



LOCATION

Located in the heart of Savannah’s vibrant Starland District, 2323 Barnard Street offers a beautifully updated commercial space that perfectly blends historic character with modern utility. The interior is a bright, open-plan layout that receives ample natural light, making it an ideal fit for a professional office, creative studio, or general retail storefront.



- Office or General Retail | 2,000 SF | \$3,200/month
- Neighbors Include (within a mile): Victory North, Starland Yard, Brochu's Family Tradition, Starland Strange and Bazaar, Lucia Pasta Bar, The Vault, Sulfur Studios, Two Tides Brewing, Foxy Loxy Cafe, Sixby, The legendary Say Hey, Flora and Fauna.

DEMOGRAPHICS	3 MILES 5 MILES 10 MILES		
	2024 Total Population	58,836	134,576

THE PROPERTY



THE PROPERTY



LOCAL AREA OVERVIEW

Ideally located on the Atlantic coast, the Savannah metro area is a hub for a dynamic workforce, home to close to 1 million. This talent pool is bolstered by a consistent stream of over 4,000 military members who transition to the civilian sector each year, as well as more than 65,000 students from 18 area colleges and universities, including SCAD. These institutions are a direct pipeline for a skilled workforce in industries ranging from creative and technical services to advanced manufacturing and healthcare technology.

This economic strength is complemented by a world-class quality of life. Savannah is home to the largest National Historic Landmark District in the nation, with 22 preserved, moss-draped squares. Its thriving arts and culture scene is a draw for talent and visitors alike, featuring a high concentration of art galleries, award-winning restaurants, and a calendar full of live music and film festivals. With the Atlantic beaches just minutes away, Savannah offers a lifestyle where career opportunity and coastal living go hand in hand.

NATIONAL RECOGNITION & GROWTH

Travel + Leisure

"Readers adore Savannah for its leafy parks, great shopping... and the **Starland District.**"

— *Travel + Leisure, "World's Best Cities" (2025)*

Savannah Magazine

"Fueled by entrepreneurship and artistic camaraderie, the **Starland District rockets to success.**"

— *Savannah Magazine, "Shop, Do, Dine Local" Issue (March/April 2025)*

Savannah Morning News

"The Starland District [is] **Savannah's most dynamic cultural hub**, brimming with artistic energy, unique eateries, and lively entertainment."

