

RETAIL/OFFICE SUITE FOR LEASE

1126 E MONTGOMERY CROSS ROAD



FOR LEASE

Leasing Opportunity

- 750 SF available
- 47 space private lit parking lot
- Stand-alone building
- Previously a barber shop
- Great for salon, retail, or office space
- 17,300 daily drive by traffic (2024 report)
- Great pylon signage exposure on Montgomery

For more information, please contact:



Alex Hansbarger
Commercial Sales & Leasing
cell: 912-509-2108
office: 912-236-1000
alex@judgerealty.com

PROPERTY OVERVIEW

1126 E MONTGOMERY CROSSROAD



Offering Summary

Lease Rate:	\$23.20/SF/Year
Structure:	NNN
Available SF:	750 SF
Divisible:	No
Zoning:	B-C
Condition:	Average
Available:	Today
TI Allowance:	\$500.00 for Painting

Traffic (Frontage)

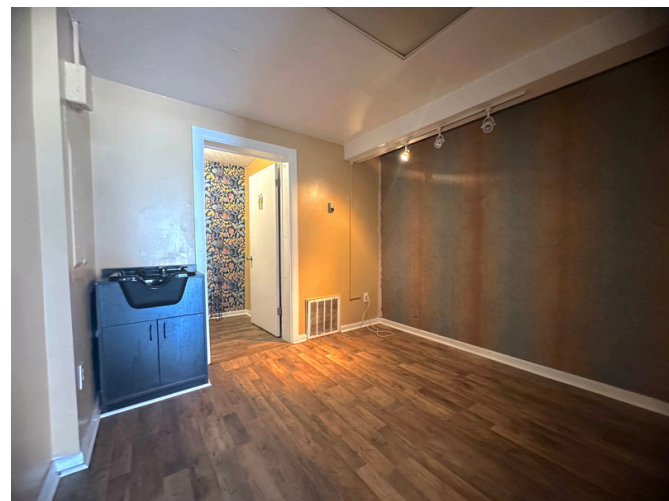
AADT:	17,300
Single Unit AADT:	486
Combo Unit AADT:	56
Truck %:	3%

Property Description

Stand-alone 750 square foot commercial suite readily available for lease. Previously leased and operated as a barber shop, space offers large front operational, waiting room, retail and/or showroom area with 2 private offices, 1 private restroom and small storage room in the back. Great for new barber or salon operator, retailer or professional service provider. Plenty of off-street parking for customers and clients, and signage opportunities on the pylon at the street and façade.

INTERIOR PHOTOS

1126 E MONTGOMERY CROSSROAD





Restaurant and Sites Nearby:

- Cary Hillard's Restaurant
- Little Caesar's Pizza
- Texas Road House
- Zaxby's
- Chicken Salad Chick
- Kim Chi II Korean Restaurant
- Corrabba's Italian Grill
- CVS Pharmacy
- Montgomery Crossroads Shopping Center
- Kroger's
- Oglethorpe Mall
- Crossroads Animal Hospital
- Fancy Plants Inc.

