

FOR LEASE - RESTAURANT/RETAIL



The Olmsted- 601 Indian Street



OFFERING SUMMARY

601 Indian Street Savannah, GA



For Lease

Property Description

The 1,940 square foot office/retail/F&B space fronts 100 linear feet of Indian Street and is in line adjacent to Foxtail Coffee Co., on the ground floor of The Olmsted, an exciting mixed use, 163 luxury multifamily development.

The space boasts incredible volume with 19' ceilings and an abundance of natural light due to the two sets of 12' wide x 10' tall bi-folding glass doors (each situated below a 4' tall transom window) and three sets of 6' wide x 10' tall double wood doors complete the space.

Easy walking distance from SCAD, Plant Riverside and Savannah's thriving Historical District. 2 minute walk to the new 4.5 acre Plant Riverside Development with a multitude of bars, restaurants, retail, and live entertainment, in addition to the 419 room JW Marriot Hotel.

The space will also be provided with a dedicated 1,500 gallon grease trap.



General Information

Name of Property:	The Olmsted
Square Feet:	1,940 SF
Rental Rate:	\$35.00/SF/Year
Lease Structure:	NNN
Zoning:	D-CBD
Condition:	Shell Space
Year Built:	2021
TI Allowance:	Negotiable

For more information, please contact:



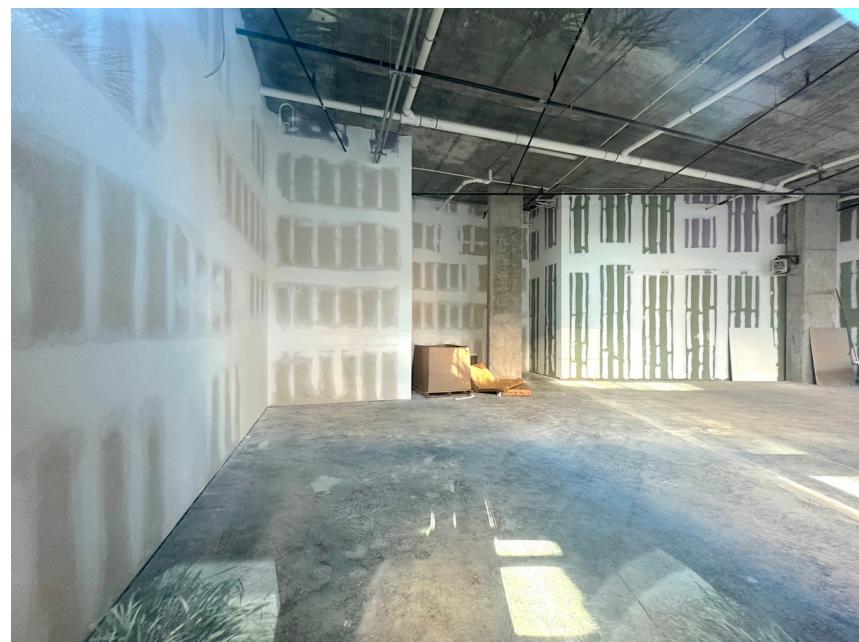
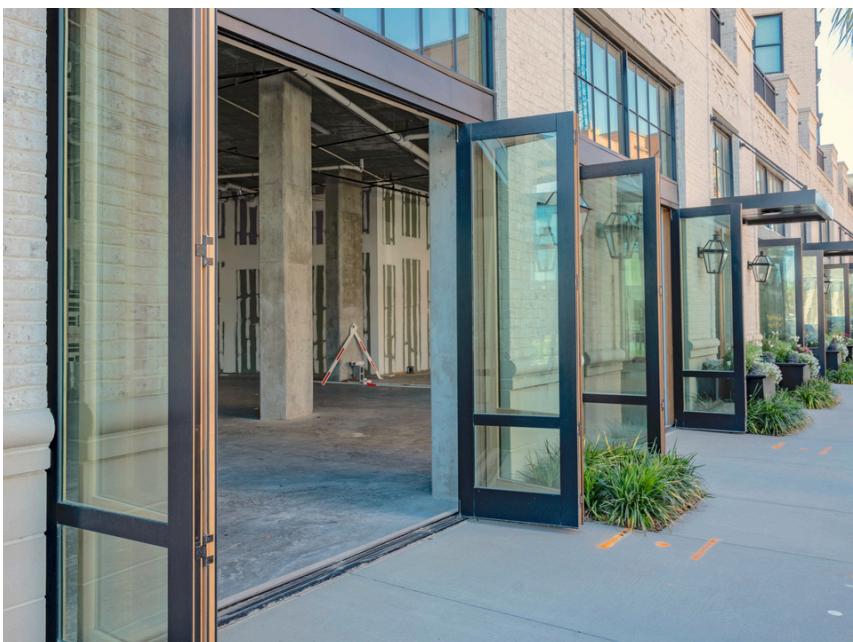
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ADDITIONAL PHOTOS

