



Development
Brokerage
Management

FOR LEASE

RESTAURANT/BAR

21 W. BAY ST. & 2 WHITAKER ST.

+/-15,000 SF Restaurant/Bar
with one of the largest outdoor
dining patios in the Historic District.

Historic Downtown Savannah, GA



ABOUT THE PROPERTY

For the first time in over 25 years, 21 West Bay Street and 2 Whitaker Street are available for lease in the heart of Historic Downtown Savannah, GA. Designed by the esteemed architect William Jay and completed in 1821 as the first City Hotel, this property is steeped in history and has long been a popular destination for both tourists and locals alike. Most recently, it was home to Moon River Brewery and Beer Garden.



Positioned at the corner of Bay and Whitaker Streets, this location offers exceptional visibility and high foot traffic, just steps away from Savannah's top tourist attractions, lively bars, restaurants, retail shops, hotels, and entertainment districts. The area's walkable nature makes it easy for visitors to explore the nearby River Street, City Market, Broughton Street, and Plant Riverside.




This property features stunning architectural details, abundant natural light, exposed brick walls, and original hardwood floors that enhance its charm. Don't miss out on this remarkable chance to immerse yourself in Savannah's rich history while contributing to its dynamic present!





PROPERTY HIGHLIGHTS

 RATE \$40 PSF, INQUIRE FOR TIA AND LEASE TERM

 TWO KITCHENS AND THREE BARS IN PLACE

±15,000 SF TOTAL

+/- 5,000 SF PRIMARY RESTAURANT/BAR-STREET LEVEL (CONDITIONED)

+/- 2,000 SF SECONDARY KITCHEN/BAR, RESTROOMS-STREET LEVEL (CONDITIONED)

+/- 3,000 SF PATIO SPACE-STREET LEVEL (UNCONDITIONED)

+/- 5,000 SF BASEMENT (CONDITIONED)



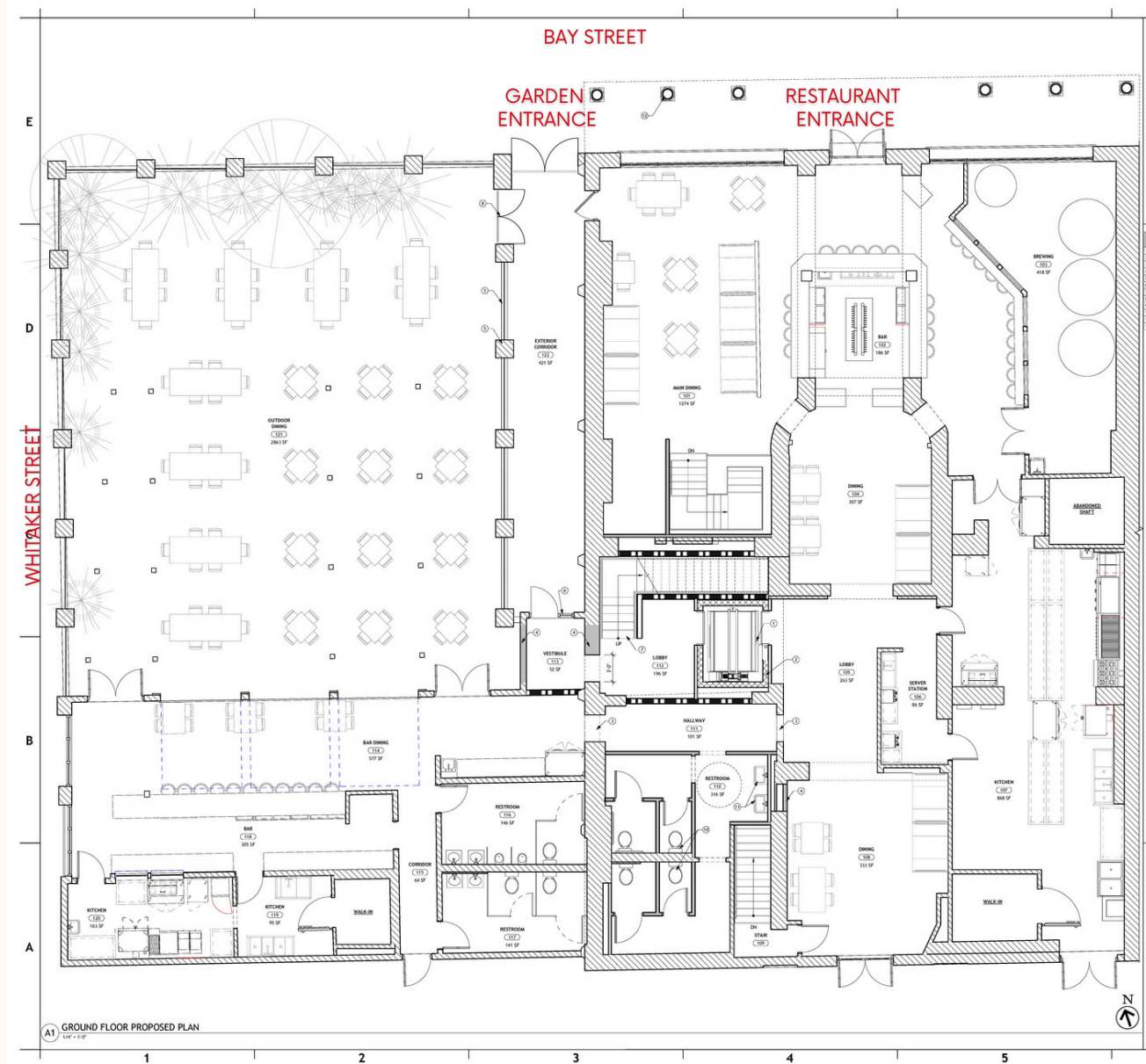
SHELL AND TI IMPROVEMENTS UNDERWAY TO ACTIVATE UPPER FLOORS OF EXISTING HISTORIC BUILDING AND CREATE 8-10 STVR UNITS

