

Property Summary



PROPERTY HIGHLIGHTS

- ±1,925 SF building situated on 0.29 acres
- Configured as three bedrooms and one-and-a-half baths, easily convertible to multiple offices
- Large living area suitable for reception, meeting, or conference space
- Two separate front entrances allowing client and employee separation or dual operations
- Attached work area plus two 11' x 23' accessory structures (workshop and metal shed)
- Zoned O-I (Office & Institutional) allowing a broad range of professional and institutional uses
- Frontage on East DeRenne Avenue near Habersham Street and Abercorn Street
- Traffic counts exceeding 63,000 vehicles per day
- Excellent accessibility and proximity to Midtown and Downtown Savannah

LOCATION DESCRIPTION

Highly visible office opportunity on East DeRenne Avenue between Habersham Street and Abercorn Street with traffic counts exceeding 63,000 vehicles per day and convenient access to Midtown and Downtown Savannah.

OFFERING SUMMARY

Sale Price:	\$439,000
Lot Size:	12,824 SF
Building Size:	1,925 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,804	32,496	58,282
Total Population	8,775	79,945	145,466
Average HH Income	\$87,512	\$75,003	\$82,415

Property Description



PROPERTY DESCRIPTION

Positioned along East DeRenne Avenue between Habersham Street and the signalized intersection of Abercorn Street, this highly visible property offers exceptional flexibility for an owner-user seeking a professional office, studio, or institutional presence in one of Savannah's most active commercial corridors. With traffic counts exceeding 63,000 vehicles per day, the site benefits from outstanding visibility and accessibility while remaining centrally located between Midtown and Downtown Savannah.

The ±1,925 square foot building is currently configured as a three-bedroom, one-and-a-half-bath structure that can easily be adapted for a variety of professional or creative business layouts. A new architectural shingle roof was recently installed, adding to the overall functionality and long-term durability of the property. Each bedroom can serve as a private office, consultation room, or workspace, while the spacious living and dining areas offer ample room for reception, collaborative work areas, conference rooms, or meeting space.

Two separate front entrances provide additional flexibility for owner-users, allowing businesses to separate client and employee access, establish distinct operational areas within the building, or accommodate multiple business functions under one roof. The structure's residential-style layout provides a comfortable and approachable environment that translates well for professional offices, wellness practices, creative studios, or boutique service providers.

A large attached work area, similar to an oversized garage, provides valuable additional space for storage, production, equipment, or expansion of office operations. The property is further enhanced by two accessory structures located toward the rear of the lot, including an 11' x 23' workshop with electric service that is already heated and cooled, as well as an additional 11' x 23' metal shed with electric service that could be modified for climate control. These structures provide excellent space for inventory storage, fabrication, creative workspace, or additional operational needs.

