

CHATHAM CENTER RETAIL

±3,364 SF | FOR LEASE

CHATHAM PARKWAY @ I-16
SAVANNAH, GA 31405

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PROPERTY INFORMATION

1

Property Summary
Complete Highlights
Site Aerial
Site Aerial
Site Aerial
Site Aerial
Building Floor Plan
Site Plan
Property Plat

LOCATION INFORMATION

2

Aerial | I-16 & Chatham Pkwy
Aerial | I-16 & I-516
Aerial | Savannah MSA
Location Maps

DEMOGRAPHICS

3

Demographics Map & Report

ADVISOR BIO & CONTACT

4

Advisor Bio & Contact

1 PROPERTY INFORMATION

Chatham Parkway @ I-16
Savannah, GA 31405

Property Summary



OFFERING SUMMARY

Lease Rate:	\$40.00 SF/yr (NNN)
Estimated CAM:	\$8.00 SF/yr
Space Available:	3,364 SF
Building Size:	7,893 SF
Lot Size:	January 2026
Lot Size:	±1.0 Acre
Zoning:	BC

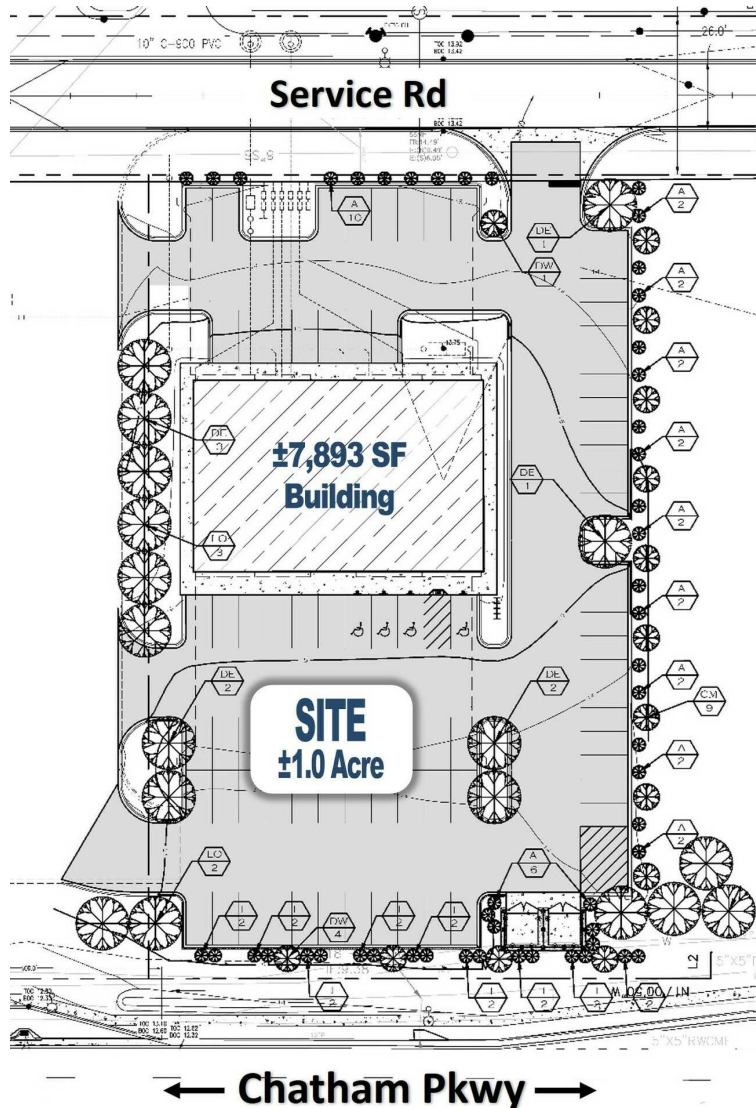
PROPERTY OVERVIEW

SVN is pleased to present retail space for lease in a free-standing building at The Chatham Center in Savannah, GA. Suite 102 is ±3,364 square feet (approximately 46'W x 73'D) and projected for completion in January 2026. The space will be delivered in a cold dark shell condition offering flexibility for a customized interior build-out. The property is ideal for a range of business operations permitted under the Community Business (BC) Zoning ordinance of the City of Savannah. Tenants will benefit from multiple points of access and ample on-site parking for both employees and visitors. Located within a well-established commercial hub, this site presents an excellent opportunity to join a complementary mix of professional office and retail businesses at Chatham Center including Circle K, Mojo Express Car Wash and Towneplace Suites by Marriott.

