

*Offered For Sale:
2019 Habersham Street*



NAI Mopper Benton (“Broker”) has been retained by the Seller of 2019 Habersham Street in Savannah, GA (“Property”) as the exclusive Broker for this disposition.

CONTACT:

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Advisor

Investment Sales & Leasing

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2019 Habersham Street
Savannah, GA 31401

Owner expressly reserves he right, exercisable in Owner’s sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Owner and Broker each expressly reserve the right, exercisable in their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. Broker is not authorized to make any representations or agreements on behalf of Owner. Owner shall not have any legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed, delivered and approved by Owner and the other party there to and any conditions to Owner’s obligations here under have been satisfied or waived. If you have no interest in the Property at this time, return this Offering Memorandum immediately to:

NAI Mopper|Benton
1650 E Victory Drive
Savannah, GA 31404
+1 912 358 5600
naisavannah.com



OFFERING SUMMARY



NAI Mopper | Benton

Commercial Real Estate Services, Worldwide.

THE OFFERING

This newly renovated commercial building, located in the vibrant Midtown area of Savannah, Georgia, is now available for purchase. Originally constructed in 1995 as a 700 sq/ft single-story restaurant, the property underwent a significant transformation in 2020, adding a second story and upgrading with three new HVAC systems, a new roof, and exciting new possibilities.

The building is currently outfitted as a restaurant, featuring a fully equipped commercial-grade kitchen, three restrooms, outdoor balcony seating, and a capacity for 70 patrons.

Conveniently situated just 8 minutes from East Broughton Street and approximately 10 minutes from Oglethorpe Mall, this property offers a prime, central location for any business venture. Additionally, with nearly 6,000 vehicles passing by daily on Habersham Street, the building benefits from excellent visibility and high foot traffic.

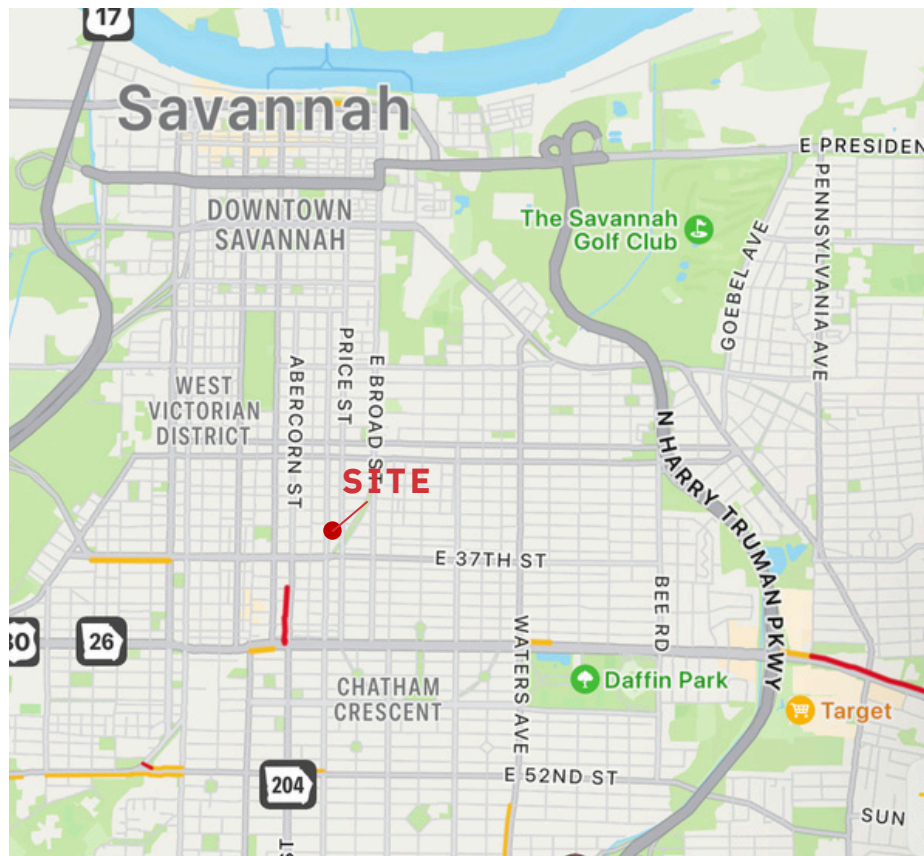
EXECUTIVE SUMMARY

Sale Price	\$1,500,000
Market	Savannah
Property Subtype	Retail/Land
Address	2019 Habersham Street
City/State/Zip	Savannah, GA 31401
County	Chatham
Zoning	TC-1
Lot Size	0.04 AC
Building Size	2,172 SF
Occupancy	Vacant upon Sale
Year Renovated	2020

