



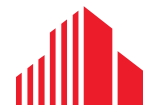
**FOR LEASE | 821 KING GEORGE BLVD
24,286 SQ FT**

SAVANNAH, GA

Highway 204 & King George Blvd

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PROPERTY OVERVIEW

PROPERTY FEATURES

Northeast quadrant of Hwy 204 and King George Blvd. This site offers a rare, large-format commercial opportunity in Savannah's Georgetown submarket: 24,386 SF available on a 5.38-acre site designed for high-traffic, needs-based tenants. The property's size and site configuration support strong parking, circulation, and flexible floor planning, ideal for discount grocery, fitness, or a complementary mix of daily-needs retail and services

The site benefits from strong connectivity in the South Savannah/Georgetown area, with nearby access to major commuter routes feeding the city.

Large land area supports parking ratios to accommodate high-traffic tenants.

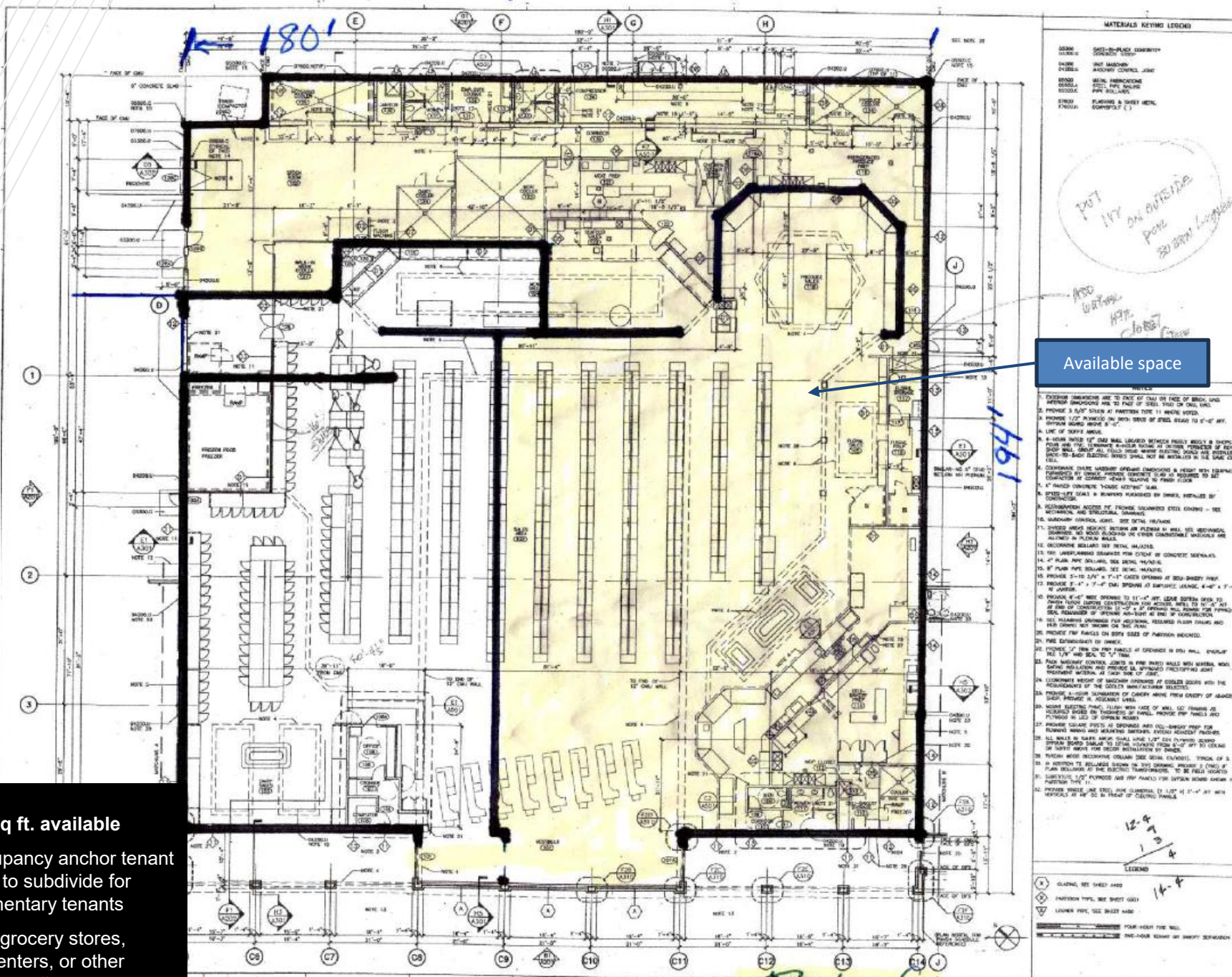
Surrounded by established residential communities, creating built-in demand for grocery, fitness, or everyday retail/service uses.

Large footprint and site scale allows tenants to achieve efficient rent-to-sales and cost-per-member metrics compared to infill urban areas.

Building configuration supports full occupancy by an anchor tenant or potential subdivision for complementary tenants.



