

FOR LEASE - RESTAURANT/RETAIL



## The Olmsted- 601 Indian Street





# OFFERING SUMMARY

601 Indian Street Savannah, GA



## 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

## 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.

For more information, please contact:



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# ADDITIONAL PHOTOS

601 Indian Street Savannah, GA





# FLOOR PLAN

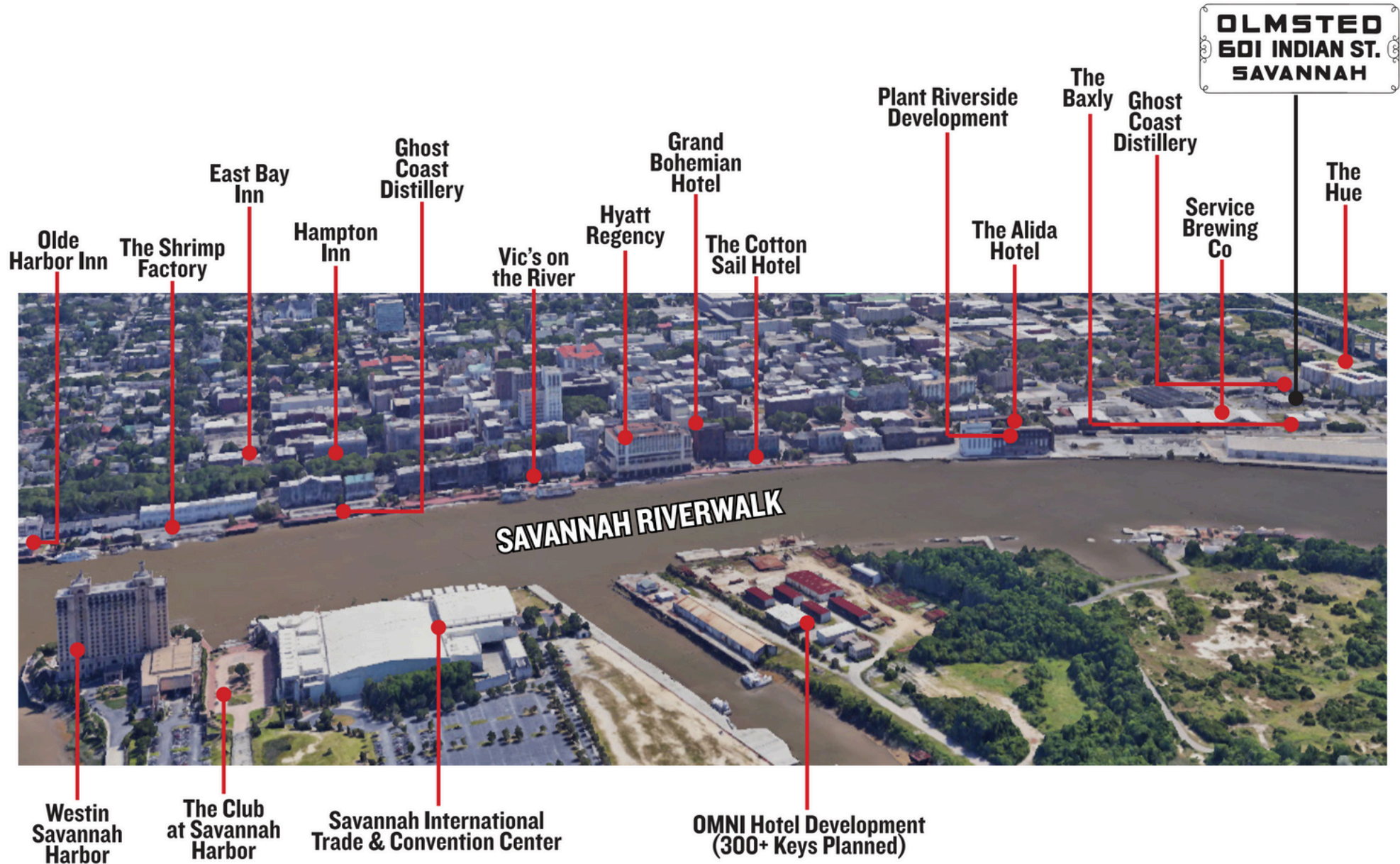
601 Indian Street Savannah, GA





# SOUTH VIEW

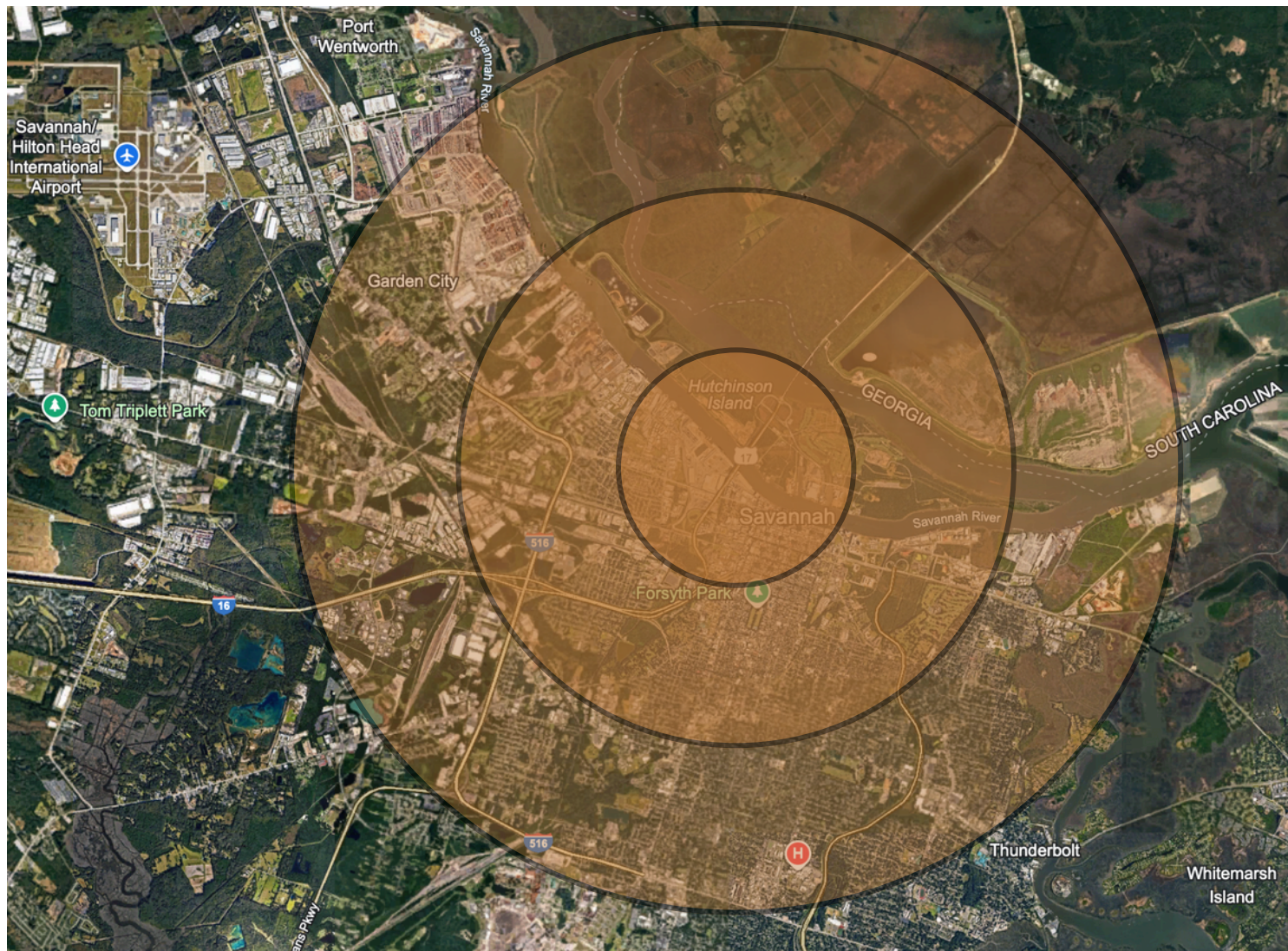
601 Indian Street Savannah, GA





# 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

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