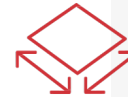
PROPERTY OVERVIEW



PROPERTY OVERVIEW



2,172 SF



± 0.4 Acre Lot



± 6k VPD



Newly Built Second Floor



TC-1 Zoning



70 Patron Capacity



Fully Equipped Kitchen



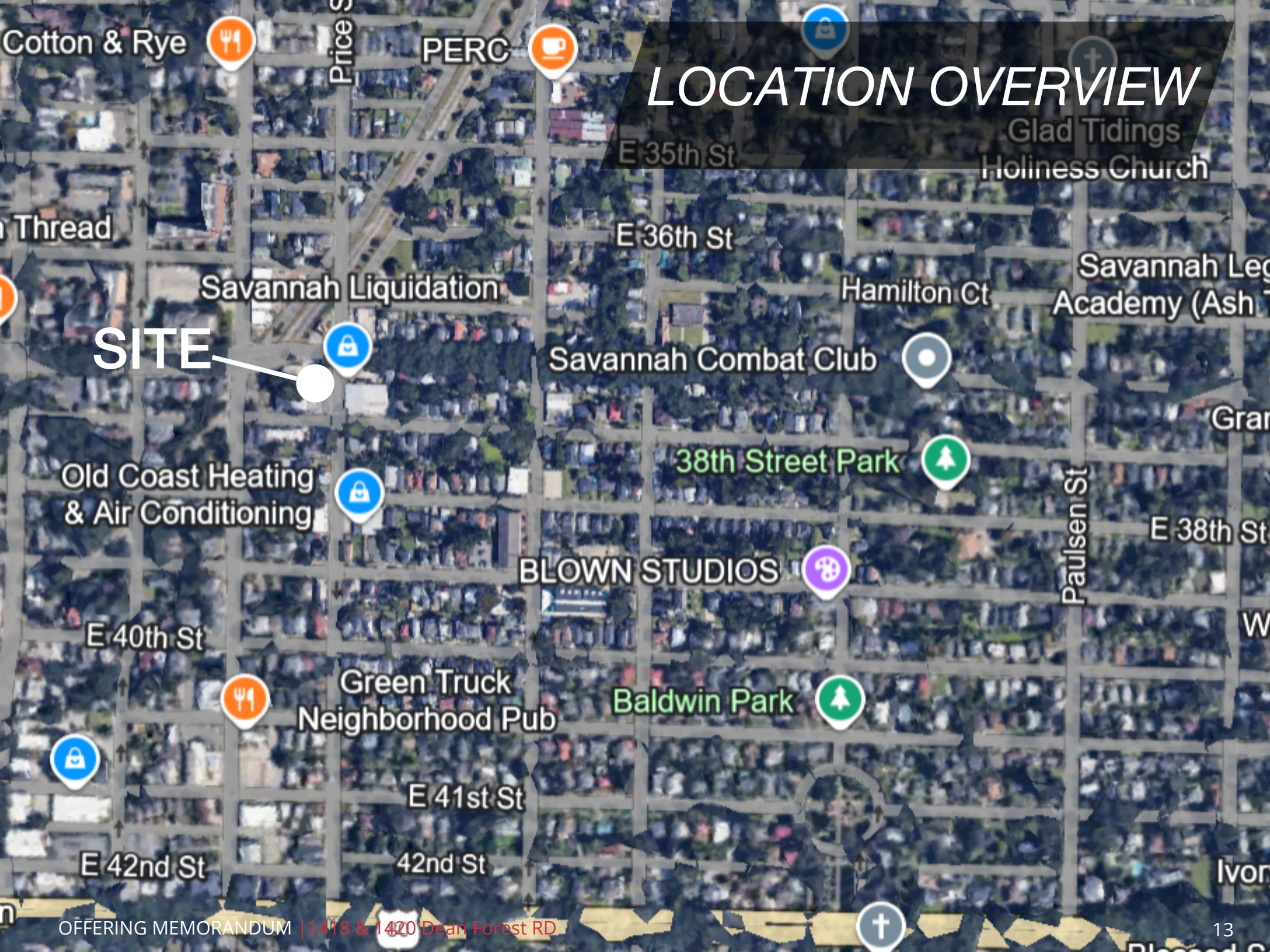
Dining





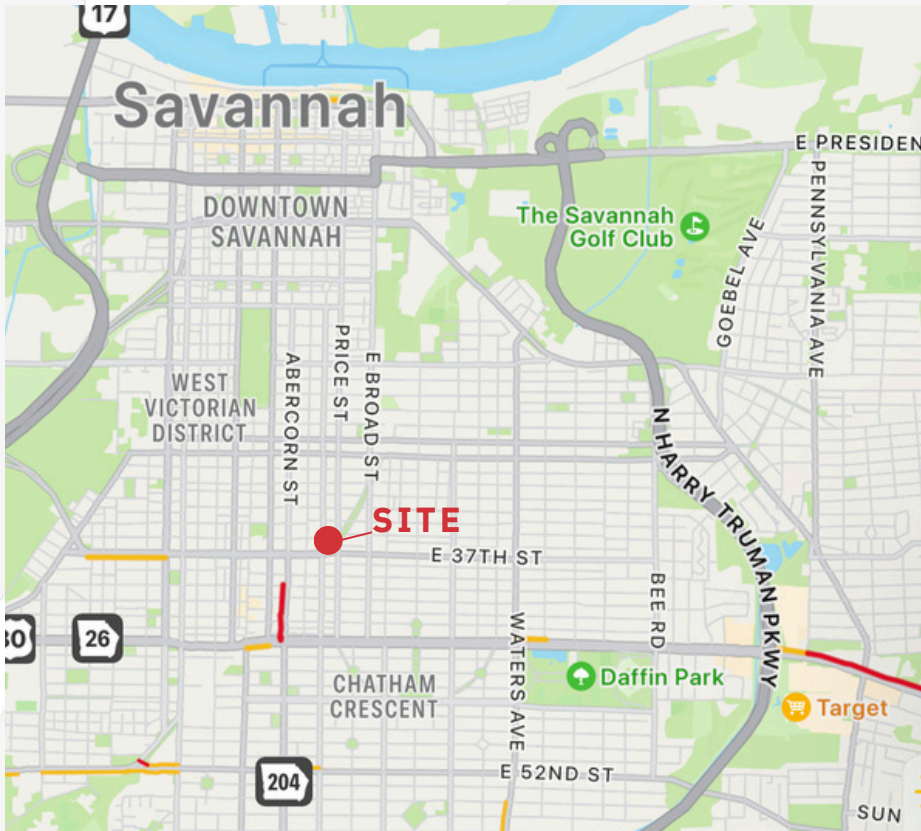
LOCATION OVERVIEW

SITE



Location Overview

2019 Habersham Street | Savannah, Georgia

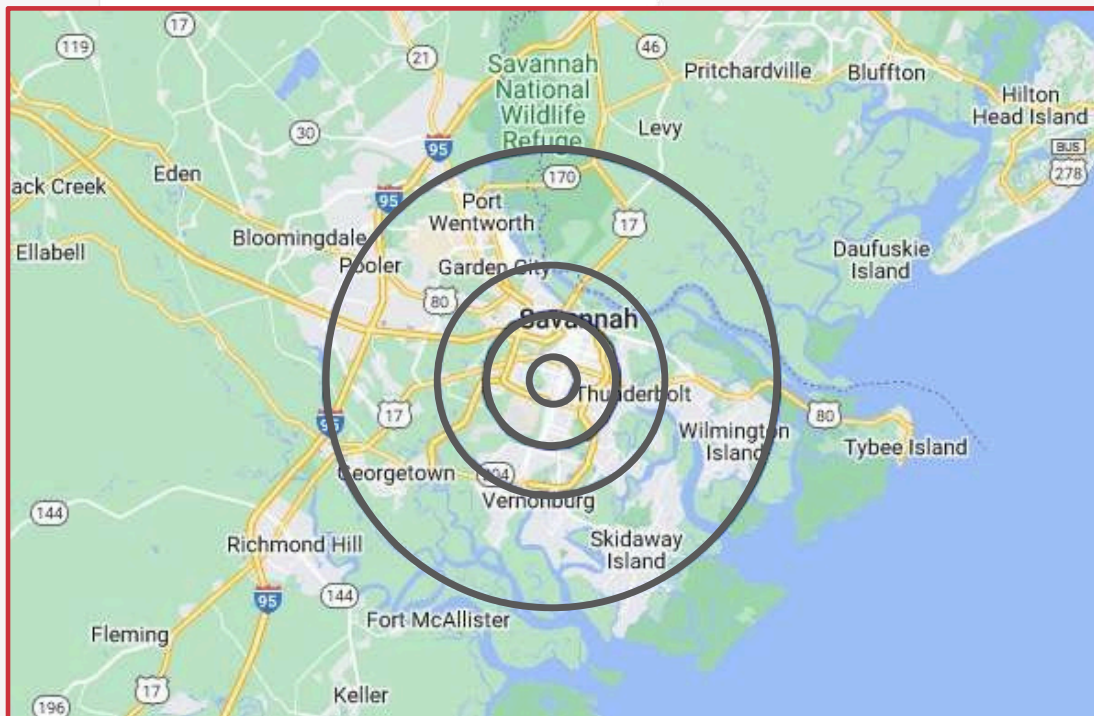


DISTANCE TO MAJOR CITIES

Jacksonville, Florida	139 miles
Atlanta, Georgia	248 miles
Charlotte, North Carolina	258 miles
