



## Property Description

Seize this rare opportunity to establish your business in one of Savannah's most vibrant and rapidly growing commercial corridors. Located in the heart of the Starland District and adjacent to Victory North music venue and Eden Supper Club, 15 W. 43rd St. offers a versatile space with significant expansion potential. Existing architectural plans, which will convey with the lease, allow for the current square footage to be doubled, maximizing the property's footprint and functionality.

### Property Highlights:

- Prime Location in Savannah's booming Starland District, a hub of creativity, dining, and retail.
- Expansion Ready – Architectural plans in place to double the current square footage, offering incredible growth potential.
- High Visibility & Foot Traffic – Positioned just off Bull St. and adjacent to Victory North and Eden Supper Club,

## Offering Summary

Lease Rate:	Negotiable
Number of Units:	1
Available SF:	1,020 SF
Lot Size:	4,323 SF
Building Size:	1,020 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	760	2,427	8,785
Total Population	1,699	5,579	19,584
Average HH Income	\$87,167	\$85,116	\$81,163

**Shane Litts**  
 Broker  
 912 233 6000  
[shane@bsrgcommercial.com](mailto:shane@bsrgcommercial.com)

**Bay Street Realty Group**  
 5 East Perry Street  
 Savannah, GA 31401  
 912.233.6000  
<https://www.bhhs.com/bay-street-rea...>

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# Redevelopment - Restaurant / Café - Existing Architectural Plans

FOR LEASE

15 W 43rd St, Savannah, GA 31401

Additional Photos



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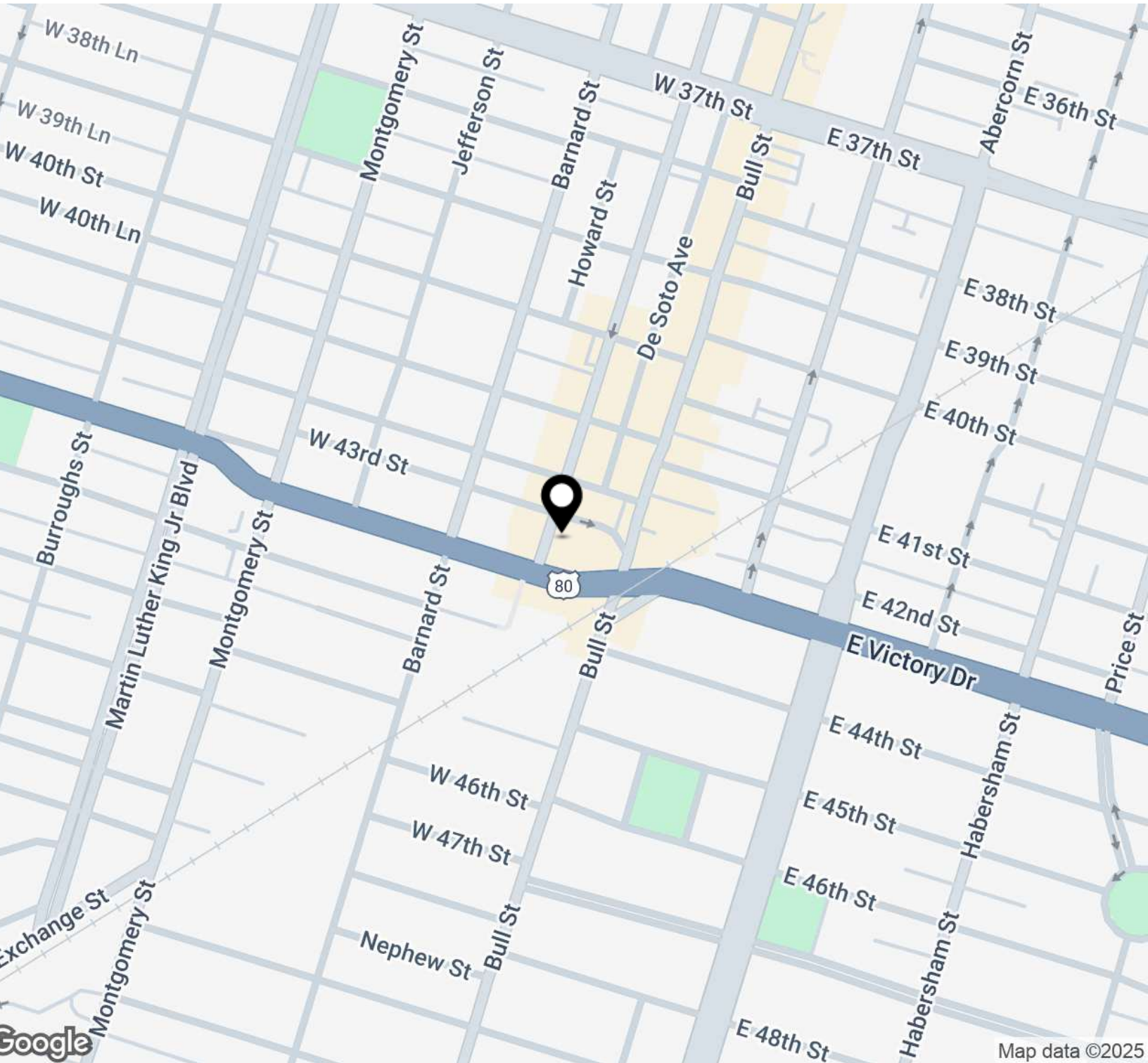
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REALTY GROUP

