

MEDICAL ARTS SHOPPING CENTER

4800 WATERS AVENUE, SAVANNAH, GA 31405

PROPERTY HIGHLIGHTS

- Retail/Restaurant space available: +/- 900 - 2,200 SF
- Premier location in the heart of Savannah's medical community and employment center
- Excellent ingress/egress via 2 traffic signals
- High visibility on heavily traveled Waters Avenue

TRAFFIC COUNTS

VEHICLES / DAY

Waters Avenue 16,500

DEMOGRAPHICS

1 MILE 3 MILES 5 MILES

Total Households	4,356	36,116	57,971
Total Population	9,872	88,568	147,330
Average HH Income	\$58,072	\$47,225	\$49,388



For More Information

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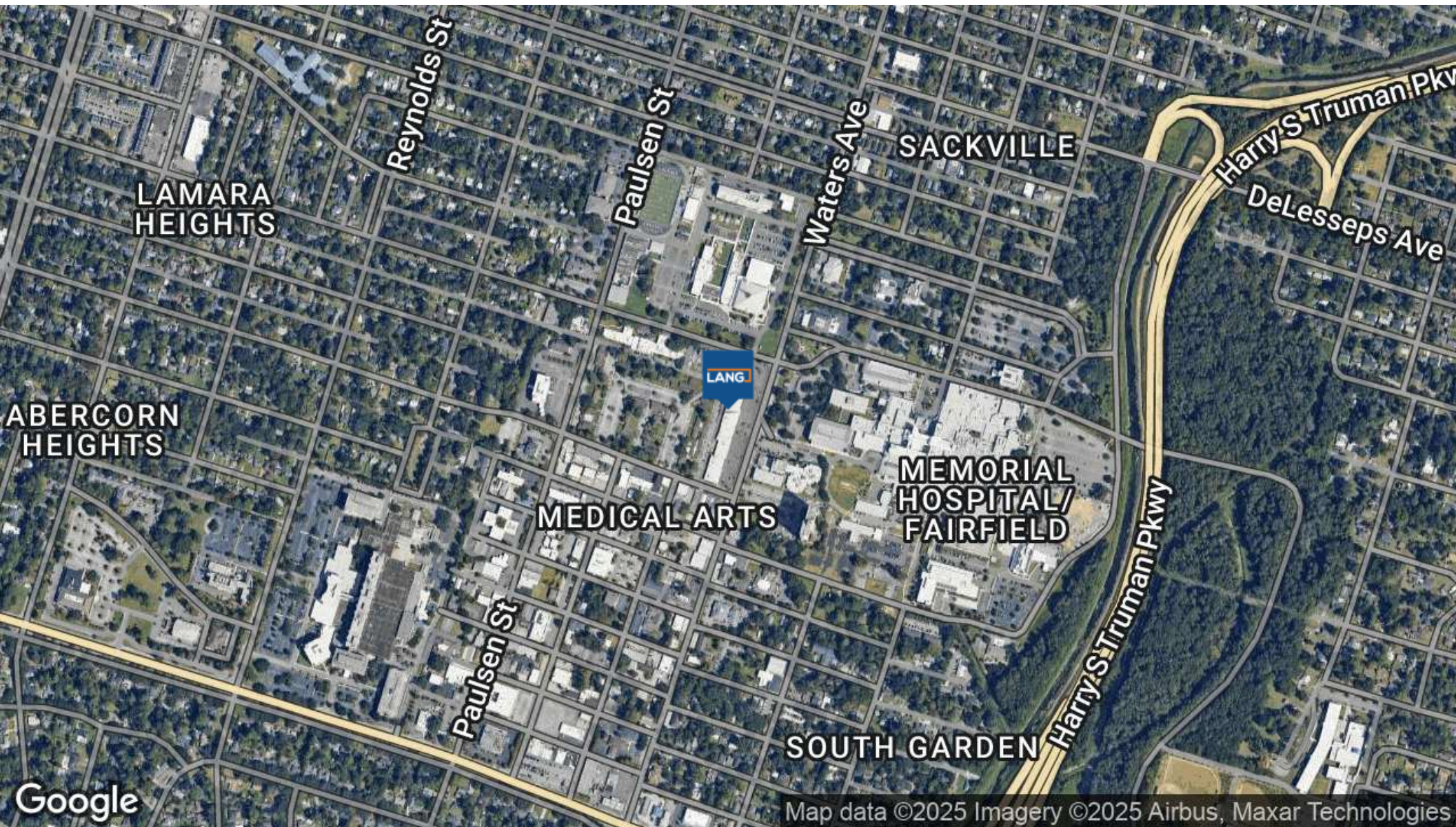
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AERIAL MAP



