

LEASING OPPORTUNITY ON RIVER ST | HISTORIC DISTRICT

215 E RIVER STREET
SAVANNAH, GA 31401

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1 PROPERTY INFORMATION

215 E River Street
Savannah, GA 31401

Property Summary



Lease Rate

\$60.00 SF/YR, NNN

OFFERING SUMMARY

Building Size:	11,800 SF
Available SF:	1,266 - 6,202 SF
Lot Size:	0.07 Acres
Year Built:	1860
Zoning:	D-W
Market:	Savannah
Submarket:	Downtown
APN:	20004 11003

PROPERTY OVERVIEW

SVN is pleased to offer a unique leasing opportunity in the extremely high barrier-to-entry market of River Street, Factors Walk and Bay Street in Historic Downtown Savannah, Georgia. 215 E River Street was constructed in 1860 as a cotton warehouse and offers a total of ±6,202 square feet for lease across [3] floors [2nd, 3rd and 4th] with ingress and egress from Bay Street, Factors Walk and River Street. Additionally, there are a number of parking opportunities located within the immediate vicinity. Present Zoning is D-W, which references a commercial zoning classification for Downtown Waterfront allowing a variety of commercial uses to include general retail and restaurants.

LOCATION OVERVIEW

The property is located on Bay Street and near the Lincoln Street Ramp of River Street in Historic Downtown Savannah, Georgia. Historic Downtown, which is situated along the Savannah River boasts a strong tourism base and includes in excess of 9.7 million overnight visitors spending greater than \$4.4 billion annually with the majority of these visitors staying just under an average of 3 days. All of the Historic District and River Street are still extremely pedestrian friendly, offering more shopping and dining experiences surrounding the property, along with planned residential developments that will continue to provide “live, work, play” opportunities for years to come.

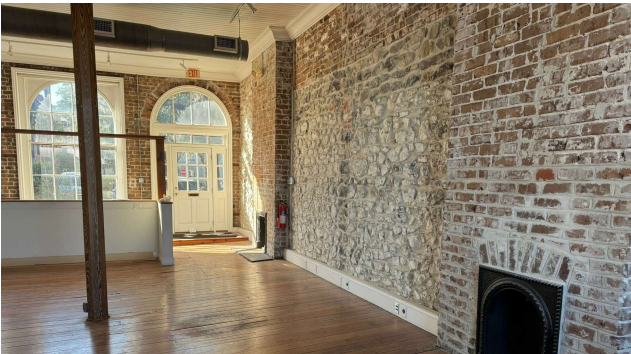
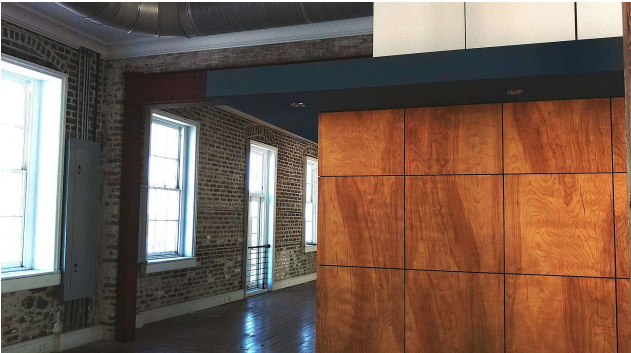
Complete Highlights



PROPERTY HIGHLIGHTS

- Leasing Opportunity | ±6,202 SF on River Street | Historic Downtown
- Varied Space across 3 Floors with Bay St, Factors Walk & River St Access & Exposure
- D-W Zoning (Downtown Waterfront) | Variety of Commercial Uses
- Extremely Pedestrian Friendly | Number of Parking Opportunities
- Strong Tourism Base of 9.7 Million Overnight Visitors Spending \$4.4 Billion Annually
- Shopping, Dining, Planned Residential Developments Surround the Property

