

Property Summary



VIEW FROM WHITAKER AND 43RD

PROPERTY HIGHLIGHTS

- Starland District restaurant opportunity
- Landlord delivering brand new vanilla shell for restaurant use
- Approximately 2,084 SF planned expansion
- Designed for approximately 125 seats
- Construction to begin upon lease execution
- Estimated delivery approximately six months after construction commencement
- Highly visible corner location
- Located next to The Sexton Irish Pub and Victory North music venue
- Surrounded by Starland District dining and nightlife destinations
- Near Common Thread, Brochu's Family Tradition, Lucia Pasta Bar, Ukiyo Savannah, Flora & Fauna
- Close to Ardsley Station, Two Tides Brewing Company, Fish Bar, Late Air, The Vault Kitchen & Market
- Near Starland Yard food truck park and Foxy Loxy Café
- Strong evening and weekend foot traffic

OFFERING SUMMARY

Lease Rate:	\$60.00 SF/yr (NNN)
Available SF:	2,084 SF
Lot Size:	4,328 SF
Building Size:	2,084 SF

SPACES	LEASE RATE	SPACE SIZE
Starland District Restaurant Space	\$60.00 SF/yr	2,084 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	558	2,263	7,906
Total Population	1,333	5,463	19,152
Average HH Income	\$92,361	\$89,941	\$79,740

Property Description



PROPERTY DESCRIPTION

Seize this rare opportunity to establish your restaurant or hospitality concept in one of Savannah's most vibrant and rapidly growing commercial corridors. Located in the heart of the Starland District and directly adjacent to The Sexton Irish Pub and the Victory North music venue, 15 W 43rd Street offers a highly visible corner location surrounded by some of the city's most active nightlife and dining destinations.

The surrounding neighborhood has rapidly evolved into one of Savannah's most exciting culinary and entertainment hubs, with acclaimed restaurants and hospitality concepts including Common Thread, Brochu's Family Tradition, Ardsley Station, Lucia Pasta Bar, Ukiyo Savannah, Flora & Fauna, Two Tides Brewing Company, Fish Bar, Late Air, The Vault Kitchen & Market, Foxy Loxy Café, and the popular Starland Yard food truck park all located within close proximity. This dynamic mix of chef-driven restaurants, craft breweries, cocktail bars, and entertainment venues has made the Starland District one of the city's premier destinations for dining and nightlife.

The landlord has architectural plans in place to deliver the space as a brand new vanilla shell specifically configured for restaurant use. Upon lease execution, construction will commence to expand the current structure to approximately 2,084 square feet. The approved plans support a seating capacity of approximately 125 guests, creating a rare opportunity for a restaurant operator to establish a flagship concept within one of Savannah's most energetic and rapidly growing districts.

Delivery of the completed vanilla shell is projected approximately six months after construction begins. Plans may also be modified to accommodate a tenant's specific operational needs.

The property benefits from strong pedestrian activity driven by the surrounding restaurant and nightlife scene, nearby art galleries and creative businesses, and the close proximity to Savannah College of Art and Design (SCAD), which brings a steady flow of students, visitors, and young professionals into the district.

This location presents a unique opportunity for an operator to secure space within one of Savannah's most established culinary corridors while benefiting from a brand new restaurant shell designed to accommodate modern hospitality concepts.

From a leasing perspective, opportunities for new restaurant space in the Starland District remain extremely limited. With the landlord delivering a purpose-built restaurant shell and the surrounding neighborhood continuing to attract some of Savannah's most recognized dining concepts, this location offers an exceptional opportunity for a chef-driven restaurant, bar, or hospitality concept looking to establish a presence in one of the city's most sought-after dining districts.

Location Description

TEXT HEADLINE

15 W 43rd Street is located in the heart of Savannah's thriving Starland District, one of the city's most vibrant and rapidly evolving dining and entertainment corridors. Situated just off Bull Street, the property sits within a neighborhood that has become a destination for some of Savannah's most innovative restaurants, craft breweries, cafés, and nightlife venues.

The Starland District has developed into a culinary hotspot, anchored by acclaimed restaurants and hospitality concepts such as Common Thread, Ardsley Station, Brochu's Family Tradition, Two Tides Brewing Company, Lucia Pasta Bar, Ukiyo Savannah, Flora & Fauna, and the popular Starland Yard food truck park.

