

# MEDICAL OFFICE FOR SALE

11706 MERCY BLVD, SAVANNAH GA 31419



FOR SALE \$2.5M

## TENANTED MEDICAL OFFICE BUILDING IN HEART OF THE MEDICAL DISTRICT

- 8,025 sf Medical Office Building
- 0.41 acre lot directly opposite St Josephs Candler
- Ample on site parking
- 4,606 sf leased to Gastroenterology Consultants of Savannah expiring August 2027
- A number of capital improvements recently made to the property

For more information, please contact:

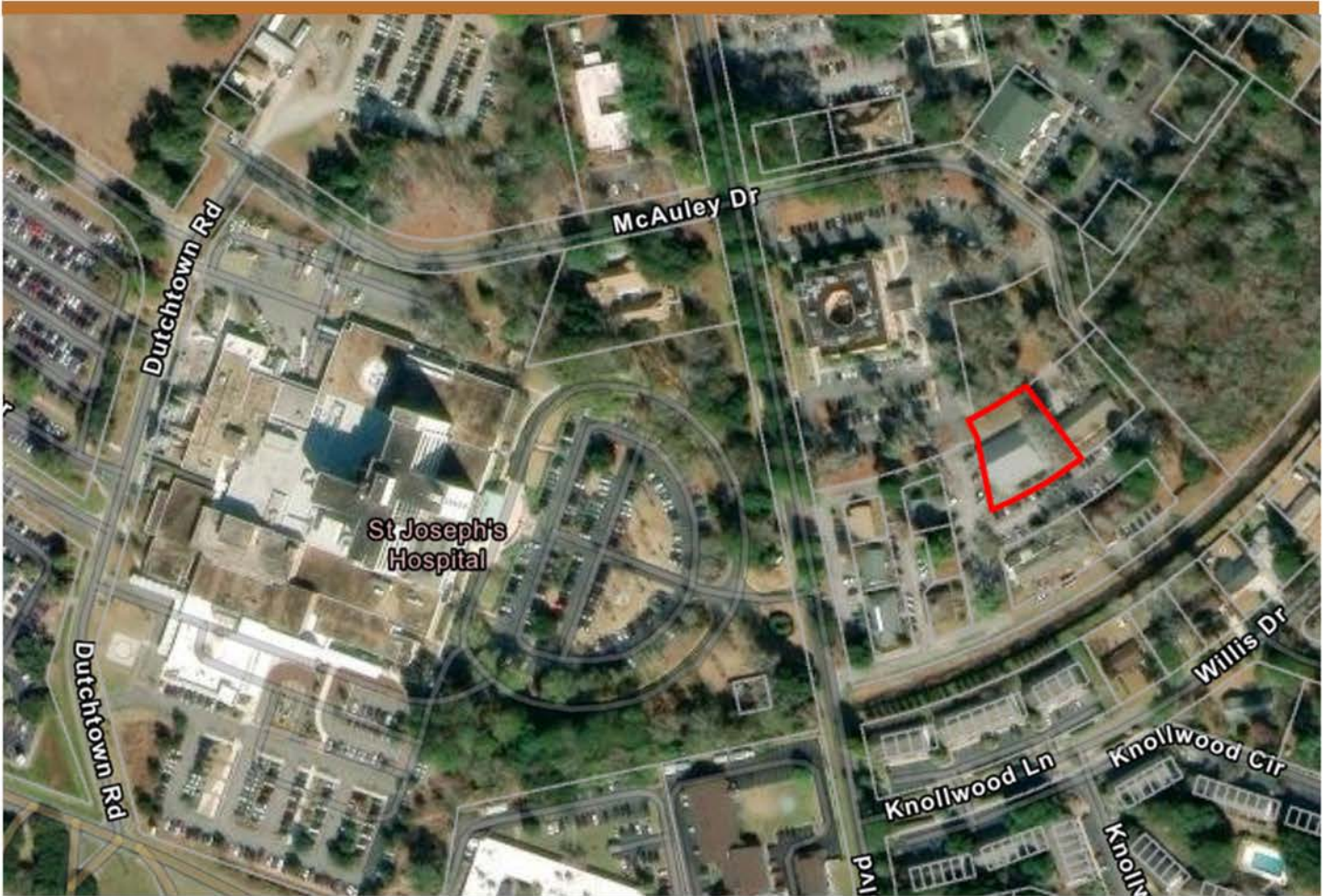


**David Gaule**  
COO  
cell: 912-314-4540  
david@judgerealty.com



# AERIAL VIEW

11706 MERCY BLVD, SAVANNAH GA 31419



## Surrounding Demographics

**395,983**  
POPULATION



**142,788**  
HOUSEHOLDS



**5TH**  
**LARGEST**  
COUNTY IN GEORGIA



**\$59,459**  
AVERAGE HOUSEHOLD  
INCOME