Interior Photos



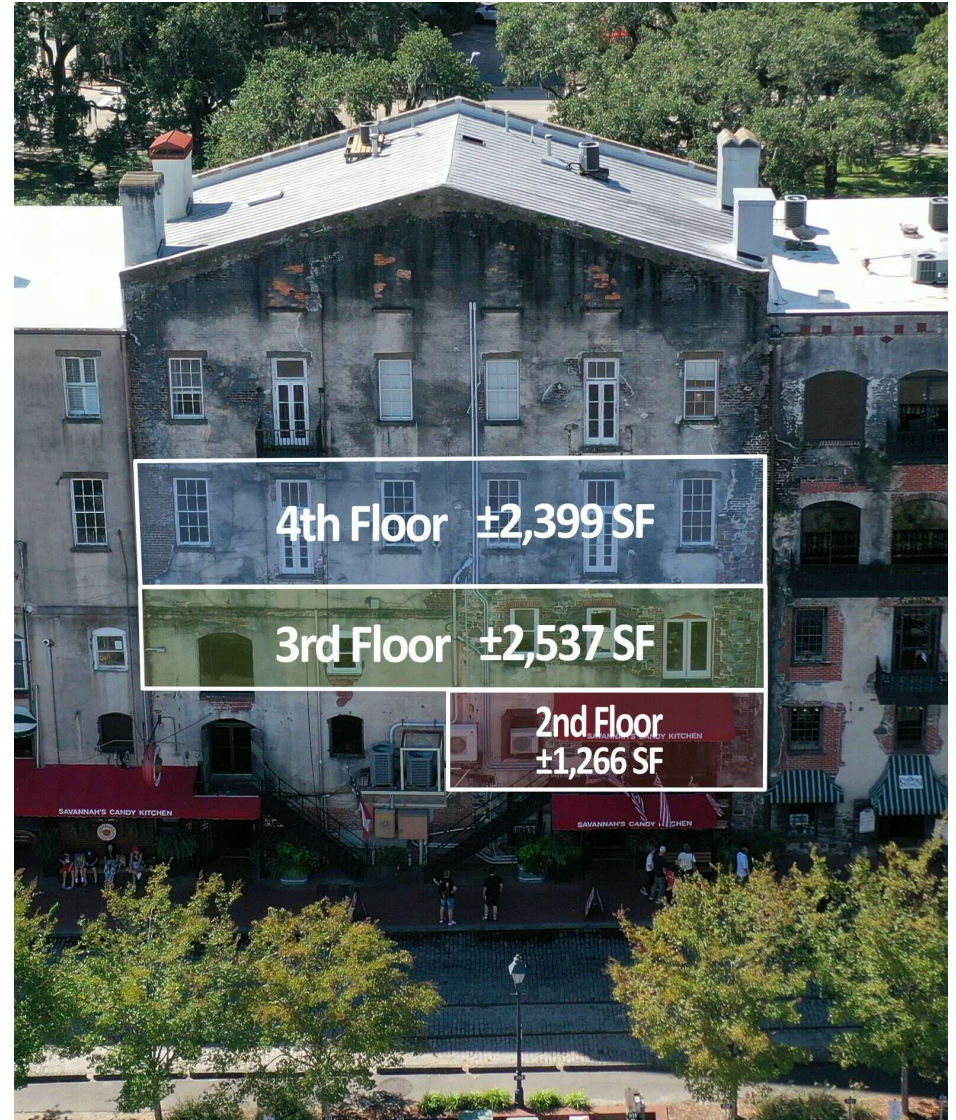
Lease Spaces

LEASE INFORMATION

Lease Type: NNN Lease Term: Negotiable
Total Space: 1,266 - 6,202 SF Lease Rate: \$60.00 SF/yr

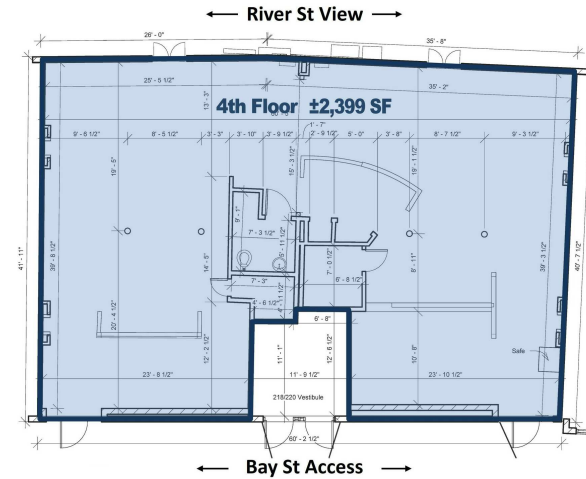
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
4th Floor	Available	2,399 - 6,202 SF	NNN	\$60.00 SF/yr
3rd Floor	Available	2,537 - 6,202 SF	NNN	\$60.00 SF/yr
2nd Floor	Available	1,266 - 6,202 SF	NNN	\$60.00 SF/yr