LOCATION OVERVIEW

The Chatham Center is one of Savannah's premier Class A business parks situated at the I-16 interchange of Chatham Parkway. Three high quality office and showroom buildings surround a 53-acre lake with a walking path, conference facilities, impeccably maintained landscaping and outdoor seating, which add to the tranquility and professional environment. There is excellent exposure and visibility from I-16, and there are many developments underway to provide tenants with additional amenities within the master plan. This central location provides quick access to many parts of Savannah. It is approximately 5 minutes to I-95 and the Mega Site, which includes Amazon's new distribution center; 10 minutes to the City of Pooler, the Airport, the GA Ports Authority and historic Downtown; 15 minutes to the South Side and Abercorn Street; and 25 minutes on I-16 to the Hyundai Electric Vehicle & Battery Manufacturing Facility Meta Site, which is nearing completion.

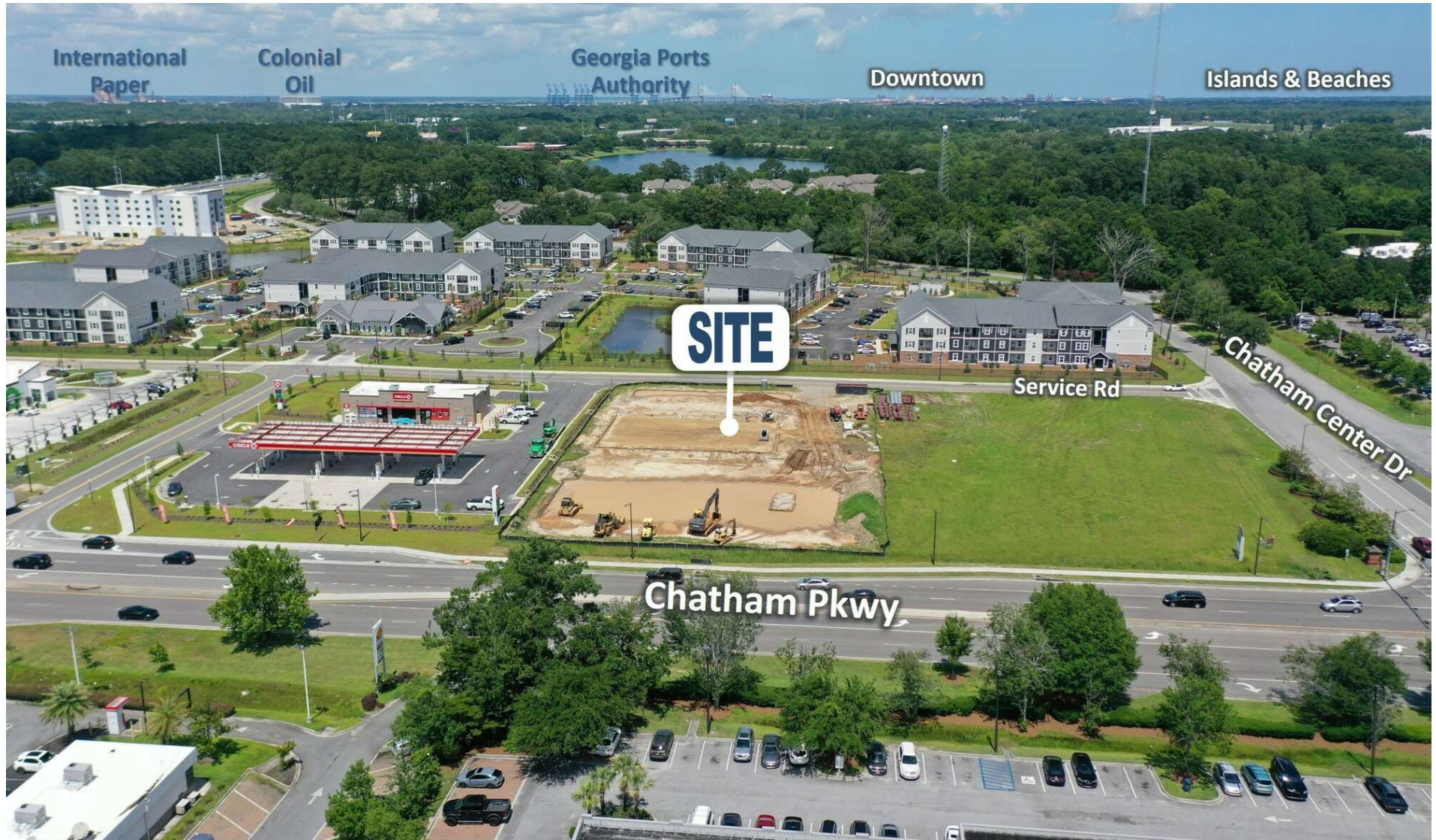
Complete Highlights



PROPERTY HIGHLIGHTS

- Space for Lease at Free-Standing Retail Building at The Chatham Center
- Suite 102: $\pm 3,364$ SF [46'W x 73'D]; Projected for Completion in January 2026
- Space Will be Delivered as a Cold Dark Shell; Flexibility for Customized Interior Build Out
- BC Zoning; Complementary Mix of Existing Businesses at the Site, Abundant Parking
- Directly on Chatham Pkwy with Prominent Visibility, Exposure and Multiple Access Points
- Central Location at I-16 and Chatham Pkwy; Easy Access to I-95, Airport, Downtown