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AERIAL MAP



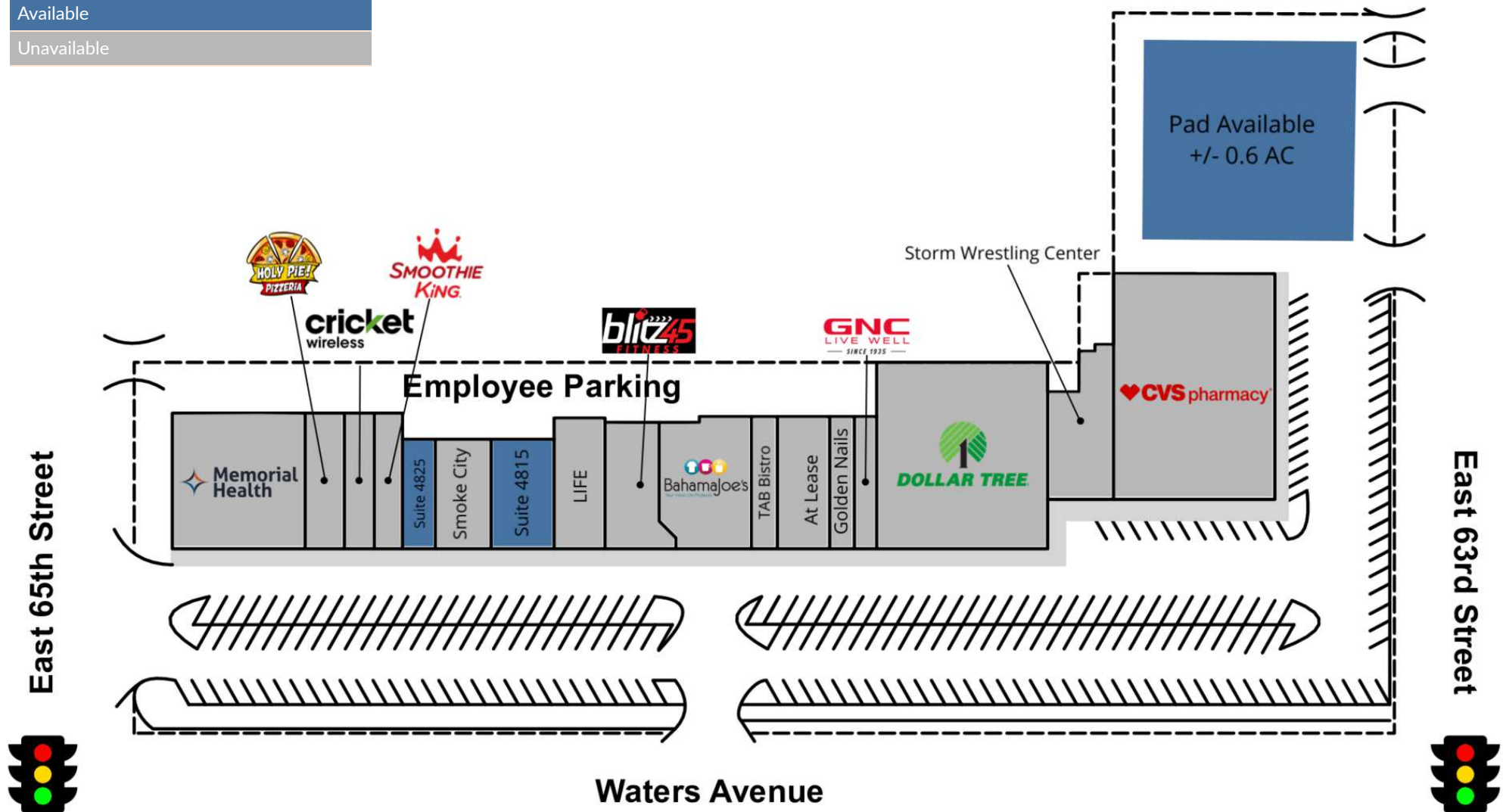
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LEGEND