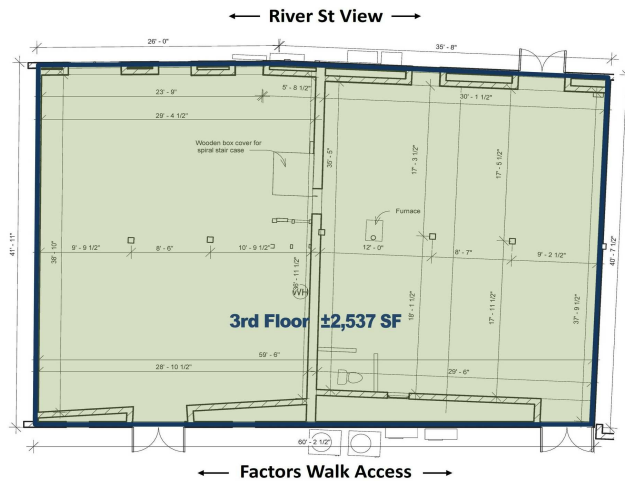
Floor Plans

5th Floor <i>Private Residence</i>	
4th Floor ±2,399 SF <i>Available</i>	
3rd Floor ±2,537 SF <i>Available</i>	
2nd Floor <i>Existing Retail</i>	2nd Floor ±1,266 SF <i>Available</i>
1st Floor <i>Existing Retail</i>	

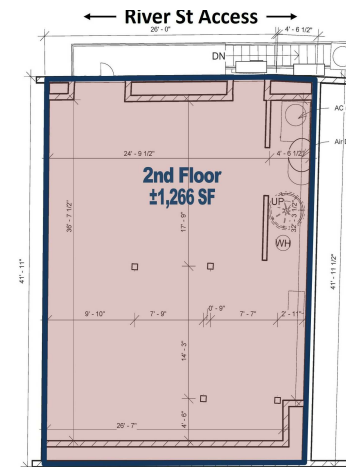


Stacking Plan

4th Floor

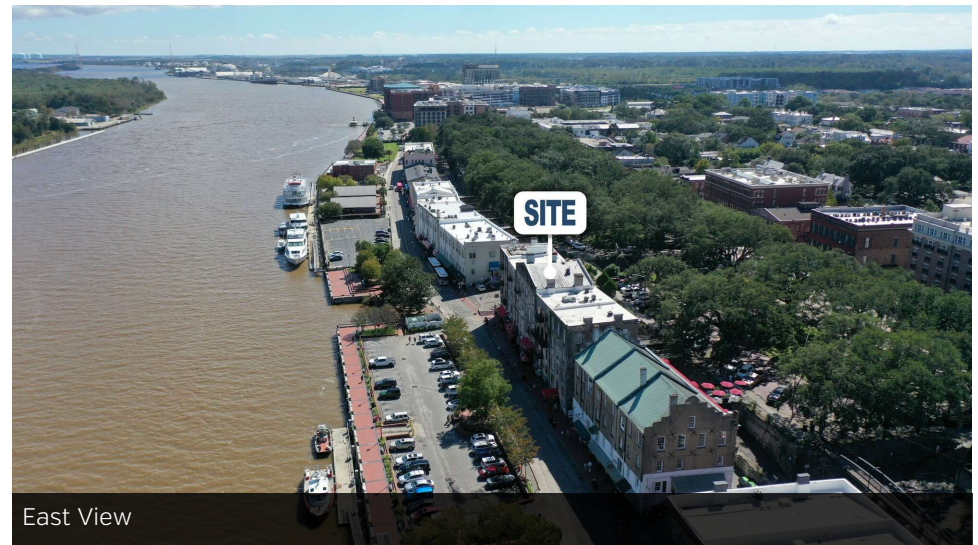
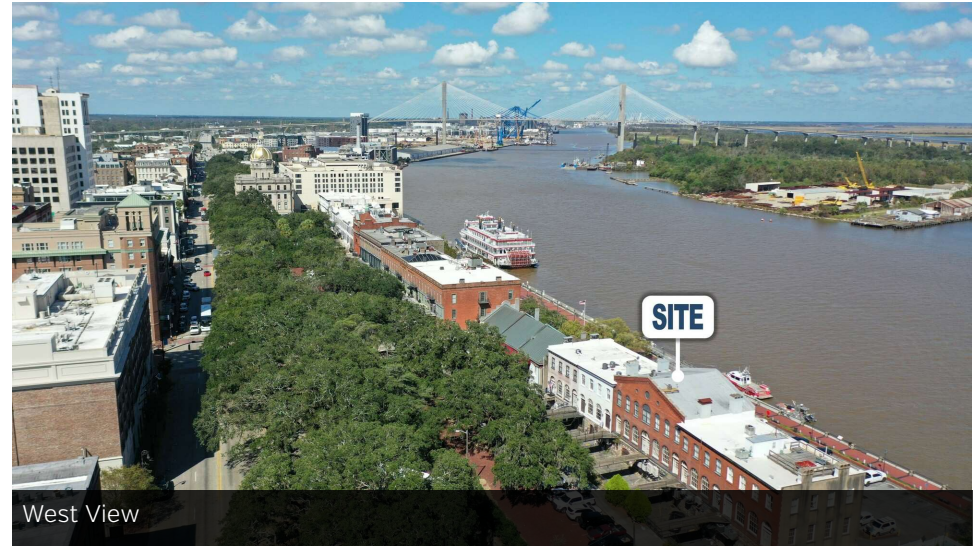