# Redevelopment - Restaurant / Café - Existing Architectural Plans

FOR LEASE

15 W 43rd St, Savannah, GA 31401

Location Map



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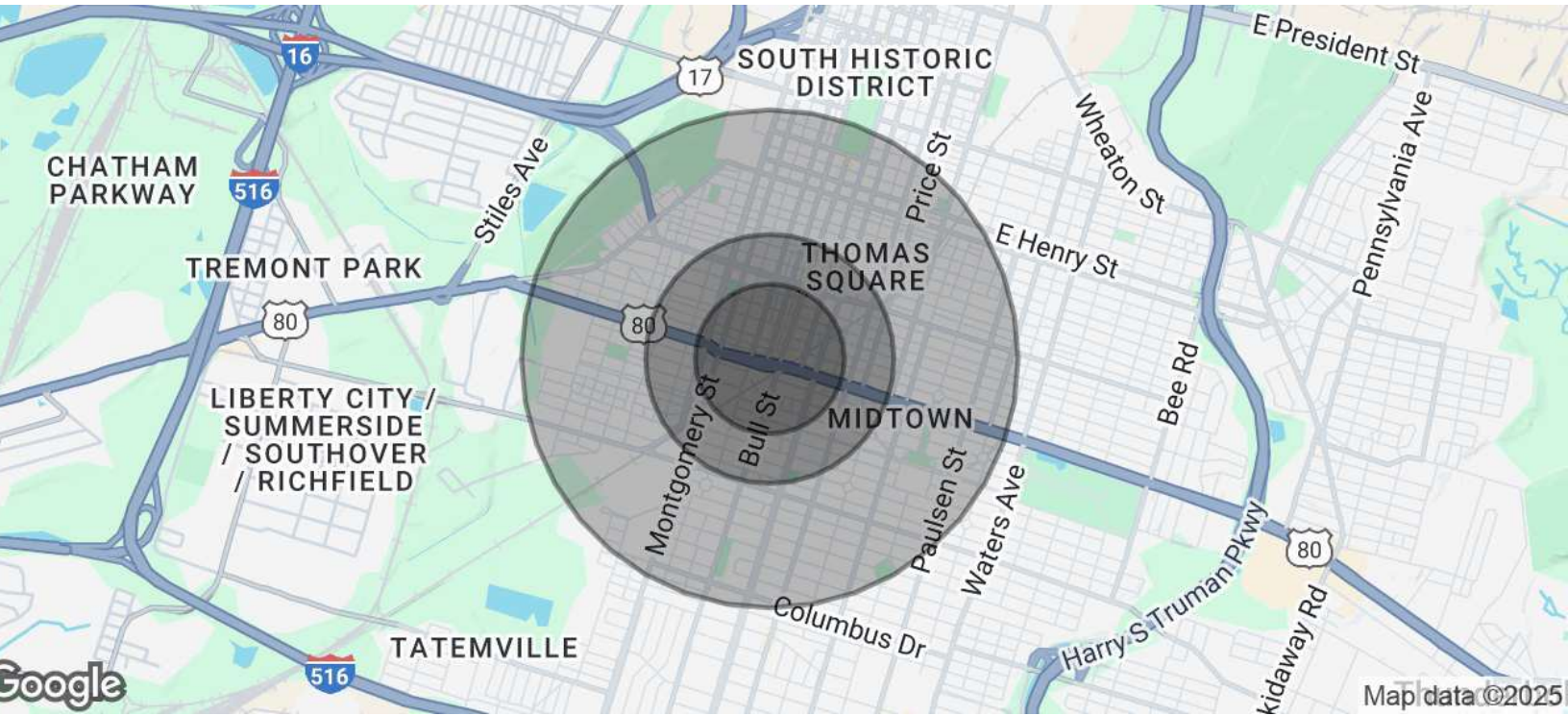
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FOR LEASE

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Demographics Map & Report



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,699	5,579	19,584
Average Age	39	39	38
Average Age (Male)	40	39	38
Average Age (Female)	39	39	39
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	760	2,427	8,785
# of Persons per HH	2.2	2.3	2.2
Average HH Income	\$87,167	\$85,116	\$81,163
Average House Value	\$512,889	\$482,532	\$517,515