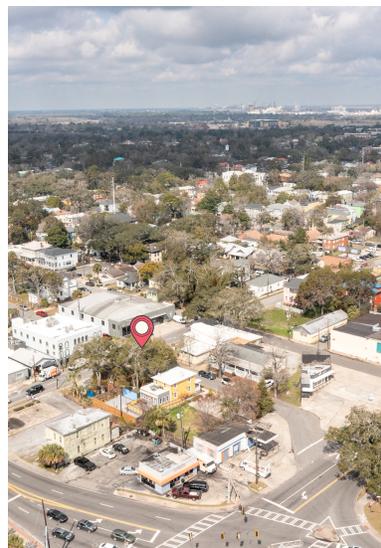
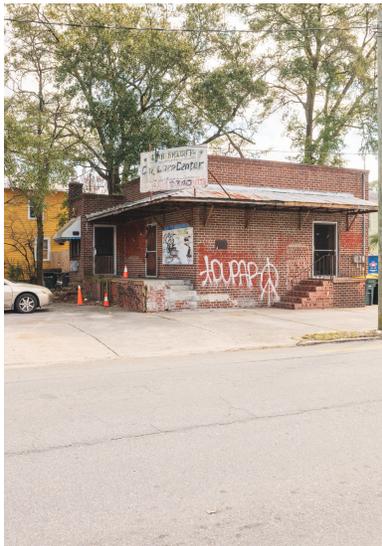
The district also features an expanding nightlife and cocktail scene with destinations including The Vault Kitchen & Market, First Bar, Late Air, Foxy Loxy Café, and The Sexton Irish Pub located directly next door. The property is also within close proximity to Victory North, one of Savannah's premier live music venues, creating strong synergy between dining, nightlife, and entertainment that drives consistent evening and weekend foot traffic throughout the district.

In addition to its vibrant hospitality scene, the area benefits from the nearby Savannah College of Art and Design (SCAD), which brings a steady flow of students, creatives, and visitors into the neighborhood. The combination of chef-driven restaurants, breweries, music venues, art galleries, and creative businesses has transformed Starland into one of Savannah's most sought-after locations for hospitality operators looking to establish a presence in a highly active and culturally dynamic district.

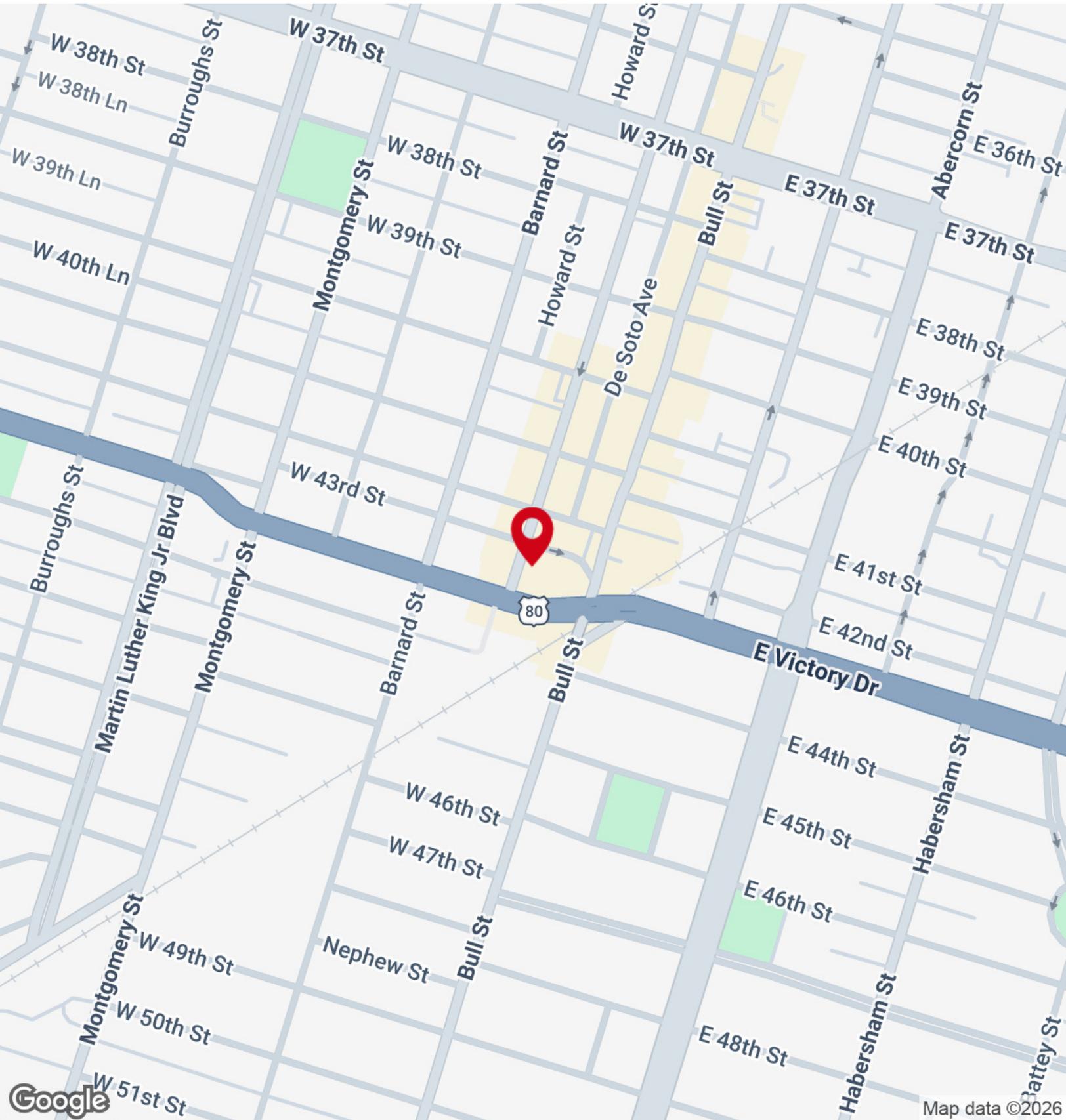
Restaurant Operator Opportunity This location presents a rare opportunity for a restaurant operator to secure space in the center of one of Savannah's fastest-growing culinary districts. The landlord has architectural plans in place to expand and deliver the building as a brand new vanilla shell specifically configured for restaurant use, supporting approximately 2,084 square feet and a seating capacity of roughly 125 guests. Upon lease execution, construction will begin with delivery projected approximately six months after commencement. The approved plans provide an excellent foundation for a chef-driven restaurant, bar, cocktail lounge, or hospitality concept looking to establish a presence in a neighborhood defined by high pedestrian activity, strong nightlife energy, and a rapidly expanding food and beverage scene.