3rd Floor



2nd Floor

Additional Photos



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Ownership Stake



2 LOCATION INFORMATION

215 E River Street
Savannah, GA 31401

Aerial | Site



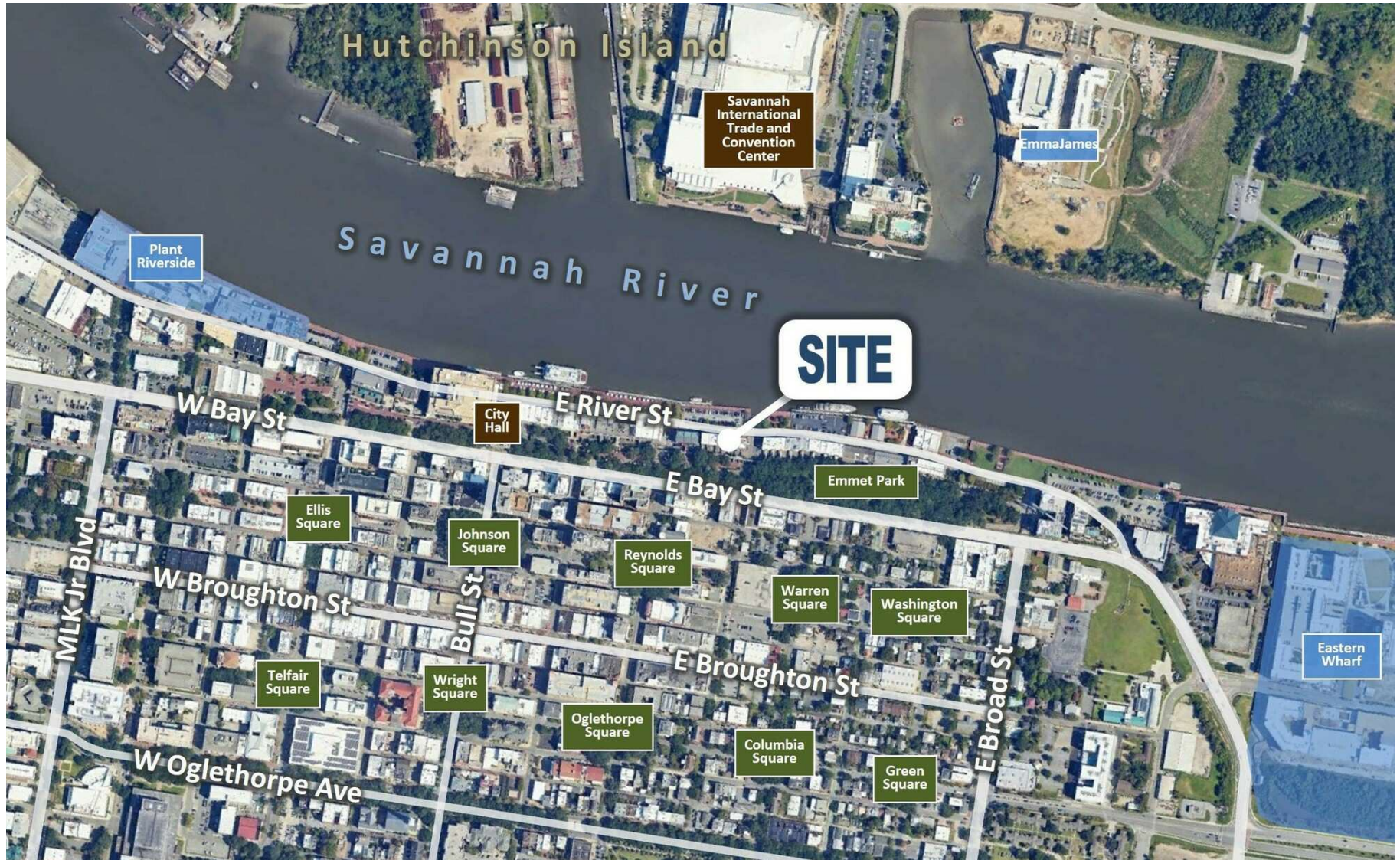
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Ownership Stake