Site Aerial



Site Aerial



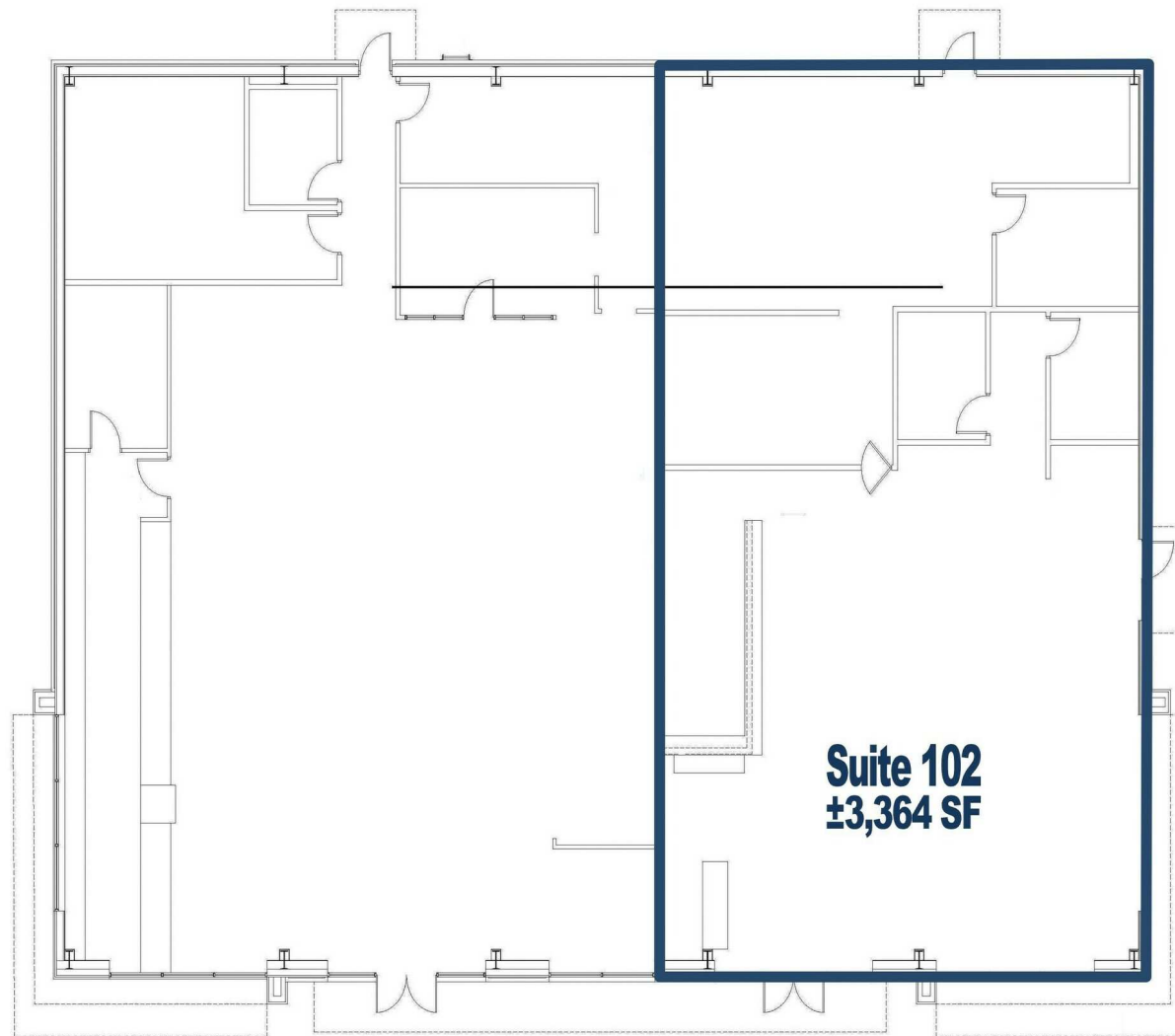
Site Aerial