# PROPERTY PHOTOS

11706 MERCY BLVD, SAVANNAH GA 31419



# FLOOR PLAN

11706 MERCY BLVD, SAVANNAH GA 31419

**Heitmann**  
Associates  
ARCHITECTS  
ROY V. HEITMANN  
AIA, LEED AP BD+C

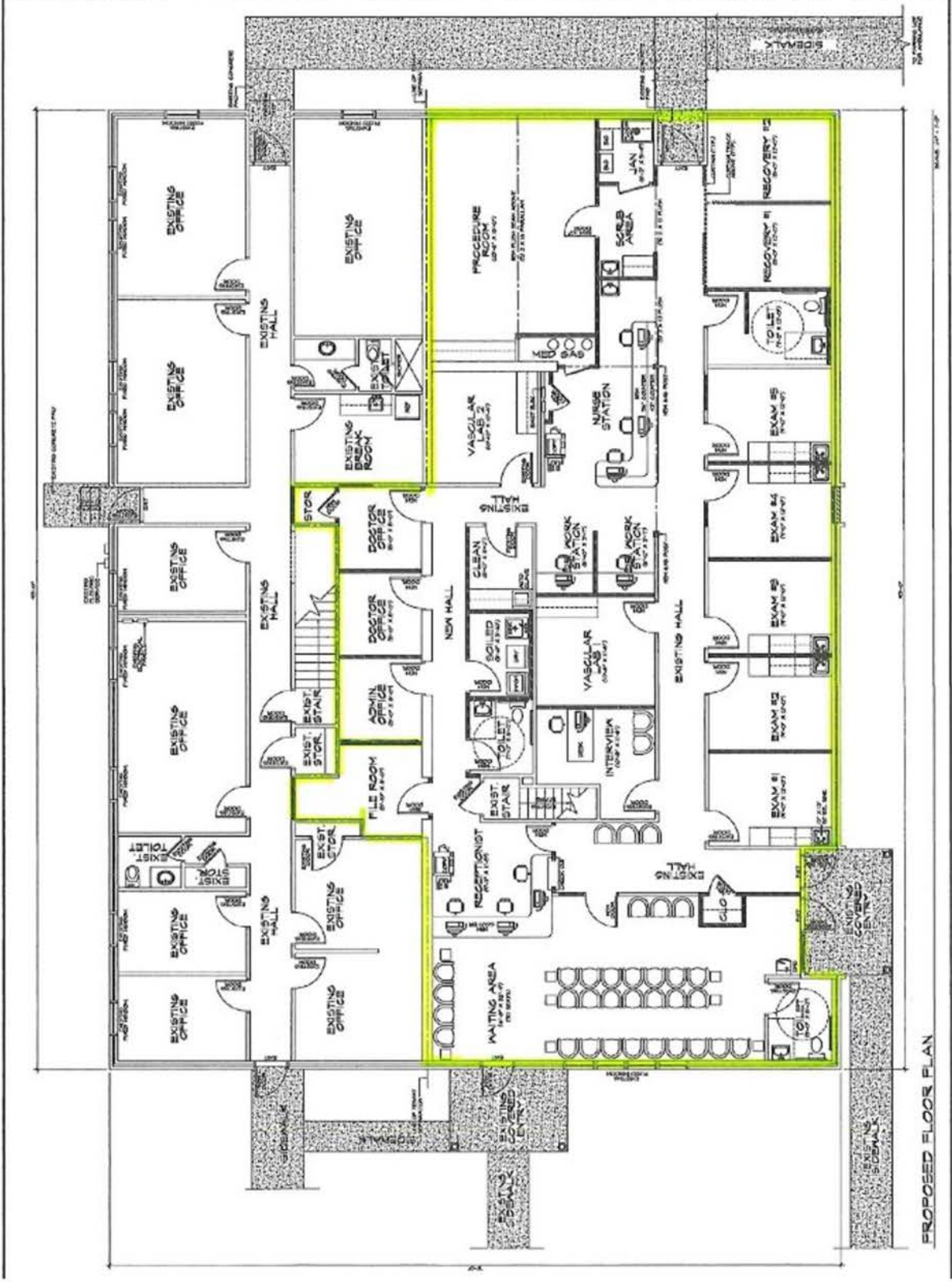
800 PATRICK ST.  
SUITE 100  
SAVANNAH, GA 31404  
TEL: 912-233-1888  
FAX: 912-233-1000

SAVANNAH  
VASCULAR  
INSTITUTE  
1000 W. BROAD ST.  
SAVANNAH, GA 31401  
PROJECT NO. 11706

PRELIMINARY  
NO. 11706-01  
DATE: 08/20/19  
SCALE: 1/8" = 1'-0"  
DRAWN BY: JRM  
CHECKED BY: JRM  
PROJECT TITLE:  
PROPOSED FLOOR PLAN

DATE: 08/20/19

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## 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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DEVELOPMENT



345 Abercorn St.,  
Savannah, GA 31401



912-236-1000



info@judgerealty.com



judgerealty.com