Aerial | River St



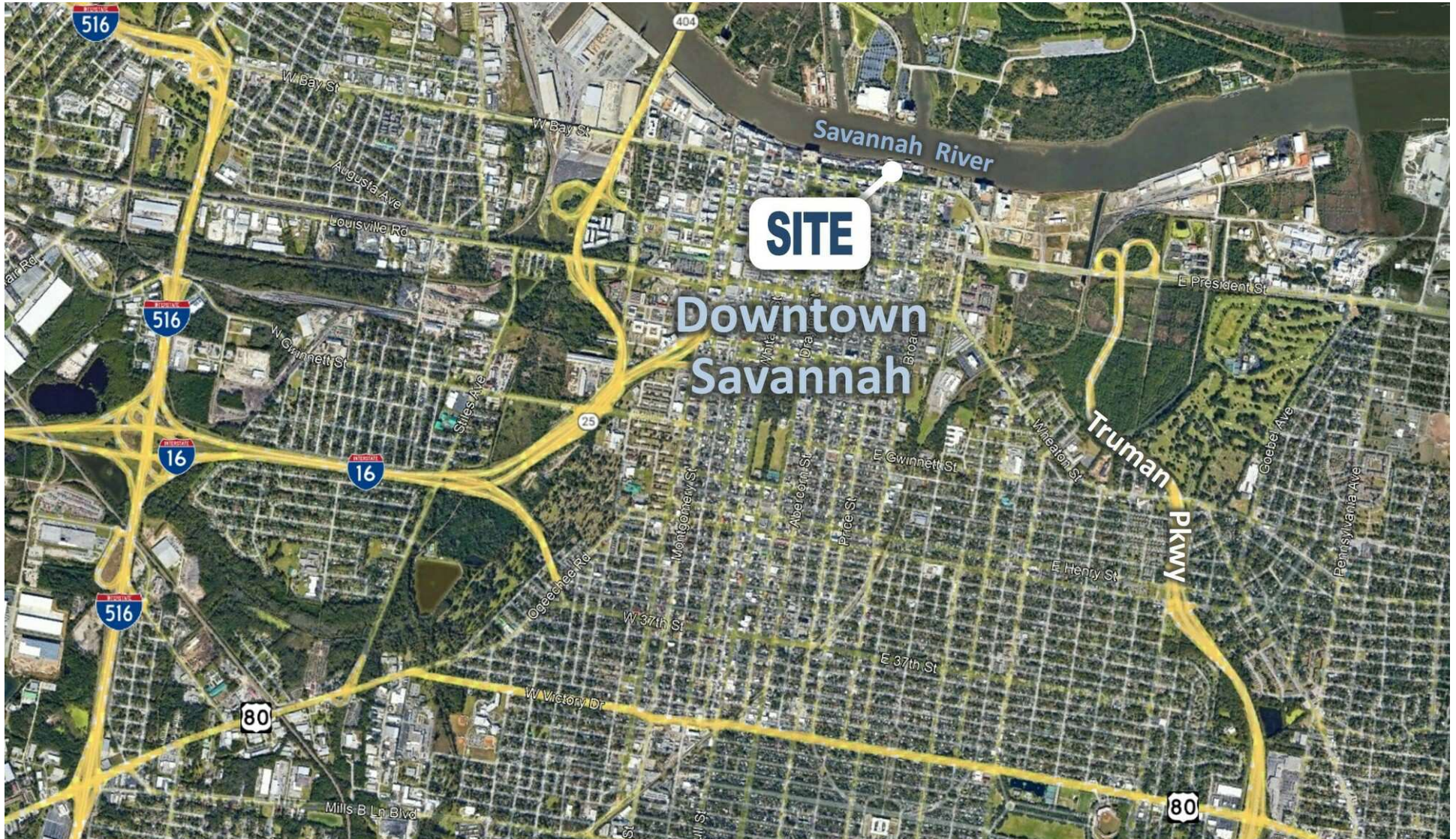
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Ownership Stake

