



ABOUT THE PROPERTY

Prominently located at the corner of Martin Luther King Jr. Boulevard and Huntingdon Street, this distinctive retail/restaurant space sits in the heart of one of downtown Savannah's most active and evolving corridors. The property is within walking distance of SCAD, downtown restaurants and retailers, and newer desirable multifamily communities including The Bowery and Skylark.

Ideal for a restaurant, bar, café, wellness, or creative retail concept, the space features attractive interior details and valuable existing restaurant infrastructure, including a kitchen area, grease trap, commercial hood, and stub-outs for two restrooms. Its corner location and growing surrounding residential base create an excellent opportunity to serve downtown residents, students, young professionals, and visitors.

HIGHLIGHTS



\$4,500/MONTH
MODIFIED GROSS



+/- 1,994 SQ FT



PARCEL ID: 20045 21015



RETAIL/RESTAURANT



WALKABLE TO SCAD,
DOWNTOWN SAVANNAH AND
NEARBY DESIRABLE MULTI-
FAMILY DEVELOPMENTS

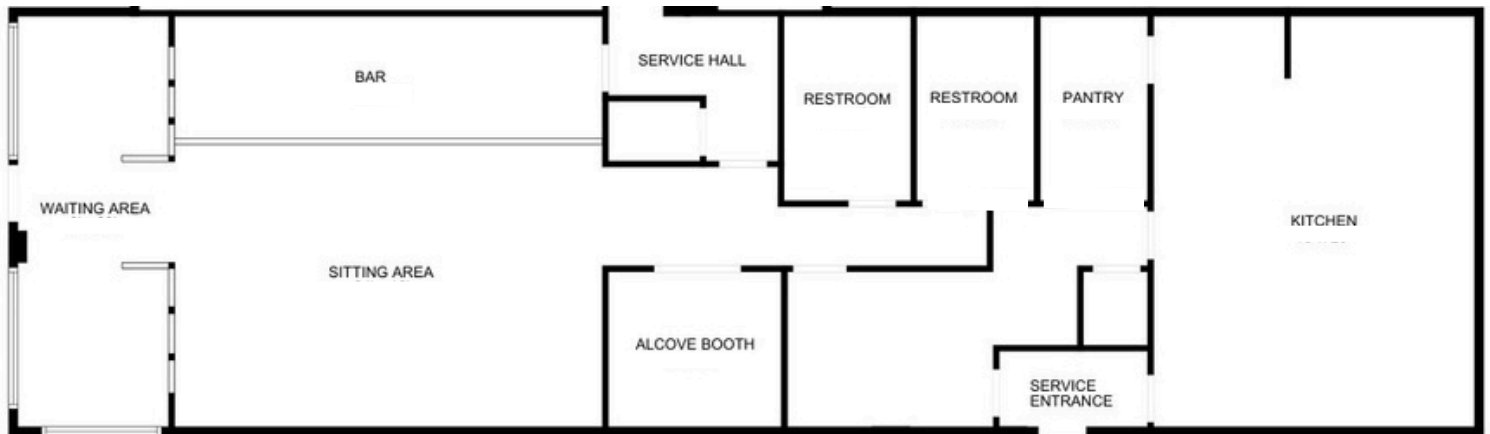


CONVENIENT ACCESS TO
MAJOR COMMERCIAL
CORRIDORS AND
DOWNTOWN AMENITIES

INTERIOR PICTURES



FLOOR PLAN



PROPERTY HIGHLIGHTS

- 1,994 SF retail/restaurant space in downtown Savannah
- Partially built out for a bar or restaurant
- Ideal for restaurant/bar, café, juice or smoothie concept, creative retail, boutique fitness, or wellness use
- Existing kitchen area, commercial hood, grease trap, and restroom stub-outs
- Prominent corner location at MLK Jr. Boulevard and Huntingdon Street
- Walkable to SCAD, downtown dining and retail, and nearby upscale multifamily developments
- Convenient access to major commercial corridors and downtown amenities

ABOUT DOWNTOWN SAVANNAH

Downtown Savannah is a vibrant business hub, making it an ideal market for commercial and professional enterprises. With a population of approximately 3,069 residents and a robust economy driven by a thriving tourism industry, the area benefits from the energy of local students, families, and young professionals, along with tourists. This creates strong demand for retail, dining, entertainment, services, and lifestyle-oriented businesses.

The diverse community supports a steady customer base across roughly 1,270 households. The area's compact size, ethnic diversity, high tourism rate, and popularity contribute to a high-visibility location where businesses can easily connect with an engaged and active audience.

For those seeking commercial real estate opportunities, Downtown Savannah offers the foot traffic, demographic vitality, and urban appeal necessary for business success.