

FOR LEASE - RETAIL/F&B END CAP



1355 Harris Trail Road, Richmond Hill, GA



# OFFERING SUMMARY

1355 Harris Trail Road



For Lease

## Property Description

Judge Realty is proud to present the approx. 1,750 square foot end-cap retail/restaurant space available for lease at 1355 Harris Trail Road. Anchored by Exxon gas station and Hills Beverage, this corner space is ready for your interior MEP and finishes. Space has open concrete floor for in-line infrastructure, high ceilings for robust lighting improvements, and exterior space can be included for potential outdoor seating. Property is located just around the bend from Richmond Hill Middle School (0.2-miles), has approx. 10,400 daily drive by traffic at frontage, and signage opportunities. Negotiable TI Allowance pending lease terms.

## General Information

Square Feet:	1,750 SF
Rental Rate:	\$28.00/SF/YR
Lease Structure:	NNN
Lease Term:	Negotiable
Zoning:	PUD/C-3
Condition:	Shell Space
Year Built:	2022
TI Allowance:	Negotiable

For more information, please contact:



### Alex Hansbarger

Commercial Leasing and Sales  
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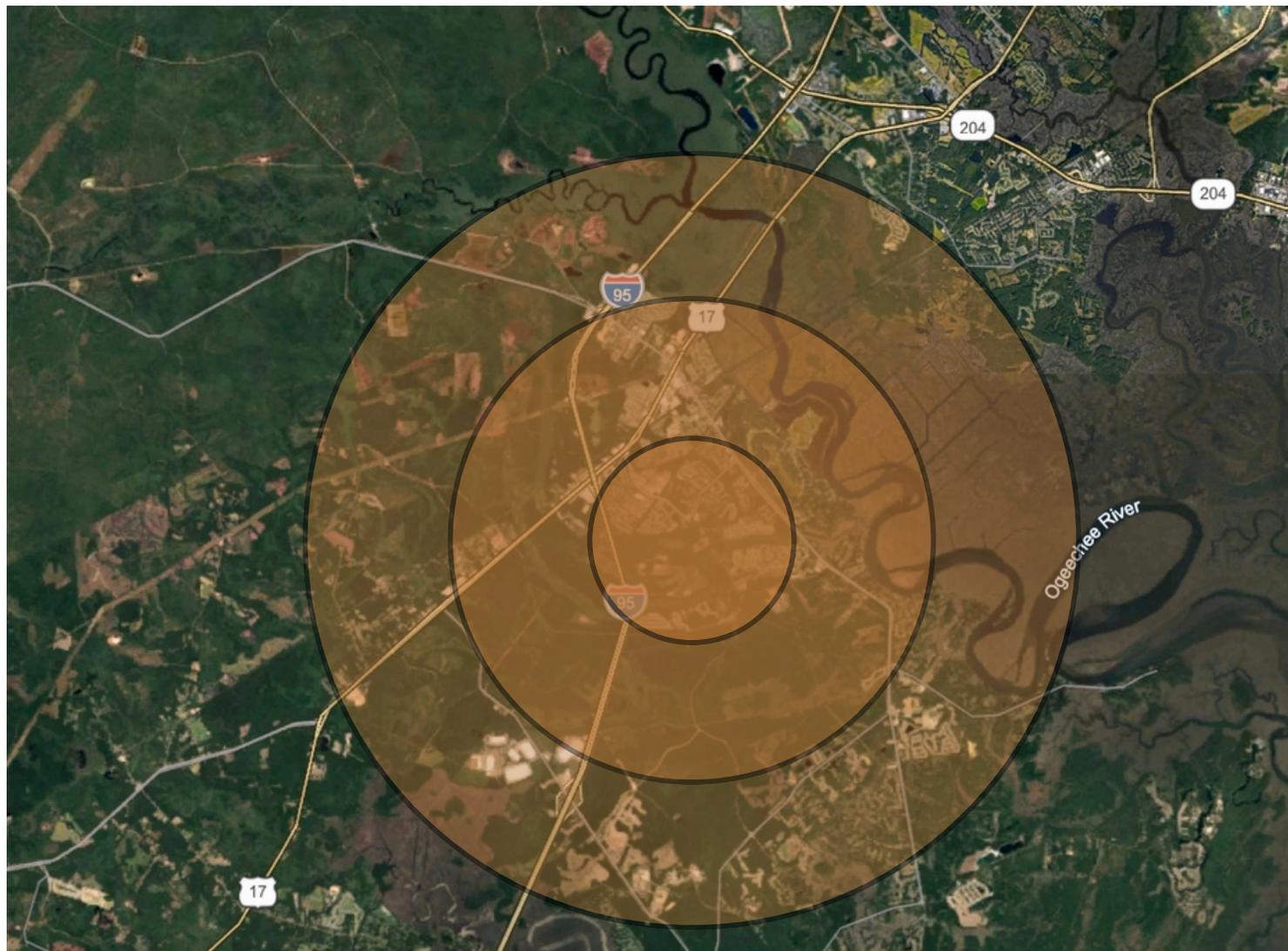


### Lori Judge

CEO  
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# LOCATION/DEMOGRAPHICS

1355 Harris Trail Road



## 2024 Demo's

### Population

1 Mile: 8,712  
3 Miles: 20,150  
5 Miles: 30,186

### Households

1 Mile: 3,114  
3 Miles: 7,068  
5 Miles: 10,393

### Average HH Income

1 Mile: \$85,413  
3 Miles: \$93,530  
5 Miles: \$106,339

### Median Age

1 Mile: 32.2  
3 Miles: 33.3  
5 Miles: 34.6

# RETAILER MAP

1355 Harris Trail Road





## 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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COMMERCIAL

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RESIDENTIAL

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PROPERTY MANAGEMENT

 Savannah, GA 31404

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