Aerial | Downtown



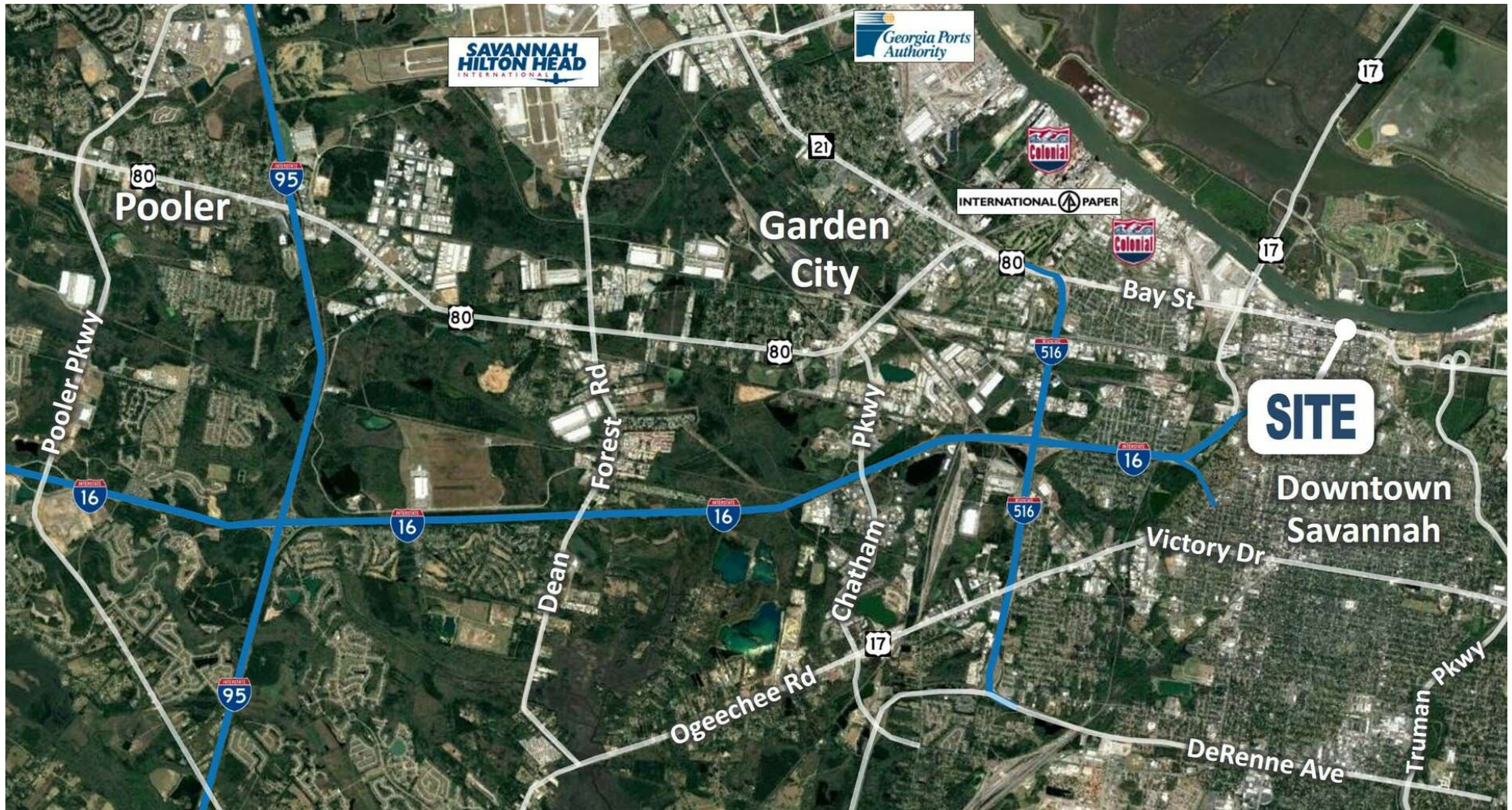
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