601 Indian Street Savannah, GA



FLOOR PLAN

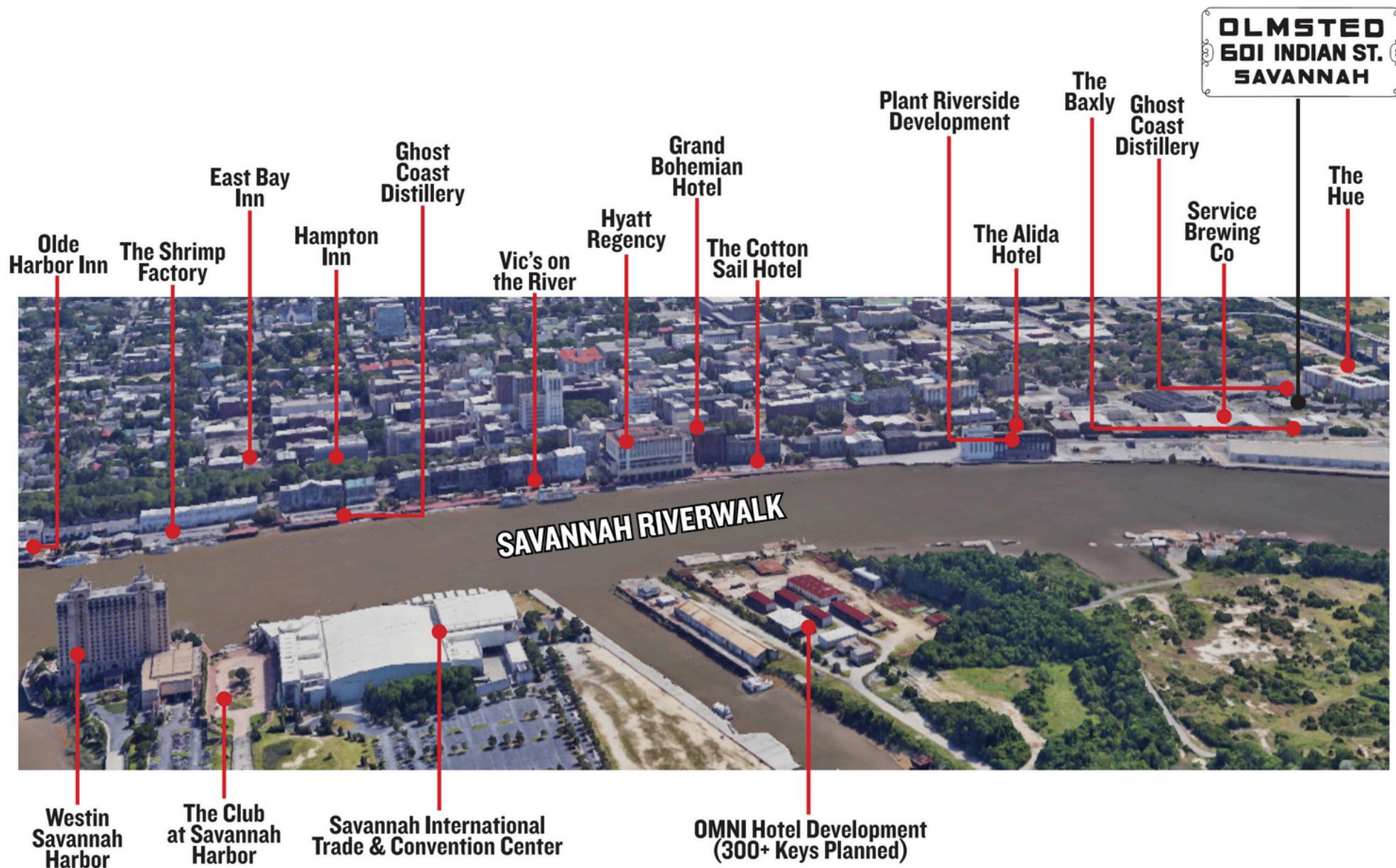
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SOUTH VIEW