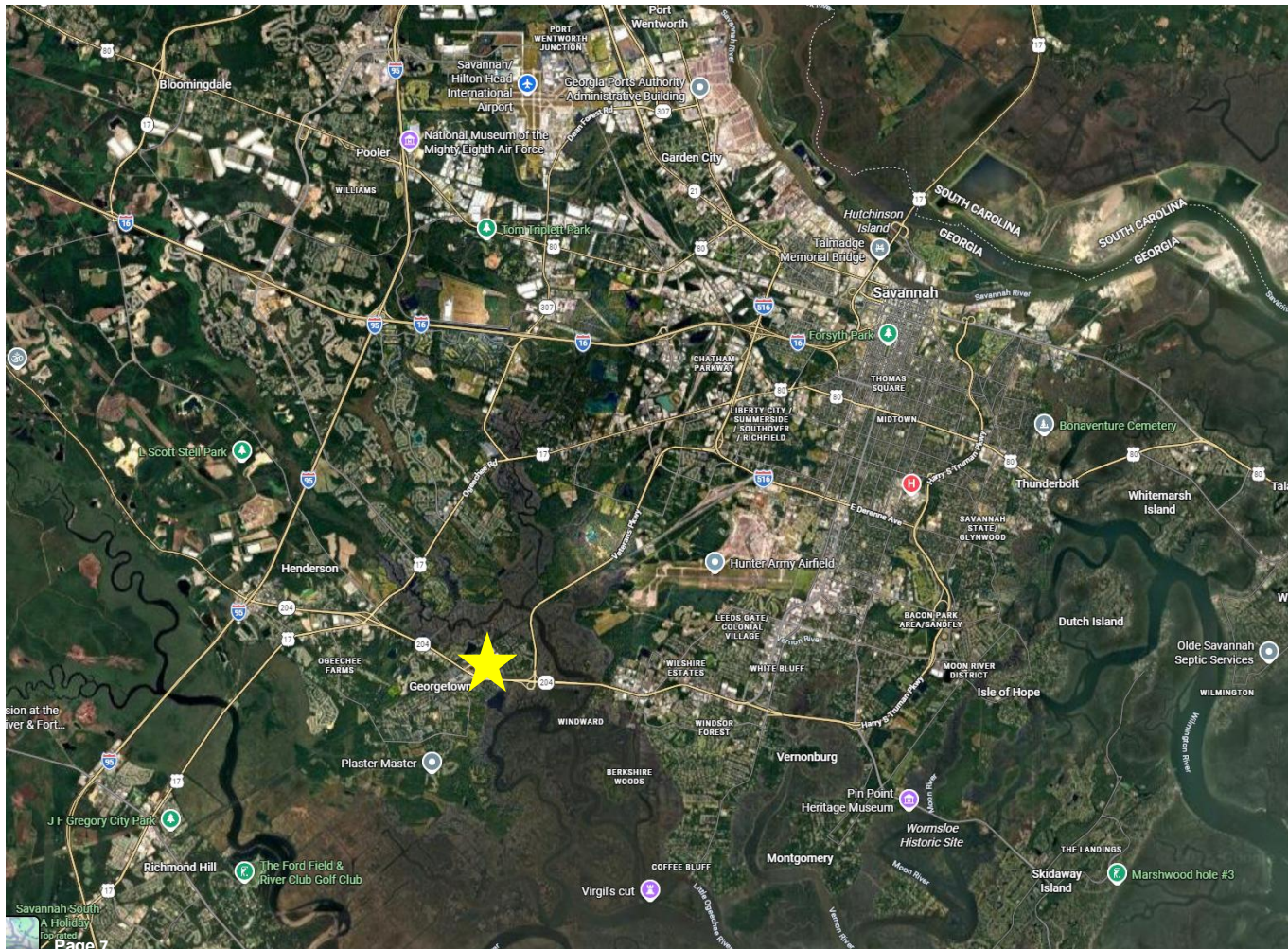
Floor Plan



- **24,286 sq ft. available**
- Full occupancy anchor tenant or ability to subdivide for complementary tenants
- Ideal for grocery stores, fitness centers, or other everyday retail

REGIONAL GROWTH

The **Georgetown area of Savannah** has experienced steady and sustained growth over the past decade, driven by continued residential development, population migration to South Savannah, and improved connectivity to major employment centers. The submarket benefits from a strong base of owner-occupied neighborhoods, new subdivisions, and expanding retail and service demand, positioning Georgetown as one of Savannah's most stable neighborhood-serving corridors. As housing density increases and residents prioritize convenience and value, the area continues to attract discount retail, grocery, fitness, and service-oriented tenants seeking consistent daily traffic and long-term customer loyalty. This growth trajectory supports durable demand for well-located commercial assets that serve everyday needs.



STRONG MARKET

Savannah remains one of the strongest and most resilient commercial markets in the Southeast, supported by a diverse and expanding economic base that includes the Port of Savannah (the fastest-growing container port in the U.S.), manufacturing, logistics, aerospace, healthcare, tourism, and higher education.

Ongoing public and private investment combined with population growth, job creation, and infrastructure expansion continues to drive demand for neighborhood retail and service uses.

Savannah's favorable business climate, pro-growth policies, and steady in-migration make it an attractive long-term market for national retail, grocery, and fitness operators seeking stability, scale, and consistent consumer demand.

Georgetown

FOR INFORMATION:

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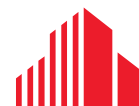
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