— *Savannah Morning News (February 2026 coverage of new mixed-use developments)*

PROPERTY HIGHLIGHTS

 \$3,200/MONTH

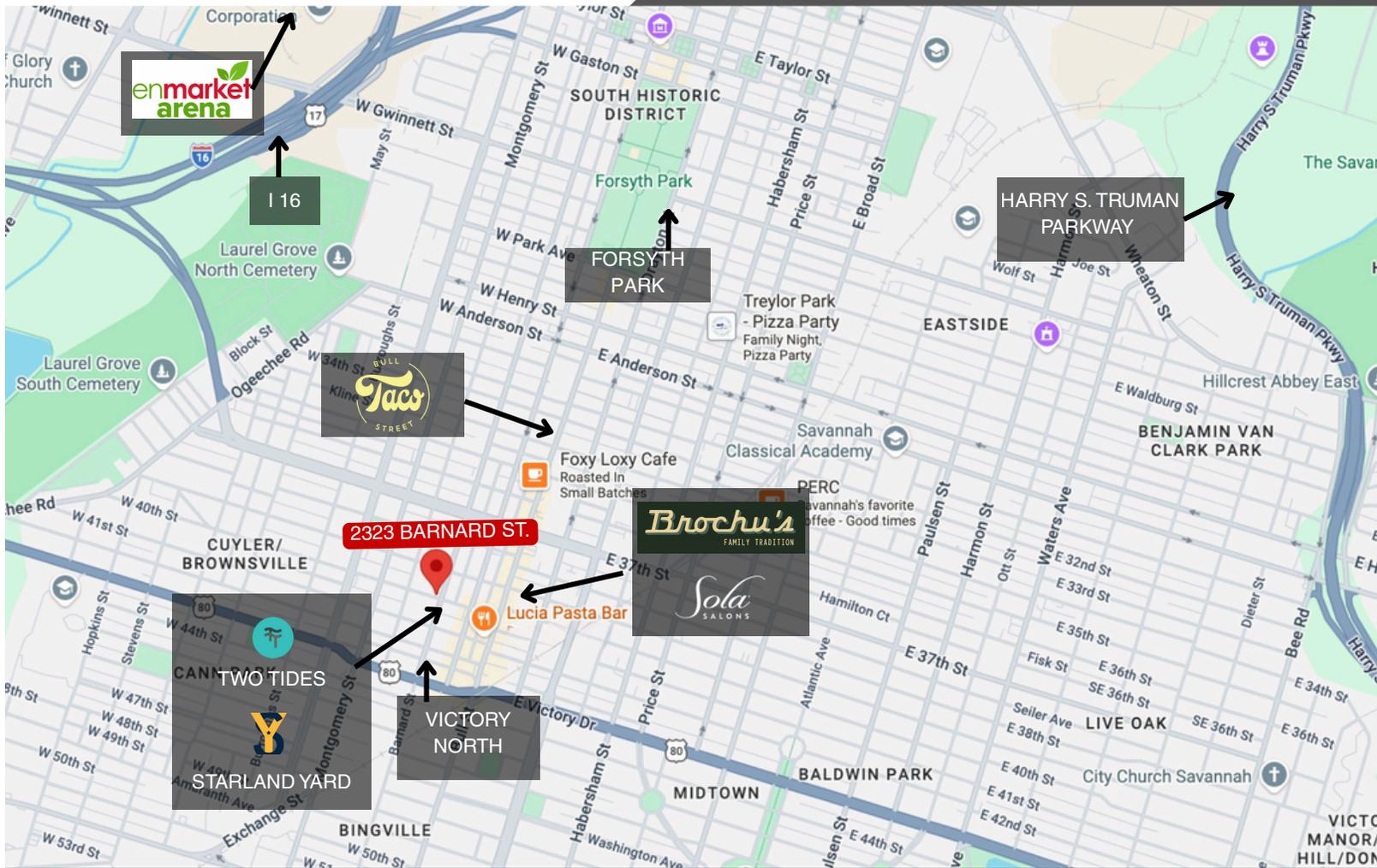
 2,000 SF

 ZONING: TC-1

 19 MIN TO AIRPORT

 7 MIN TO ENMARKET
ARENA

 TOTAL POPULATION:
58,836



PROPERTY HIGHLIGHTS

- Built-in Clientele: Located within the "SCAD bubble," the area provides consistent foot traffic from a diverse mix of students, creative professionals, and residents.
- Nestled in the heart of Savannah, the Starland District is a dynamic cultural hub, brimming with artistic energy, unique eateries, and lively entertainment.
- Leverage Savannah's 14.8 million annual tourists, who contribute \$3.1 billion to the economy.

