



**FOR LEASE**

**Chatham Exchange\_Unit 101**

**4317 OGEECHEE RD  
SAVANNAH, GA 31405**

Chatham Exchange is strategically located at the signalized intersection of Ogeechee Rd (Hwy 17) & Chatham Parkway in Savannah, Georgia. It is located in a high traffic area with 30,000+ Average Daily Traffic Count on Ogeechee Rd, and 19,000 on Chatham Parkway. Nearby development - Enmarket Head Quarters, multiple apartment complexes, 2 hotels, restaurants, warehousing and more.

It has excellent visibility and access. It offers easy access to Midtown, Downtown and Southside Savannah due to its proximity to I-516, I-16, Veterans Parkway and Hwy 80.



Building SqFt	8,628 SqFt
Year Built	2020
Lot Size (acres)	0.90
Parcel ID	2-0836 -02-004
Zoning Type	Commercial
County	Chatham
Frontage	200.00 Ft
Coordinates	32.047792,-81.165877

- High-performing intersection with excellent visibility.
- Signage opportunities visible along a high-traffic street.
- Property is strategically located with direct frontage on Ogeechee Rd. & Chatham Parkway
- Attractive and Large monument signage
- Co-Tenants include: Smoothie King, Roma's Pizza, , All American Liquor and Mary Jane's CBD Dispensary, New Era Hair Studio & Restoration.
- Located on Ogeechee Rd (Hwy 17) & Chatham Pkwy, a major thoroughfare and premier location in the submarket.

**eXp Realty**

Promenade II 1230 Peachtree St  
NE, 19th Floor  
Atlanta, GA 30309

Office: 888-959-9461  
[www.MilapPatelRealEstate.com](http://www.MilapPatelRealEstate.com)

**MILAP PATEL**

EXP Realty

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#101	--	\$ 32.00 SF/Yr	NNN	1,229 SF	5 Yrs



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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,358	18,419	106,487
2010 Population	2,023	20,727	114,123
2024 Population	3,009	21,168	121,506
2029 Population	3,482	21,111	121,090
2024-2029 Growth Rate	2.96 %	-0.05 %	-0.07 %
2024 Daytime Population	6,290	30,855	170,951

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	508	1,441	6,872
\$15000-24999	91	769	4,806
\$25000-34999	172	878	5,170
\$35000-49999	161	1,219	7,138
\$50000-74999	168	1,083	7,514
\$75000-99999	158	818	6,233
\$100000-149999	144	1,244	6,498
\$150000-199999	18	264	2,928
\$200000 or greater	28	286	2,786
Median HH Income	\$ 31,677	\$ 45,263	\$ 52,352
Average HH Income	\$ 50,256	\$ 67,443	\$ 78,318

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	543	6,173	42,042
2010 Total Households	854	7,044	44,307
2024 Total Households	1,447	8,001	49,944
2029 Total Households	1,743	8,211	50,661
2024 Average Household Size	2.04	2.43	2.28
2024 Owner Occupied Housing	351	3,577	22,159
2029 Owner Occupied Housing	363	3,647	23,030
2024 Renter Occupied Housing	1,096	4,424	27,785
2029 Renter Occupied Housing	1,380	4,564	27,631
2024 Vacant Housing	145	989	8,075
2024 Total Housing	1,592	8,990	58,019



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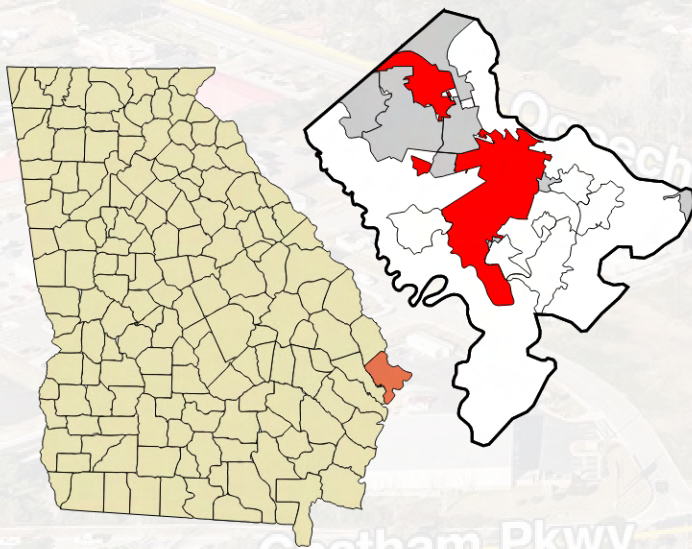
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## ABOUT SAVANNAH

Savannah ( sə-VAN-ə) is the oldest city in the U.S. state of Georgia and the county seat of Chatham County. Established in 1733 on the Savannah River, the city of Savannah became the British colonial capital of the Province of Georgia and later the first state capital of Georgia. A strategic port city in the American Revolution and during the American Civil War, Savannah is today an Industrial Center and an important Atlantic Seaport.



