

Multi-Tenant Flex/Office/ Warehouse Building

**702 Mall Blvd
Savannah, Georgia 31406**

A 100% occupied office/retail building for sale located near the Oglethorpe Mall area in Savannah, Georgia.

Property Features

This 15,000 SF property is situated on Mall Boulevard in Savannah, in a busy office and retail corridor near Oglethorpe Mall.

The property is approximately 2 miles from the Harry S. Truman Parkway, and only 5 miles to I-516, making it easily accessible.

Available for sale, the property highlights include:

- Currently 100% occupied with short term leases
- All tenants month-to-month as of January 1, 2026
- Can be delivered vacant or with tenants
- Ideal location
- Multiple office/retail units or ideal for a single user

**For more information,
please contact:**

Tony Lembeck

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Property Details

| | |
|--------------------------------------|-----------------------|
| Building Size | 15,000 SF |
| Lot Size | .83 Acres (36,155 SF) |
| Zoning | B-C - Office/Retail |
| Price | \$2,950,000 |
| Traffic Counts | |
| Mall Blvd/Mall Ct E | 13,276 VPD |
| Waters Ave/Mall Ter N | 17,991 VPD |
| Waters Ave/Mall Ter S | 19,666 VPD |
| Mall Blvd/Hodgson Memorial Dr SE | 13,962 VPD |
| Hodgson Memorial Dr/E Fairmont Ave S | 11,524 VPD |
| Hodgson Memorial Dr/Commercial Dr N | 18,124 VPD |

Building Photos



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Parcel Map



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Aerial



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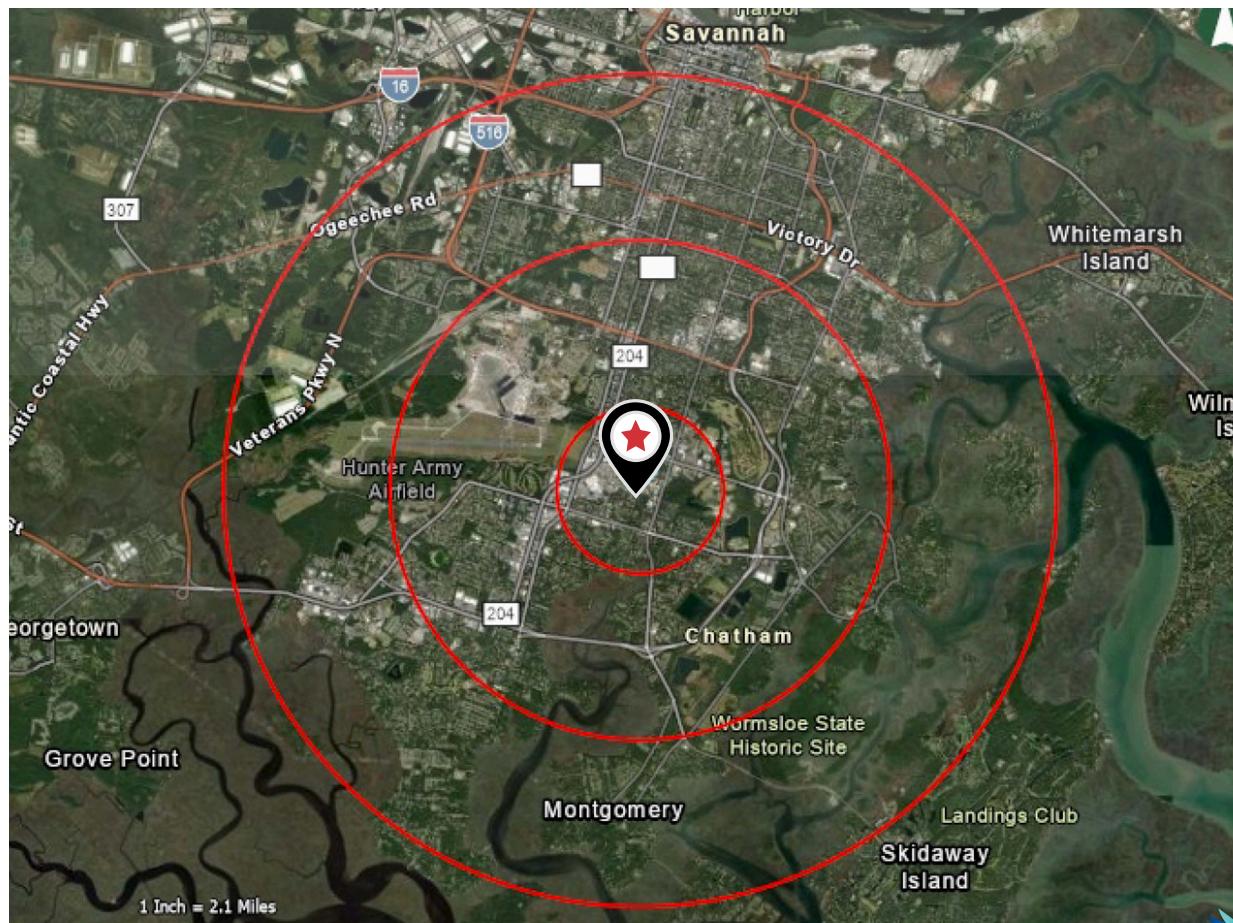
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Demographics



| Population | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| 2020 Population | 7,036 | 58,777 | 136,827 |
| Median Age | 33 | 37 | 37 |
| Total Workers | 3,732 | 29,390 | 65,474 |

| Households & Income | 1 Mile | 3 Miles | 5 Miles |
|---------------------|----------|----------|----------|
| Total Households | 3,238 | 23,906 | 56,144 |
| Median HH Income | \$52,350 | \$63,322 | \$63,687 |

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