Available

Unavailable



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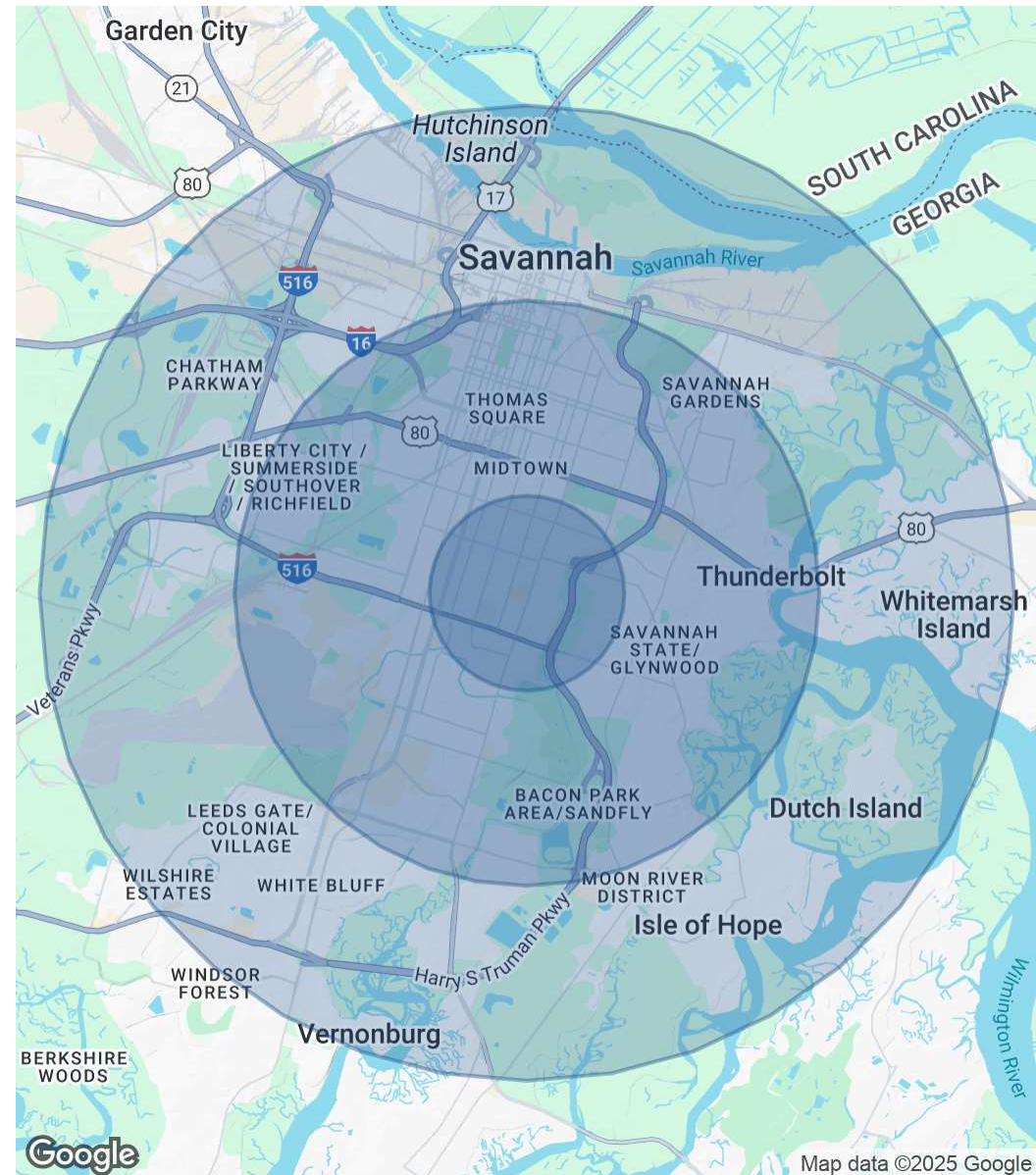
AVAILABLE SPACES

SUITE	TENANT	SIZE
Suite 4725	CVS	12,000 SF
Suite 4711	Storm Wrestling Center	3,419 SF
Suite 4731	Dollar Tree	11,138 SF
Suite 4741	GNC	1,280 SF
Suite 4743	Golden Nails	1,280 SF
Suite 4745	At Lease	2,418 SF
Suite 4749	TAB Bistro	1,280 SF
Suite 4755	Bahama Joe's School Uniforms	4,410 SF
Suite 4809	Blitz45 Fitness	3,055 SF
Suite 4811	Living Independence for Everyone	3,550 SF
Suite 4815	Available	2,223 SF
Suite 4821	Smoke City	2,048 SF
Suite 4825	Available	992 SF
Suite 4827-B	Smoothie King	1,225 SF
Suite 4827-C	Cricket Wireless	1,375 SF
Suite 4827	Holy Pie Pizzeria	1,880 SF
Suites 4829 & 4831	Memorial Health	6,918 SF
Outparcel	Available	0.6 Acres

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,872	88,568	147,330
Average age	39.7	34.4	34.3
Average age (Male)	37.7	31.6	31.8
Average age (Female)	41.4	37.3	36.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,356	36,116	57,971
# of persons per HH	2.3	2.5	2.5
Average HH income	\$58,072	\$47,225	\$49,388
Average house value	\$239,915	\$220,717	\$225,257

* Demographic data derived from 2020 ACS - US Census



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