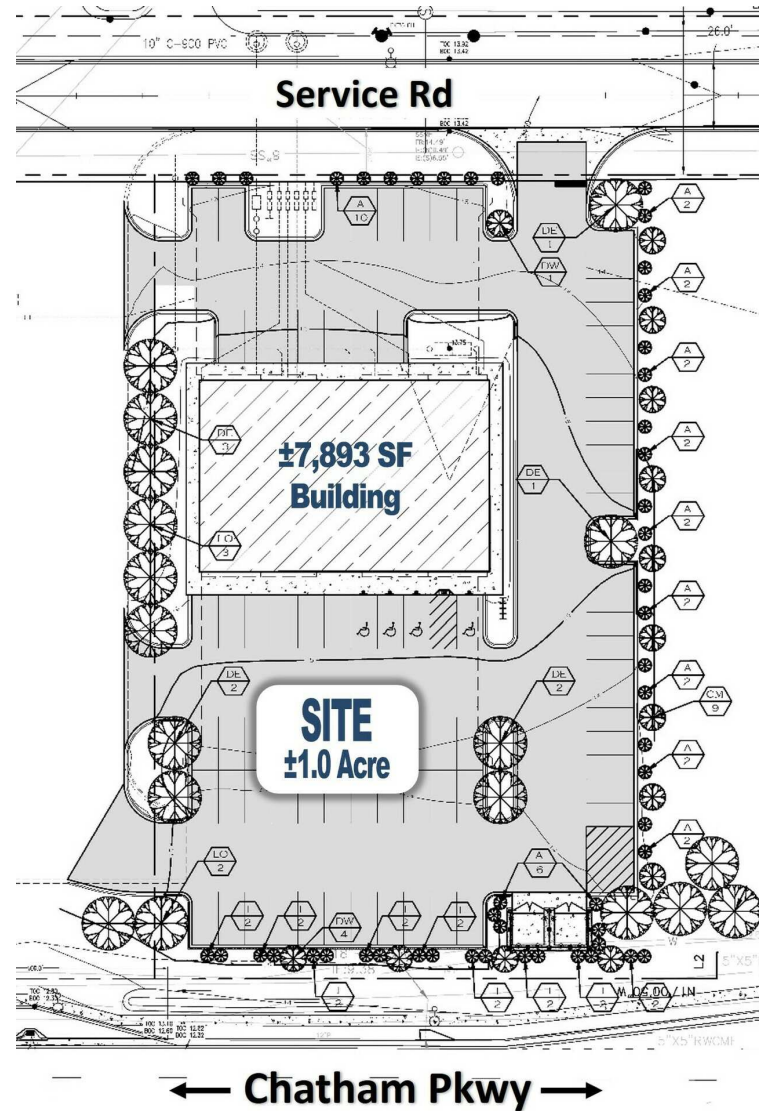
Site Aerial



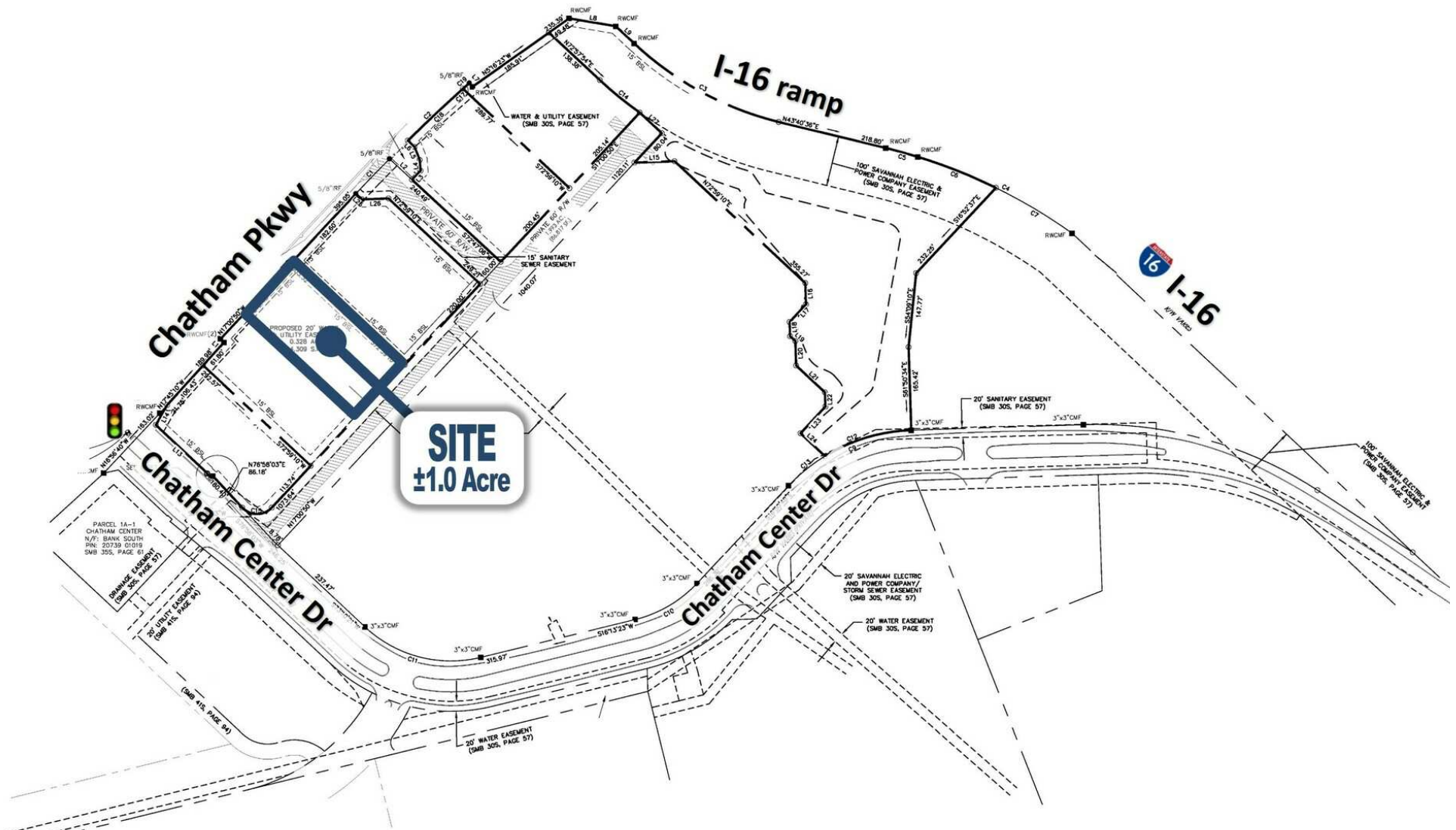
Building Floor Plan