### CITY OF SAVANNAH

COUNTY	CHATHAM
INCORPORATED	2/11/1733

### AREA

CITY	113.3 SQ MI
LAND	108.5 SQ MI
WATER	4.8 SQ MI
ELEVATION	49 FT

### POPULATION

POPULATION	147780 {{INCREASE}}
DENSITY	1,300.00 SQ MI
URBAN	309,466

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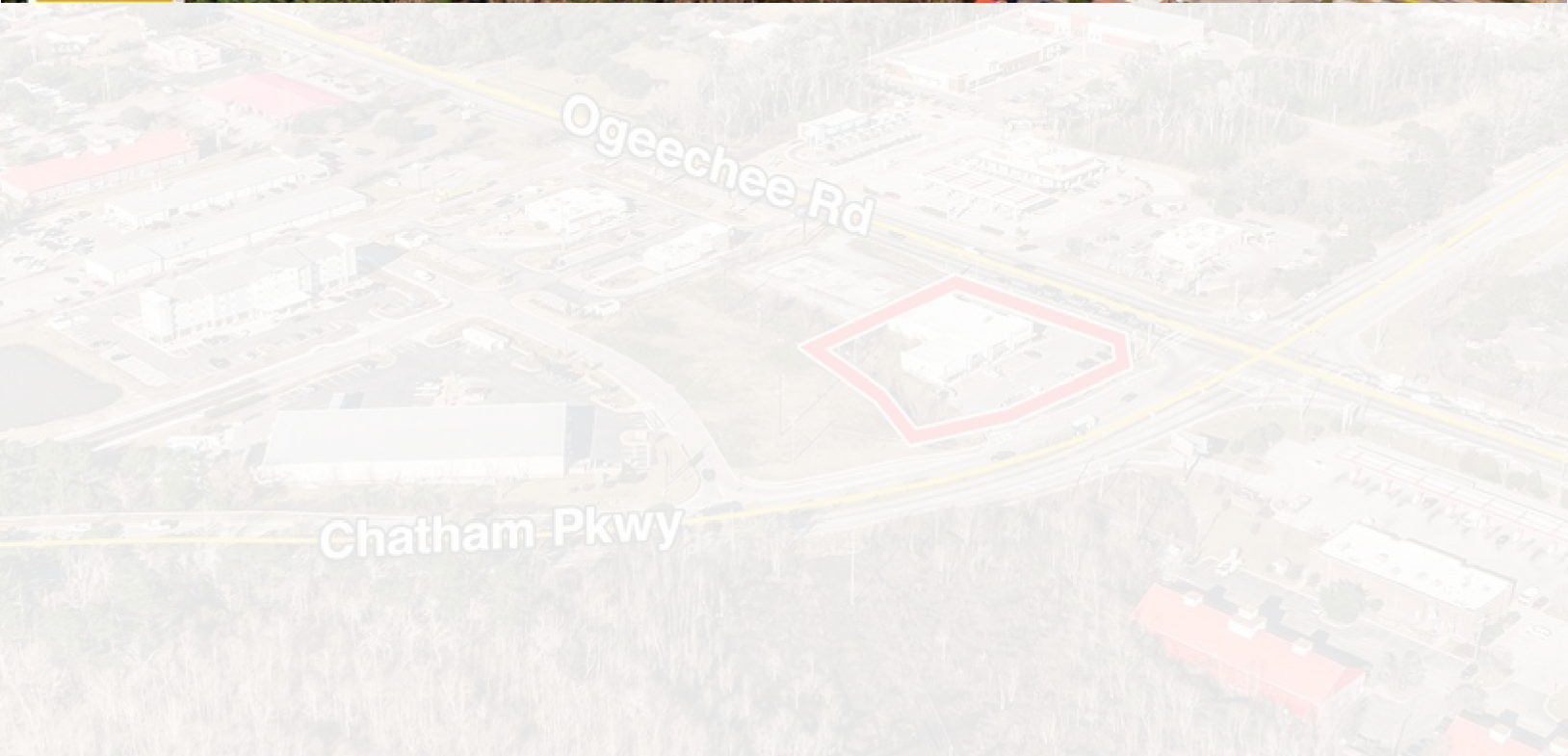




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