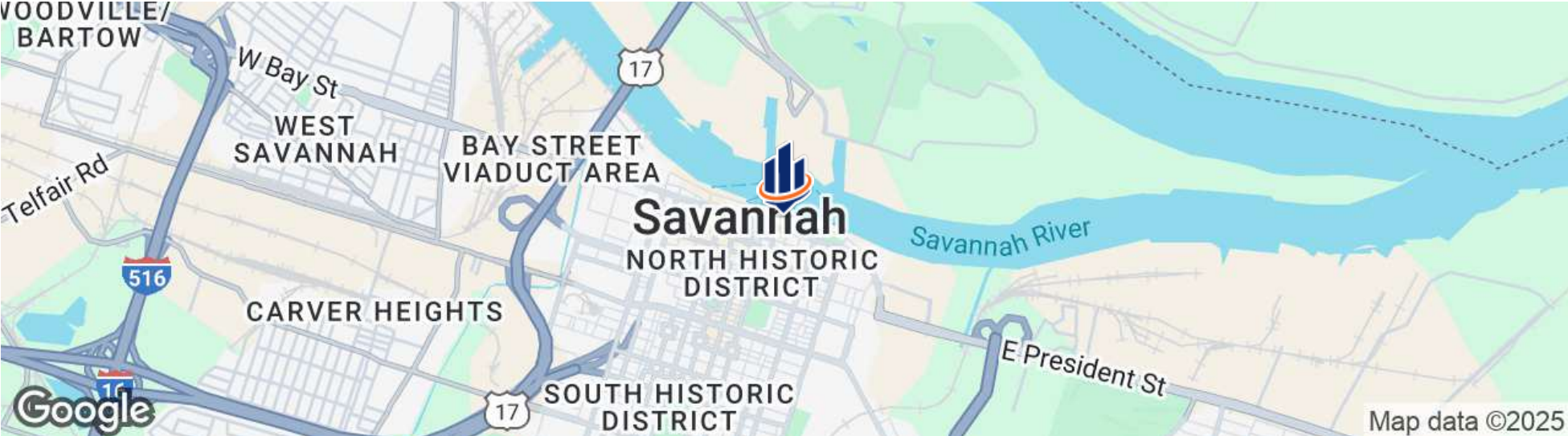
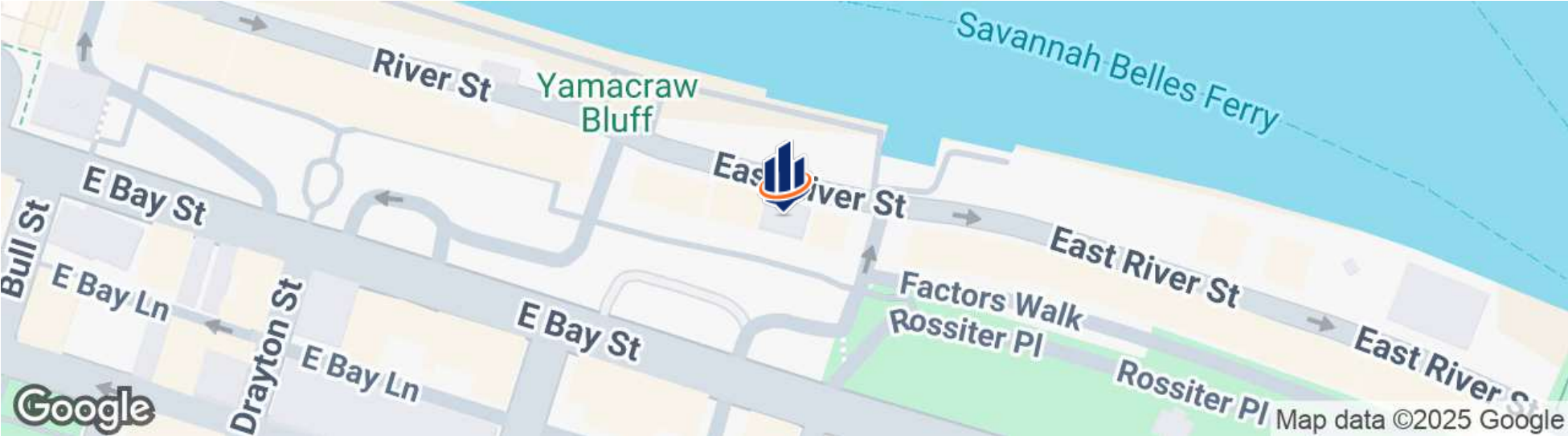
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Ownership Stake