Demographics data derived from AlphaMap

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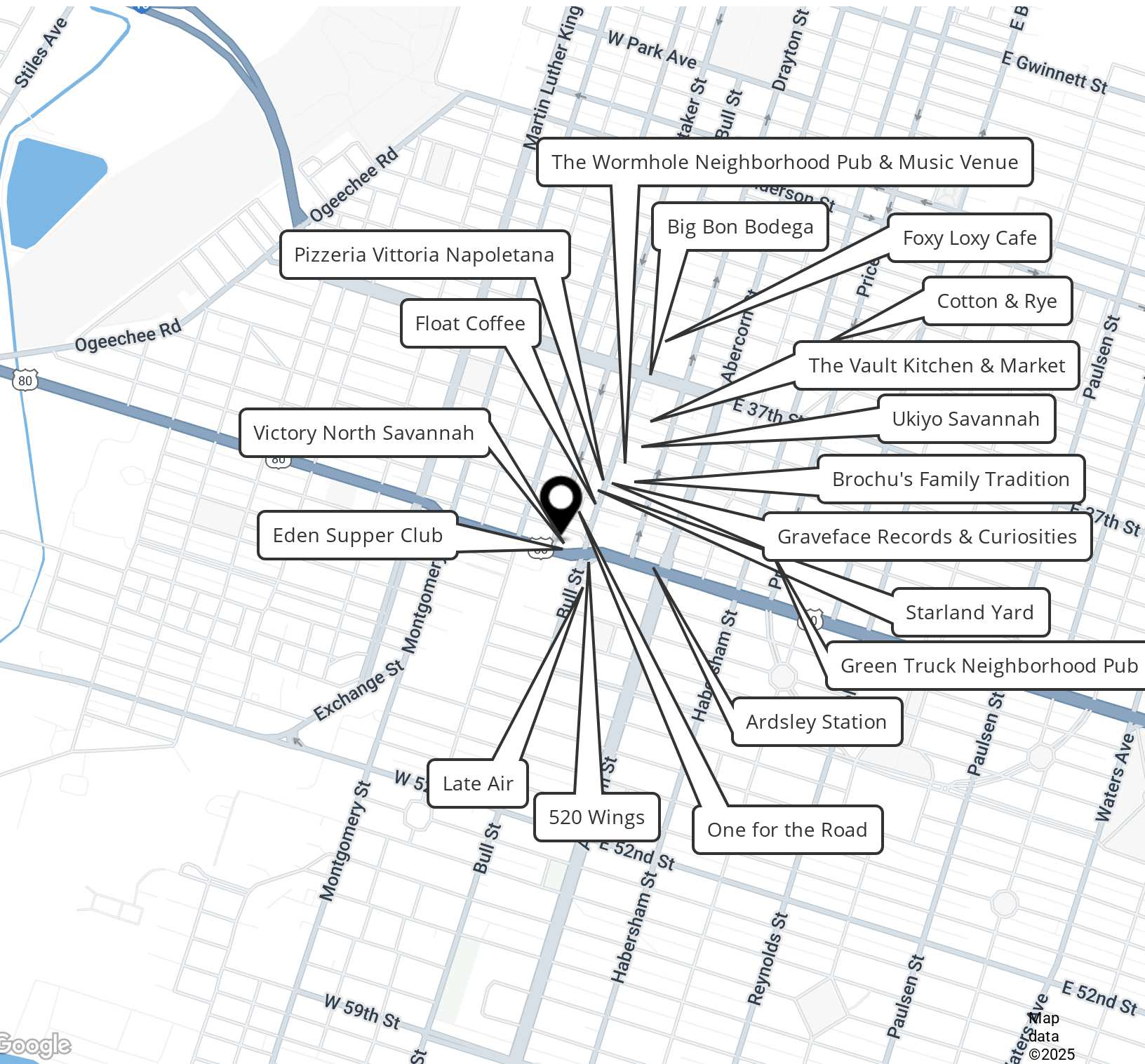
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# Redevelopment - Restaurant / Café - Existing Architectural Plans

FOR LEASE

125 W 43rd St, Savannah, GA 31401

Retailer Map



Shane Litts  
Broker  
912 233 6000  
shane@bsrgcommercial.com

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5 East Perry Street  
Savannah, GA 31401  
912.233.6000  
<https://www.bhhs.com/bay-street-rea...>

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## Shane Litts

shane@bsrgcommercial.com

Direct: **912.233.6000** | Cell: **912.659.0464**

## Professional Background

Shane Litts is a licensed Realtor® specializing in commercial and residential real estate in Savannah, GA. Shane is a graduate of SUNY ESF at Syracuse University, and previously served as a Project Manager for over 12 years in the environmental consulting field. In this role, Shane's primary focus was to keep a diverse portfolio of clients in compliance with federal, state and local laws and regulations. This experience has given Shane insight into commercial and industrial real estate transactions, as he has routinely guided his clients through the necessary due diligence and compliance to successfully close their deals. When Shane is not working to satisfy his clients, you can find him spending time with his amazing wife and two sons, playing guitar, or out photographing local nature and architecture in the gorgeous city of Savannah.

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Savannah, GA 31401  
912.233.6000

### Shane Litts

Broker  
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shane@bsrgcommercial.com

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