Site Plan



Property Plat



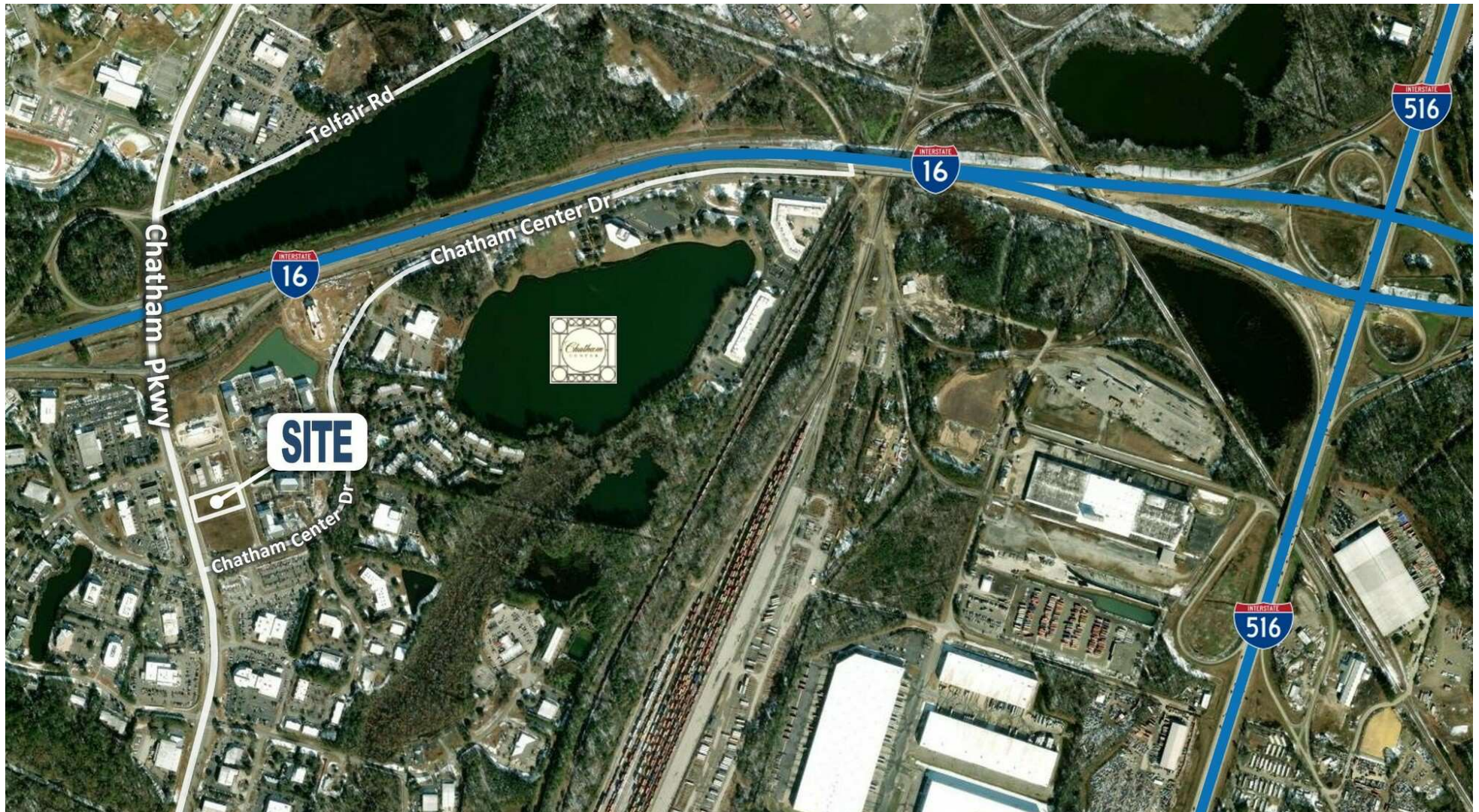
2 LOCATION INFORMATION