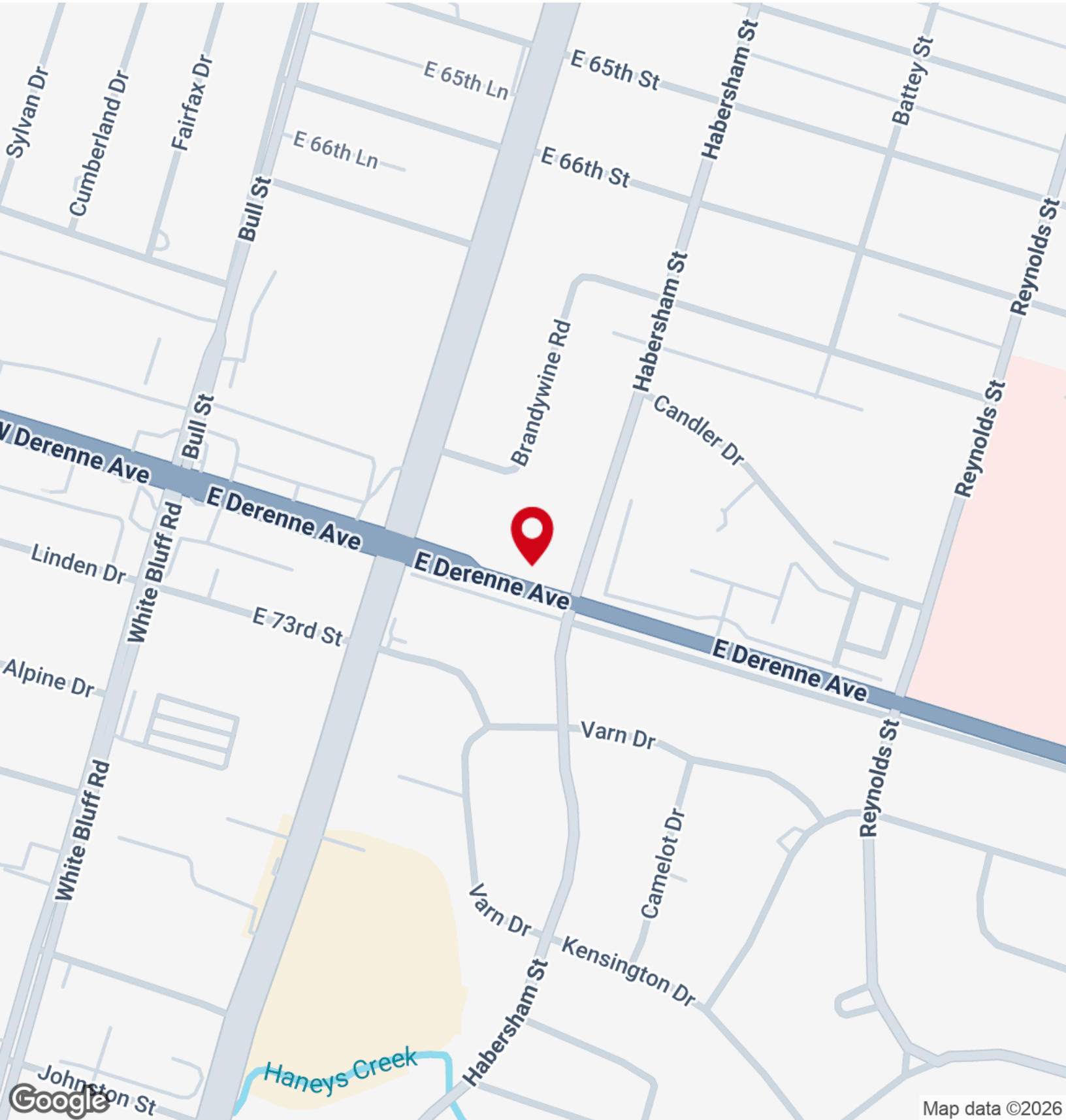
Zoned O-I (Office and Institutional), the property supports a broad range of permitted uses including general office, medical office, professional services, studio or creative workspace, and certain institutional uses. The adaptable building layout combined with the flexible zoning designation makes this property well suited for businesses seeking both functionality and visibility along one of Savannah's most heavily traveled corridors.