RESTAURANT FLOOR PLAN

±7,000 SF ON STREET LEVEL
±3,000 SF OUTDOOR
DINING/PATIO

HIGHLIGHTS

- FULL BAR LAYOUT
- EXTENSIVE RESTAURANT SEATING
- LARGE OUTDOOR PATIO AT HIGH FOOT TRAFFIC CORNER
- OUTDOOR BAR WITH ROLL-UP DOORS
- TWO KITCHENS
- EXISTING HIGH-QUALITY BREWERY EQUIPMENT AVAILABLE FOR PURCHASE

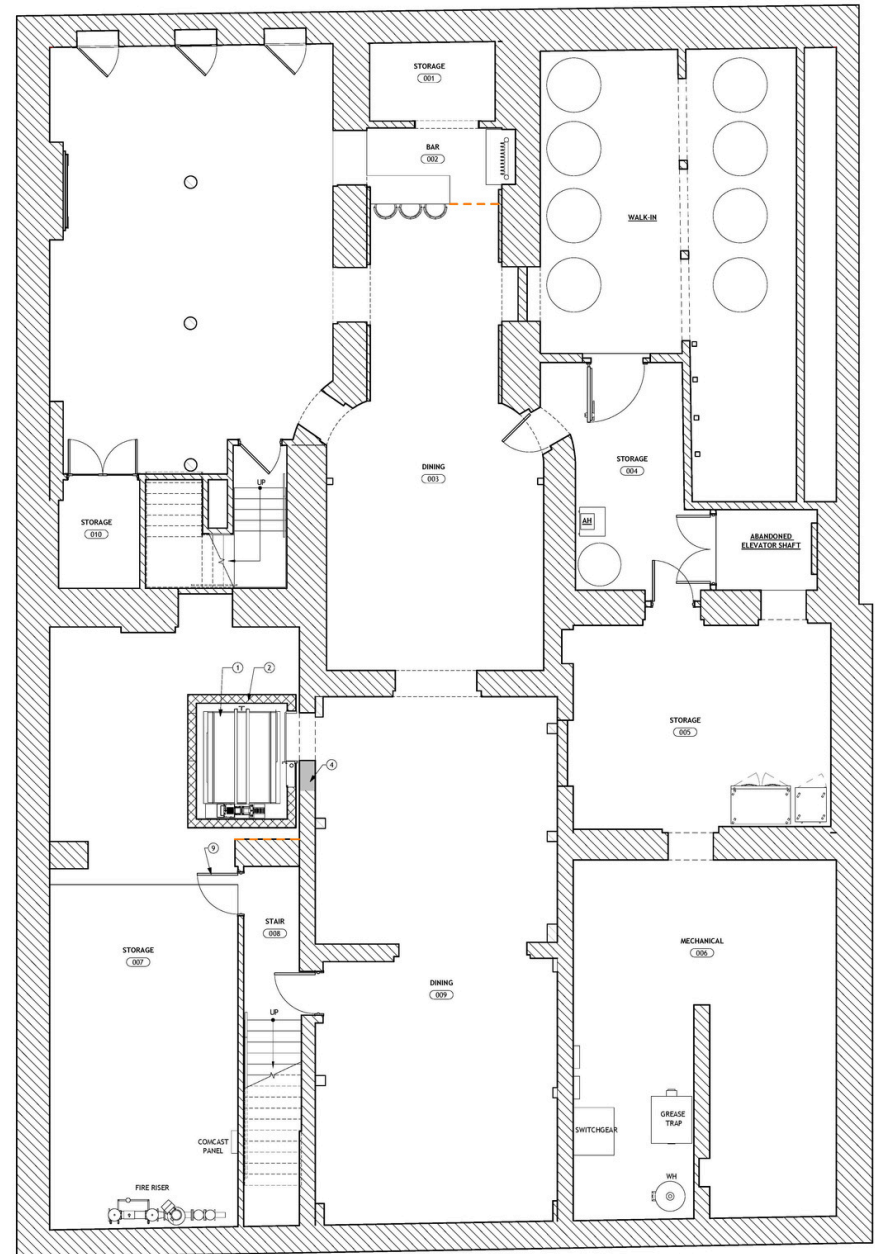


BASEMENT FLOOR PLAN

±5,000 SF BASEMENT LEVEL

IDEAL FOR

- PRIVATE DINING
- EVENT SPACE
- ADDITIONAL STORAGE



MARKET MAP

- 1 HYATT REGENCY
- 2 PUBLIC PARKING DECK
- 3 RIVER STREET
- 4 CITY MARKET/ELLIS SQ
- 5 LADY & SONS
- 6 BOHEMIAN HOTEL
- 7 CITY HALL
- 8 BROUGHTON STREET
- 9 PLANT RIVERSIDE DISTRICT







ABOUT DOWNTOWN SAVANNAH

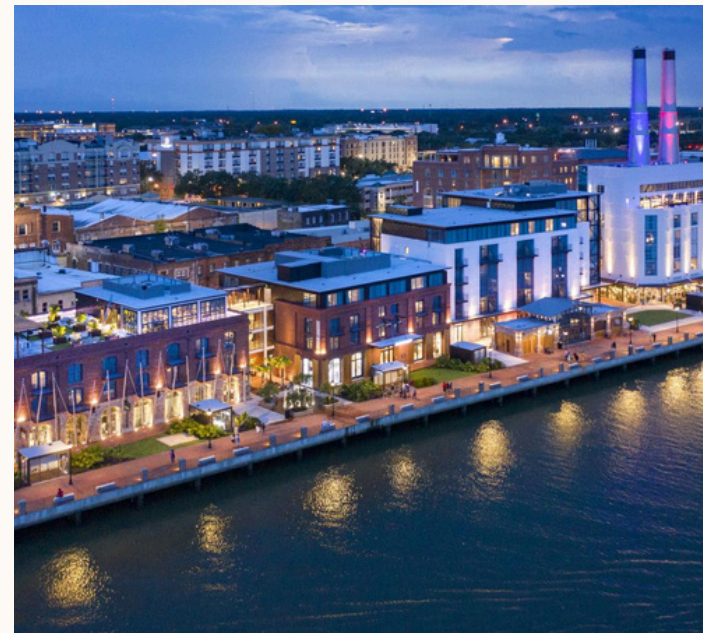
Savannah's historic downtown district is an enchanting destination, celebrated for its impressive architecture, picturesque squares, and vibrant cultural activities. It has been ranked as the Number 3 tourist spot by Travel + Leisure's World's Best Awards 2024 reader survey and has remained in the top 5 of this survey for over 20 years. This charming city was also named a "Top 10 City in the U.S." for its exceptional attractions, which include a diverse culinary scene, a dynamic arts community, and breathtaking natural landscapes. Savannah's delightful blend of Southern hospitality and timeless elegance is sure to captivate every visitor. In 2022, the Savannah/Chatham County area welcomed over 17 million tourists, resulting in an astonishing \$4 billion in visitor spending. Plus, downtown Savannah buzzes with life, attracting over 330,000 local residents and even more from surrounding areas.





2023 AREA DEMOGRAPHICS

	2 MILES	5 MILES	10 MILES
 POPULATION	38,396	112,977	232,507
 AVG. HH INCOME	\$69.6K	\$70K	\$80K
 NO. OF HOUSEHOLDS	16,447	45,782	90,874
 FOOD & ALCOHOL SALES	\$104.5M	\$302M	\$685M



DAILY TRAFFIC COUNT

BAY STREET	25,051
WHITAKER STREET	3,622



DAYTIME EMPLOYEE COUNT 2 MILES

LEISURE & HOSPITALITY	8,621
EDUCATION & HEALTH	7,223
PROFESSIONAL	3,203
TRADE TRANSPORTATION	3,432