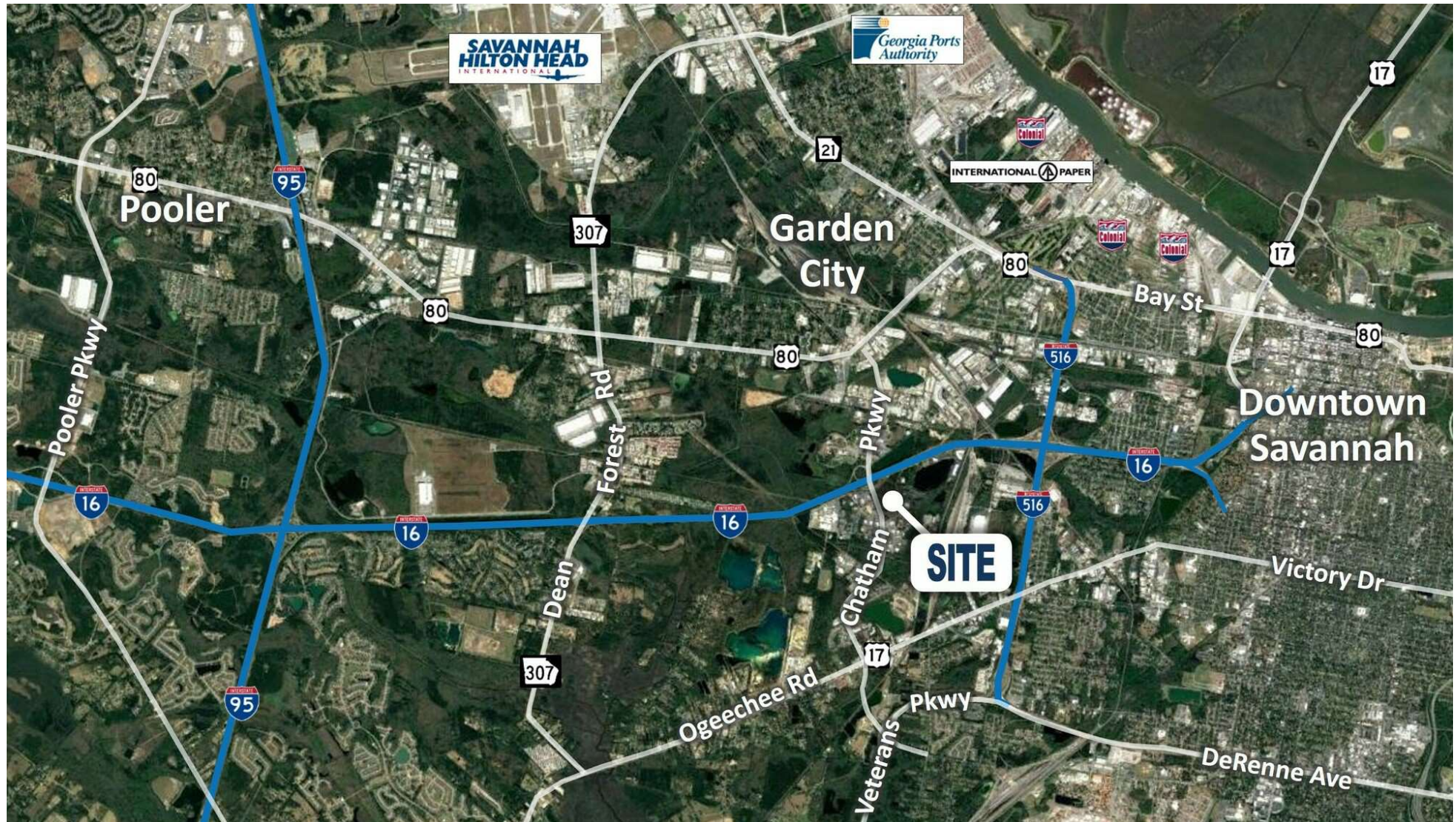
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