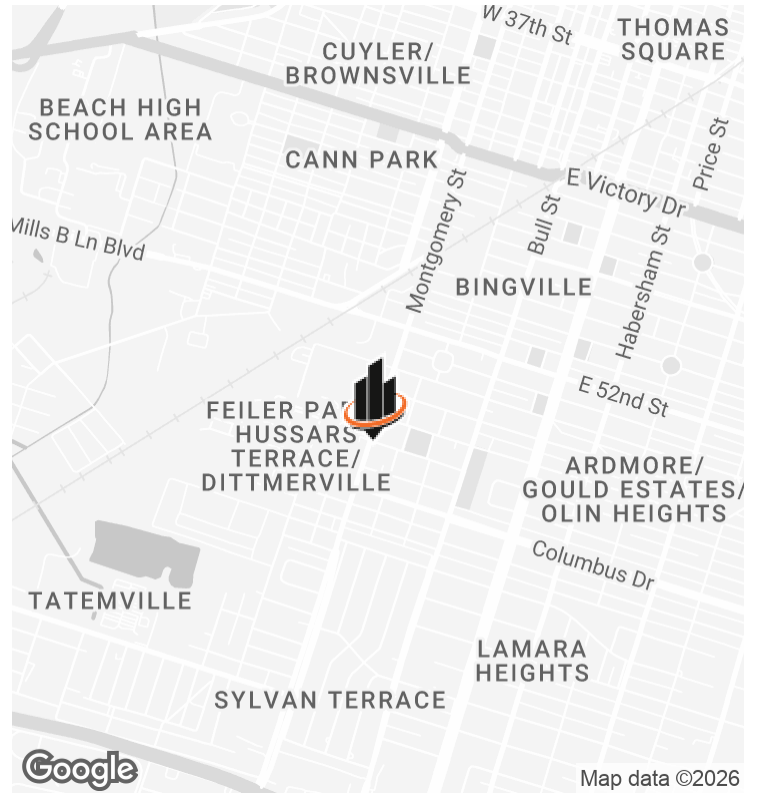


# 4119 MONTGOMERY STREET SAVANNAH, GA 31405



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$34.50 SF/yr (NNN)
<b>AVAILABLE SF:</b>	1,763 SF
<b>LOT SIZE:</b>	0.49 Acres
<b>BUILDING SIZE:</b>	1,763 SF

## PROPERTY DESCRIPTION

SVN | GASC is pleased to present a +/- 1,763 square foot free-standing retail building for lease in the heart of Savannah. Constructed as a QSR, the property has only had one tenant and offers a dedicated drive-thru lane, four points of access and high-visibility on a .49-acre corner lot. The property is zoned B-N (Neighborhood Business), allowing for a wide range of retail, service, and commercial uses.

## PROPERTY HIGHLIGHTS

- 1,763 SF QSR building
- Strong Visibility
- Zoned B-N
- Prime location in Savannah

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