112 E DERENNE AVE | SAVANNAH, GA

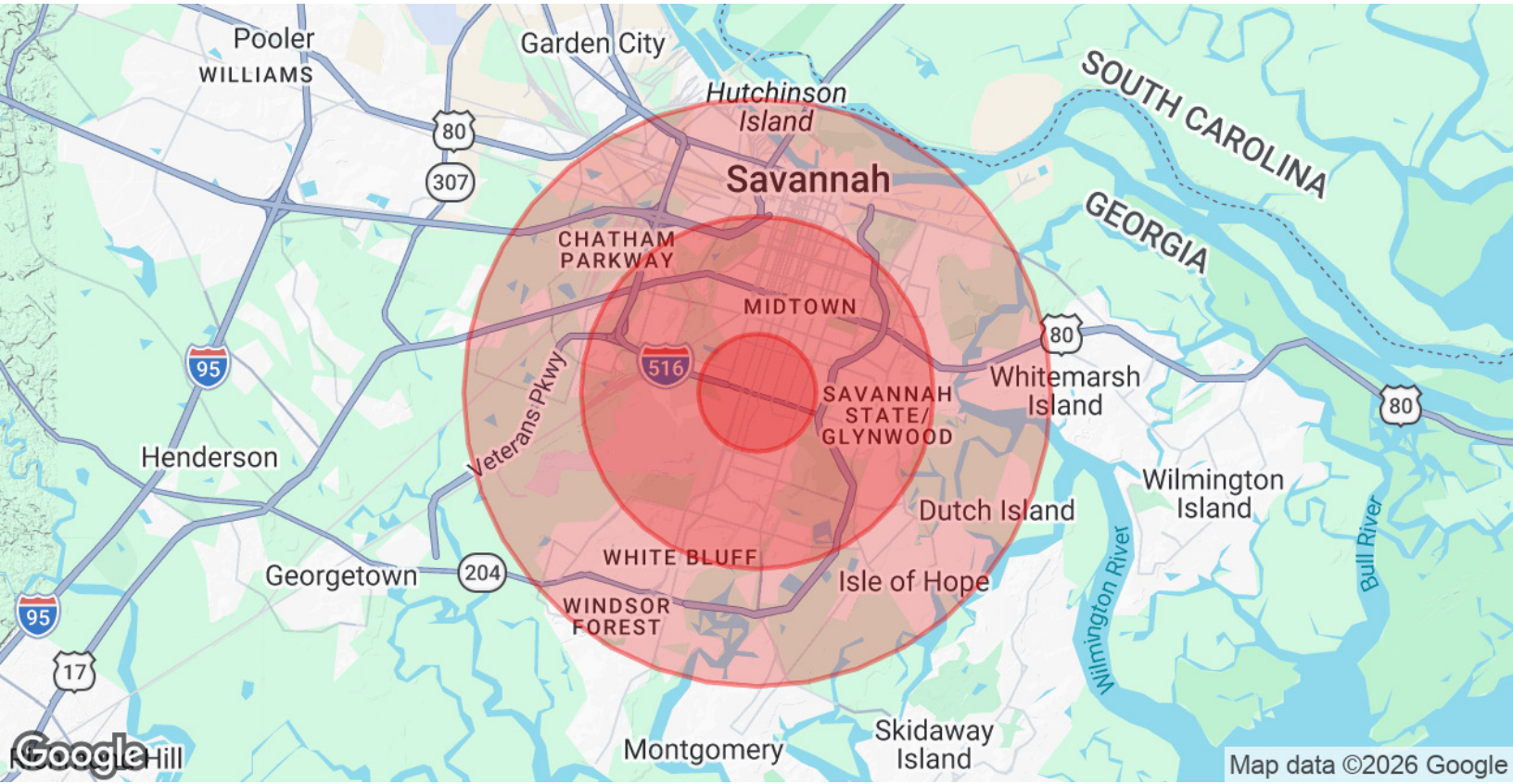
Additional Photos



Location Map



Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,775	79,945	145,466
Average Age	44.0	36.1	36.0
Average Age (Male)	38.5	34.5	34.2
Average Age (Female)	45.0	37.0	37.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,804	32,496	58,282
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$87,512	\$75,003	\$82,415
Average House Value	\$352,314	\$304,336	\$306,455

2023 American Community Survey (ACS)

Advisor Bio 1



SHANE LITTS

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PROFESSIONAL BACKGROUND

Shane Litts is a commercial & Investment real estate advisor serving Savannah and Coastal Georgia, specializing in investment sales, leasing, and tenant/landlord representation across industrial, retail, office, multifamily, and land. With 12+ years of prior environmental consulting experience and strong knowledge of the Georgia Brownfield Program, Shane brings a unique ability to evaluate risk and unlock value for investors, owners, and small businesses. He is passionate about supporting local entrepreneurs and helping landlords strengthen their assets. Shane is also an active real estate investor and brings an owner's mindset to every engagement.

EDUCATION

Shane Litts brings a multidisciplinary background to commercial real estate, combining environmental consulting, project management, operations leadership, and investment brokerage experience.

He began his career in environmental and geotechnical engineering, serving as an Environmental Specialist with WPC Environmental & Geotechnical Engineering from 2005 to 2009. He then spent nine years as a Project Manager with Terracon Consultants, Inc., where he oversaw complex environmental due diligence, site investigations, regulatory coordination, and development-related consulting assignments. This foundation provides clients with a unique advantage when navigating redevelopment sites, environmental considerations, and risk mitigation strategies.

In addition to his consulting background, Shane served as Director of Operations for Rhino Hospitality Group, gaining operational insight into hospitality assets and investment performance.

Since 2017, Shane has focused on commercial and investment real estate brokerage, advising clients on acquisitions, dispositions, landlord and tenant representation, and development opportunities. He previously served with Berkshire Hathaway HomeServices Bay Street Realty Group before joining Engel & Völkers Savannah as a Commercial & Investment Real Estate Advisor.

Shane holds degrees from the State University of New York College of Environmental Science and Forestry and SUNY Schenectady. His academic and professional training allows him to approach transactions with both analytical rigor and practical market insight.

MEMBERSHIPS

Realtors Commercial Alliance

CCIM Candidate

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