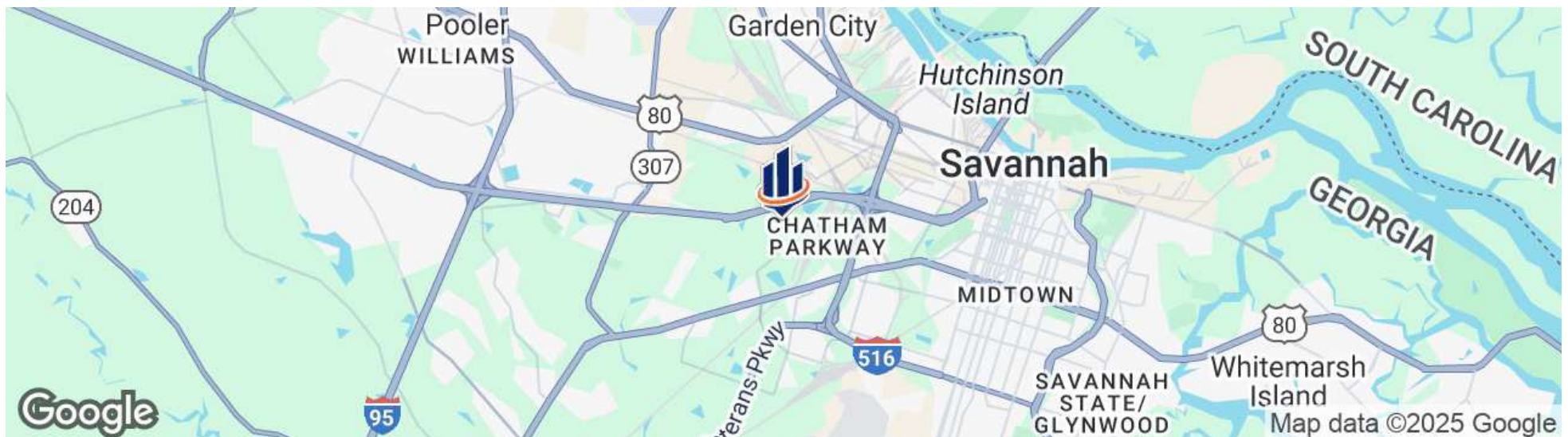
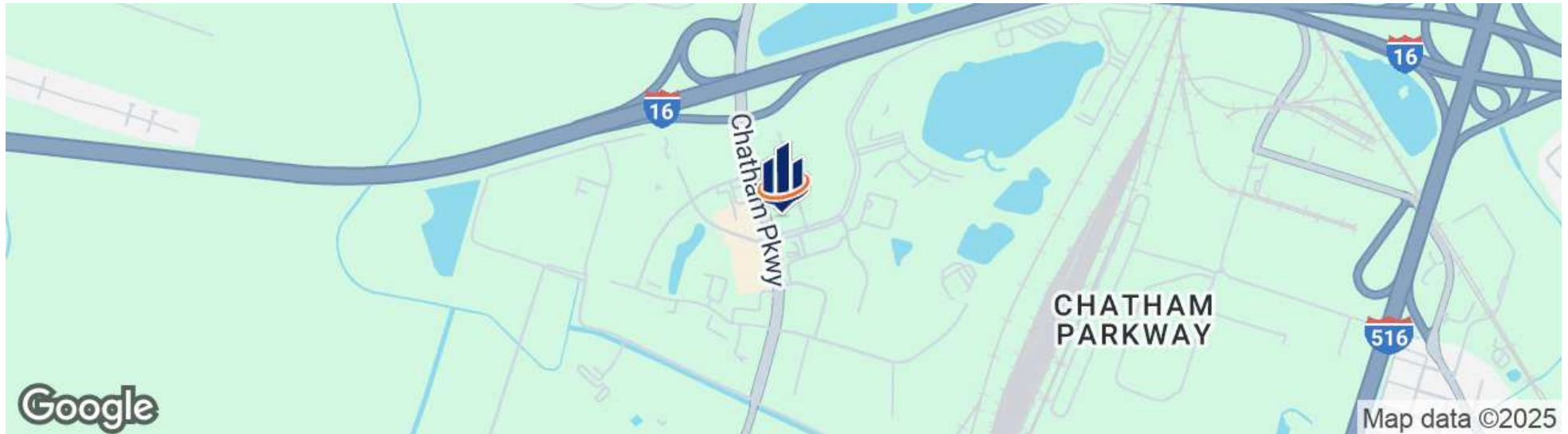
Aerial | I-16 & Chatham Pkwy