MARKET OVERVIEW

1116 E MONTGOMERY CROSSROAD



TOURISM

ANNUAL VISITORS: 14 MILLION

\$4.4 BILLION IN VISITOR SPENDING

NATION'S LARGEST HISTORIC LANDMARK DISTRICT

OVER-NIGHT VISITORS STAY APPROXIMATELY 2.5 NIGHTS

\$265 AVG SPEND PER PERSON ON OVERNIGHT TRIPS

ESTIMATED RETAIL SALES

2021 **\$8.9 BILLION**

2020 **\$7.4 BILLION**

**"The World's Greatest
Places of 2021"**

Time Magazine

**"10 Most Beautiful Cities to
Visit in the United States"**

Redbook

**"Top 25 Places to Visit in
the United States"**

insider Monkey

\$5B

Economic impact from
Fort Stuart and
Hunter Army Air field

40%

Projected population
increase by 2050

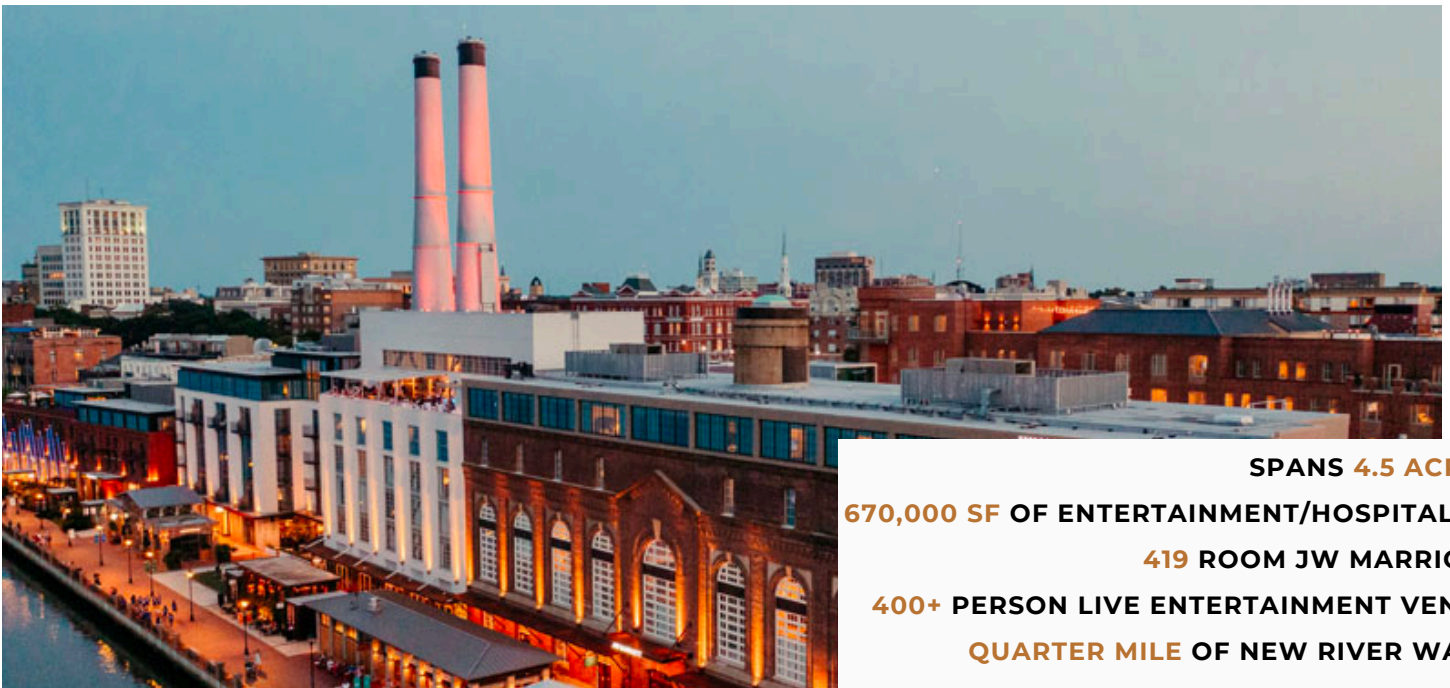
#2

Favorite Foodie City
Trazee Travel

#95

Best place to retire in the United States
Travel + Leisure

PLANT RIVERSIDE DISTRICT - RIVER STREET



SPANS 4.5 ACRES

670,000 SF OF ENTERTAINMENT/HOSPITALITY

419 ROOM JW MARRIOTT

400+ PERSON LIVE ENTERTAINMENT VENUE

QUARTER MILE OF NEW RIVER WALK



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.

COMMERCIAL

RESIDENTIAL

PROPERTY MANAGEMENT

DEVELOPMENT



Savannah, GA 31401



912-236-1000



info@judgerealty.com



judgerealty.com