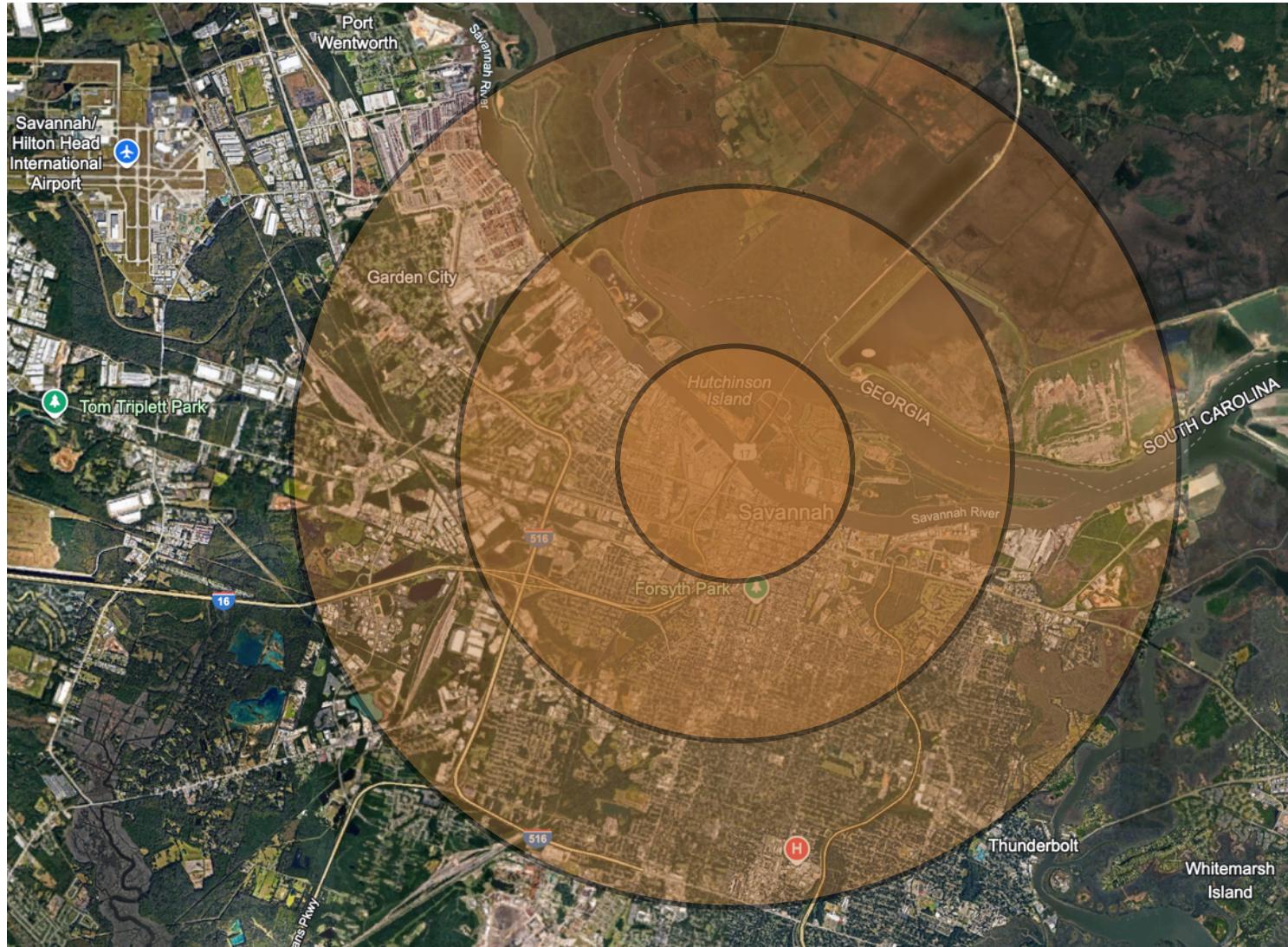
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 JUDGE REALTY



Location/Demographics

601 Indian Street Savannah, GA



Statistics

Population (2024)

1 Mile: 10,331
3 Miles: 60,113
5 Miles: 110,678

Average HH Income (2024)

1 Mile: \$83,202
3 Miles: \$71,693
5 Miles: \$69,264

Median Age (2024)

1 Mile: 26.6
3 Miles: 33.8
5 Miles: 35.1

Tourism (2023)

17.7 Million Reported

Taxable Retail Sales (Chatham County)

2024 - 12.3B
2022 - 11.4B
2020 - 7.9B



About Judge Realty

Judge Realty is the leader in Savannah Commercial Real Estate. We manage and lease over 500 properties in the Savannah area and work with local and national clients across the USA.

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