Birmingham, Alabama	394 miles
Nashville, Tennessee	497 miles
Columbus, Ohio	682 miles

Market Overview

2019 Habersham Street | Savannah, Georgia



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	13,289	82,836	144,147
Median Age	37	35.2	35.6
Bachelor's Degree or Higher	27%	26%	24%
Total Households	5112	32,359	55,022
Average HH Income	\$70,461	\$62,556	\$62,483
Total Specified Consumer Spending (\$)	\$129M	\$763M	\$1.3B
Median Home Value	\$203,196	\$181,488	\$174,780

PORT OF SAVANNAH

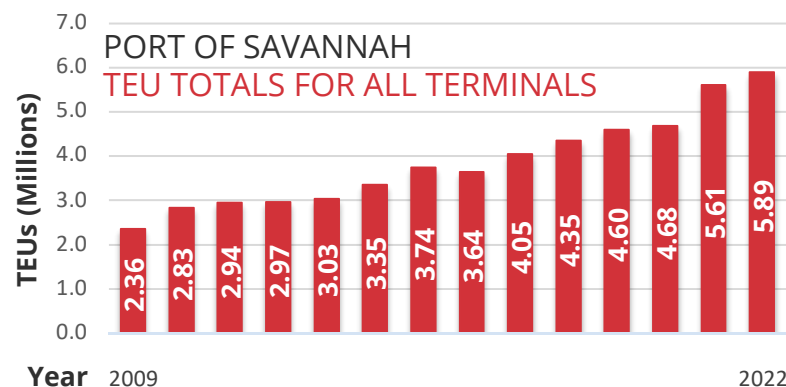
Single large and fastest growing container terminal in North America

2 Class 1 Railroads:

CSX & Norfolk Southern

2 Terminals: Ocean &

Garden City Terminal



HMG Metaplant America

The Hyundai Metaplant, located 22 miles northwest of Savannah on the south side of I-16, will start producing 300,000 cars annually in just a few months. With an investment exceeding \$5.5 billion, the site is poised to employ 8,500 individuals, with Hyundai affirming that 99% of the workforce will be Americans. Production is scheduled to commence in the first quarter of 2025.



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