Additional Photos



Location Map

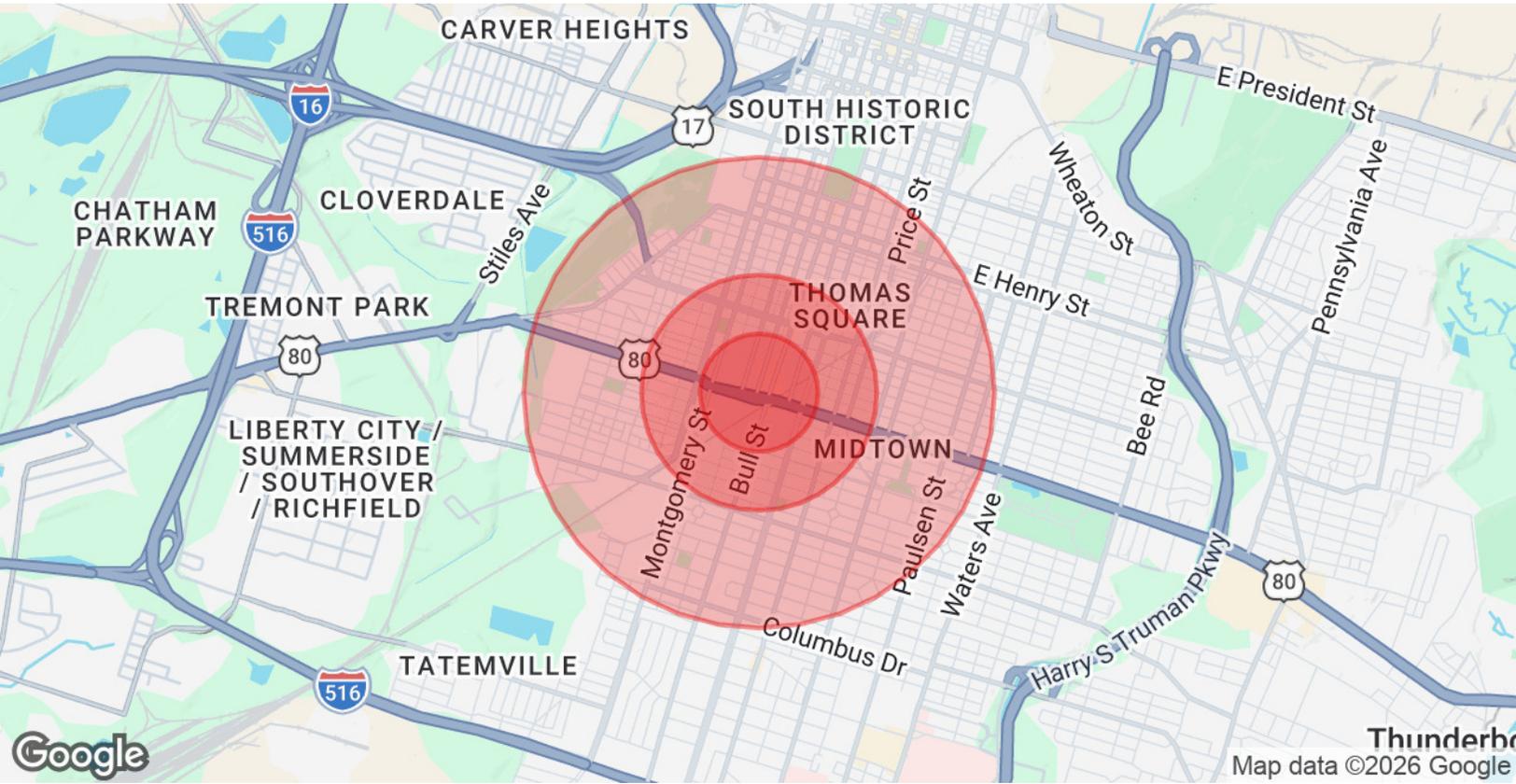


Retailer Map



Map data ©2026 Google

Demographics Map & Report



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,333	5,463	19,152
Average Age	37.1	37.5	34.6
Average Age (Male)	39.0	38.9	35.1
Average Age (Female)	33.9	34.9	34.5
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	558	2,263	7,906
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$92,361	\$89,941	\$79,740
Average House Value	\$600,177	\$523,960	\$457,531

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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