Location Maps



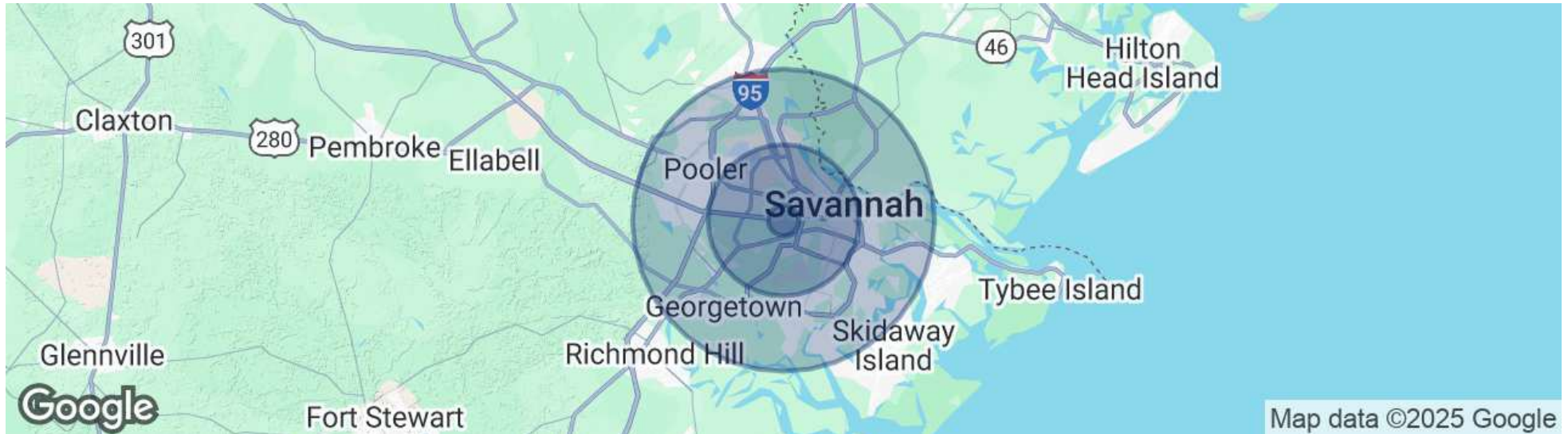
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DEMOGRAPHICS

Chatham Parkway @ I-16
Savannah, GA 31405



Demographics Map & Report



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,731	95,638	261,632
Average age	33	38	39
Average age [Male]	33	37	38
Average age [Female]	31	39	40

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	718	38,577	105,532
# of persons per HH	3.8	2.5	2.5
Average HH income	\$55,801	\$76,753	\$89,387
Average house value	\$434,415	\$378,153	\$348,077

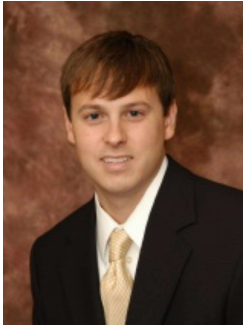
* Demographic data derived from 2020 ACS - US Census

4 ADVISOR BIO & CONTACT

Chatham Parkway @ I-16
Savannah, GA 31405



Advisor Bio & Contact



ADAM BRYANT, CCIM, SIOR

Partner

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PROFESSIONAL BACKGROUND

Adam Bryant, CCIM, SIOR is a Partner with SVN | GASC, focusing on the sale and leasing of land, office, retail, and investment properties in Savannah, Georgia, and surrounding areas.

Bryant holds a Master of Business Administration and a Bachelor of Business Administration from Georgia Southern University. He has also completed the Certified Commercial Investment Member [CCIM] designation by the CCIM Institute as well as the SIOR designation from the Society of Office and Industrial Realtors. The CCIM designation is given to commercial real estate professionals upon successful completion of a graduate-level education curriculum and presentation of a portfolio of qualifying industry experience.

Since joining SVN | GASC in 2006, Bryant has completed over \$350 million in transaction volume and has been recognized for his sales performance at SVN, ranking in the top 5 producers nationwide out of more than 2,000 Advisors on multiple occasions.

Bryant has also served as President for the Savannah / Hilton Head Realtors Commercial Alliance [RCA] Board.

EDUCATION

- Master of Business Administration [MBA] - Georgia Southern University
- Bachelor of Business Administration [BBA] - Georgia Southern University

MEMBERSHIPS

Certified Commercial Investment Member [CCIM]
Society of Industrial and Office Realtors [SIOR]

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