Aerial | Savannah MSA



Location Maps

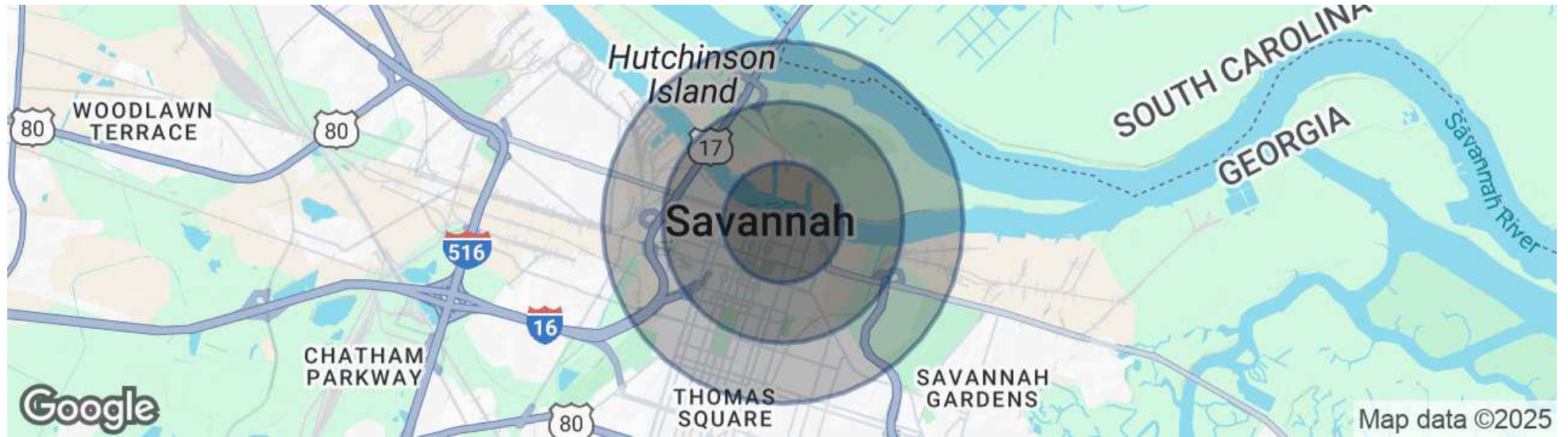


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DEMOGRAPHICS

215 E River Street
Savannah, GA 31401

Demographics Map & Report



POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,706	8,736	18,041
Average Age	38	36	34
Average Age (Male)	40	37	34
Average Age (Female)	36	35	34

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	783	3,628	7,490
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$124,056	\$90,120	\$75,220
Average House Value	\$902,125	\$809,273	\$685,608

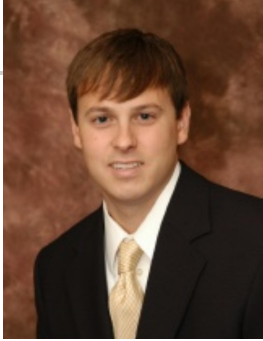
Demographics data derived from AlphaMap



4 ADVISOR BIO & CONTACT

215 E River Street
Savannah, GA 31401

Advisor Bio & Contact



ADAM BRYANT, CCIM, SIOR

Partner

adam.bryant@svn.com

Cell: 912.667.2740

GA #279255 // SC #88499

PROFESSIONAL BACKGROUND

Adam Bryant, CCIM, SIOR is a Partner with SVN | GASC, focusing on the sale and leasing of land, office, retail, and investment properties in Savannah, Georgia, and surrounding areas.

Bryant holds a Master of Business Administration and a Bachelor of Business Administration from Georgia Southern University. He has also completed the Certified Commercial Investment Member [CCIM] designation by the CCIM Institute as well as the SIOR designation from the Society of Office and Industrial Realtors. The CCIM designation is given to commercial real estate professionals upon successful completion of a graduate-level education curriculum and presentation of a portfolio of qualifying industry experience.

Since joining SVN | GASC in 2006, Bryant has completed over \$350 million in transaction volume and has been recognized for his sales performance at SVN, ranking in the top 5 producers nationwide out of more than 2,000 Advisors on multiple occasions.

Bryant has also served as President for the Savannah / Hilton Head Realtors Commercial Alliance [RCA] Board.

EDUCATION

- Master of Business Administration [MBA] - Georgia Southern University
- Bachelor of Business Administration [BBA] - Georgia Southern University

MEMBERSHIPS

- Certified Commercial Investment Member [CCIM]
- Society of Industrial and Office Realtors [SIOR]

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