successful completion of a graduate-level education curriculum and presentation of a portfolio of qualifying industry experience.

Since joining SVN | GASC in 2006, Bryant has completed over \$350 million in transaction volume and has been recognized for his sales performance at SVN, ranking in the top 5 producers nationwide out of more than 2,000 Advisors on multiple occasions.

Bryant has also served as President for the Savannah / Hilton Head Realtors Commercial Alliance [RCA] Board.

EDUCATION

- Master of Business Administration [MBA] - Georgia Southern University
- Bachelor of Business Administration [BBA] - Georgia Southern University

MEMBERSHIPS

- Certified Commercial Investment Member [CCIM]
- Society of Industrial and Office Realtors [SIOR]

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