PLEASE INQUIRE

BETH VANTOSH

	CELL: 912.663.3392
	BVANTOSH@VANTOSHCO.COM

IN THE NEIGHBORHOOD

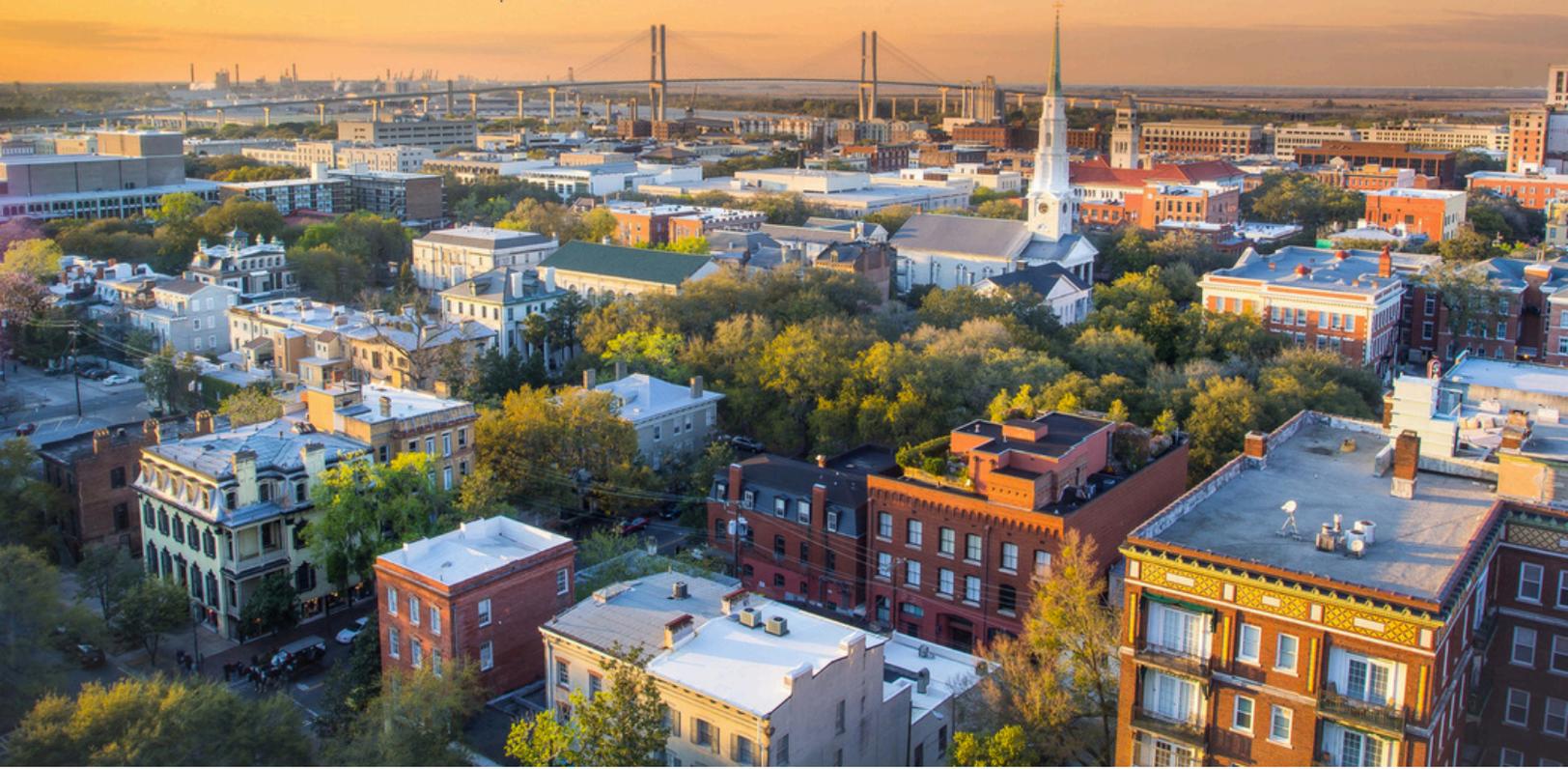


IN THE NEIGHBORHOOD



IN THE NEIGHBORHOOD





LEASING INFO

Beth Vantosh, Vantosh Commercial Group
(912) 663-3392 | bvantosh@vantoshco.com

Visitor
Spending
\$4
Billion

Over **17M** Annual Visitors

10 Million Overnight Visitors
7.3 Million Day Visitors

Named **#6** FRIENDLIEST CITIES
in the U.S.

2025 TOP RANKINGS

#4 BEST
U.S. CITY

Travel & Leisure

#2 The South's
Best Cities