

±5,794 SF

**FREESTANDING
BUILDING
FOR SALE**

LOCATION

» 621 Stephenson Ave | Savannah, GA 31405

PROPERTY OVERVIEW

- » Property Type: Retail / Daycare space
- » Zoning: PUDISB
- » Parking: 17 spaces
- » Playground in back
- » Frontage: 88' on Stephenson Ave
- » Lot Size: ±1.09 Acres
- » Potential for 4,700 SF Expansion Building
- » Year Built: 2005, remodeled in 2021

TRAFFIC COUNTS

- » 17,100 AADT on Waters Ave
- » 9,670 AADT on Stephenson Ave

KEY HIGHLIGHTS

- » Newly remodeled commercial building with modern design and systems
- » Zoned PUDISB, supporting a range of commercial and institutional uses (subject to approvals)
- » Located within Savannah's Westside submarket with proximity to I-16 and I-516, and 1 mile from Hunter Army Airfield with 5,500 active duty servicemen

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population:	5,189	64,327	146,927
Households	2,438	25,830	60,308
Avg. HH Income	\$79,897	\$74,453	\$74,112

PRICING

- » \$2,200,000

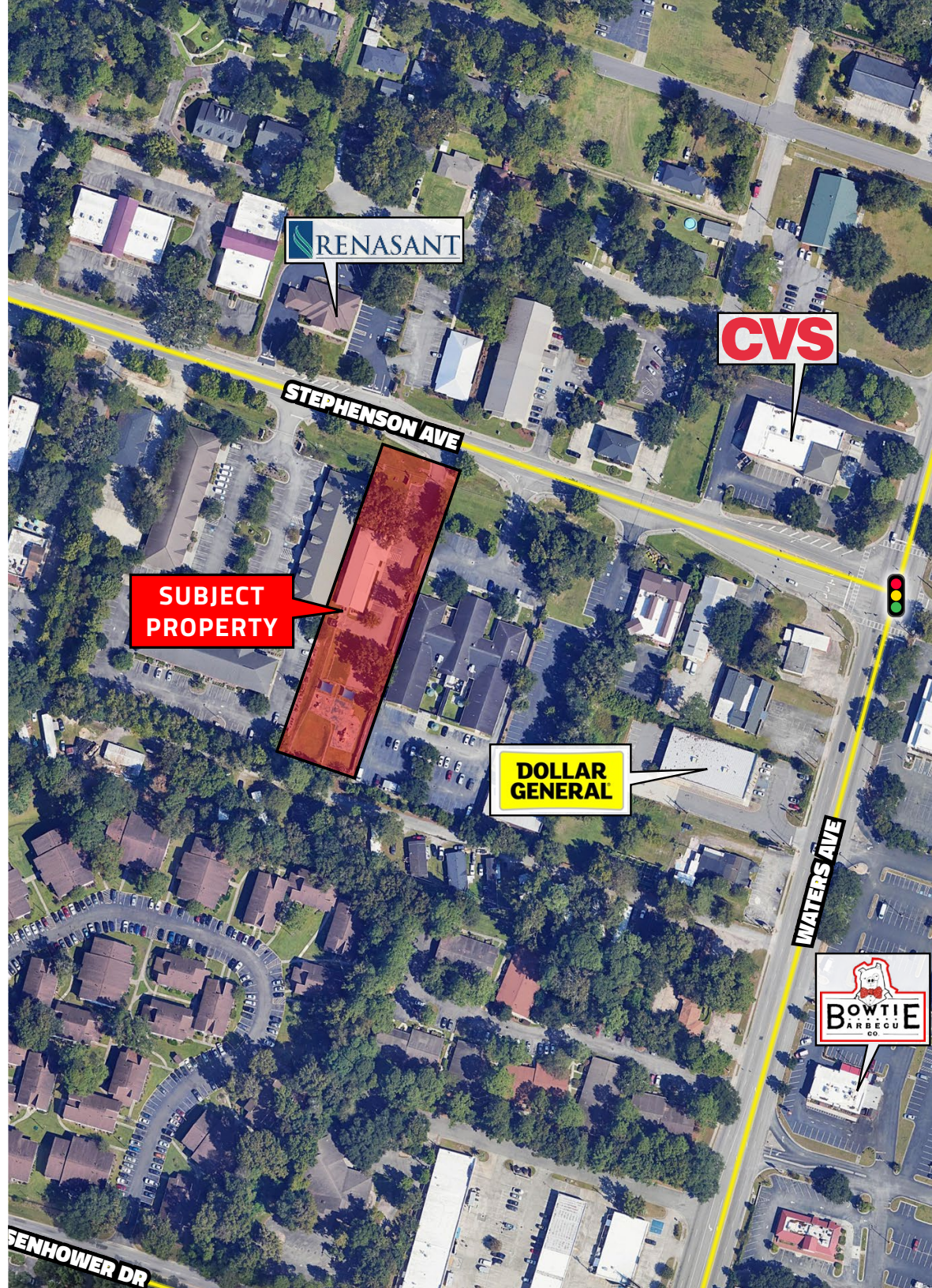
CONTACT

- » **BRADFORD LINEBERRY**
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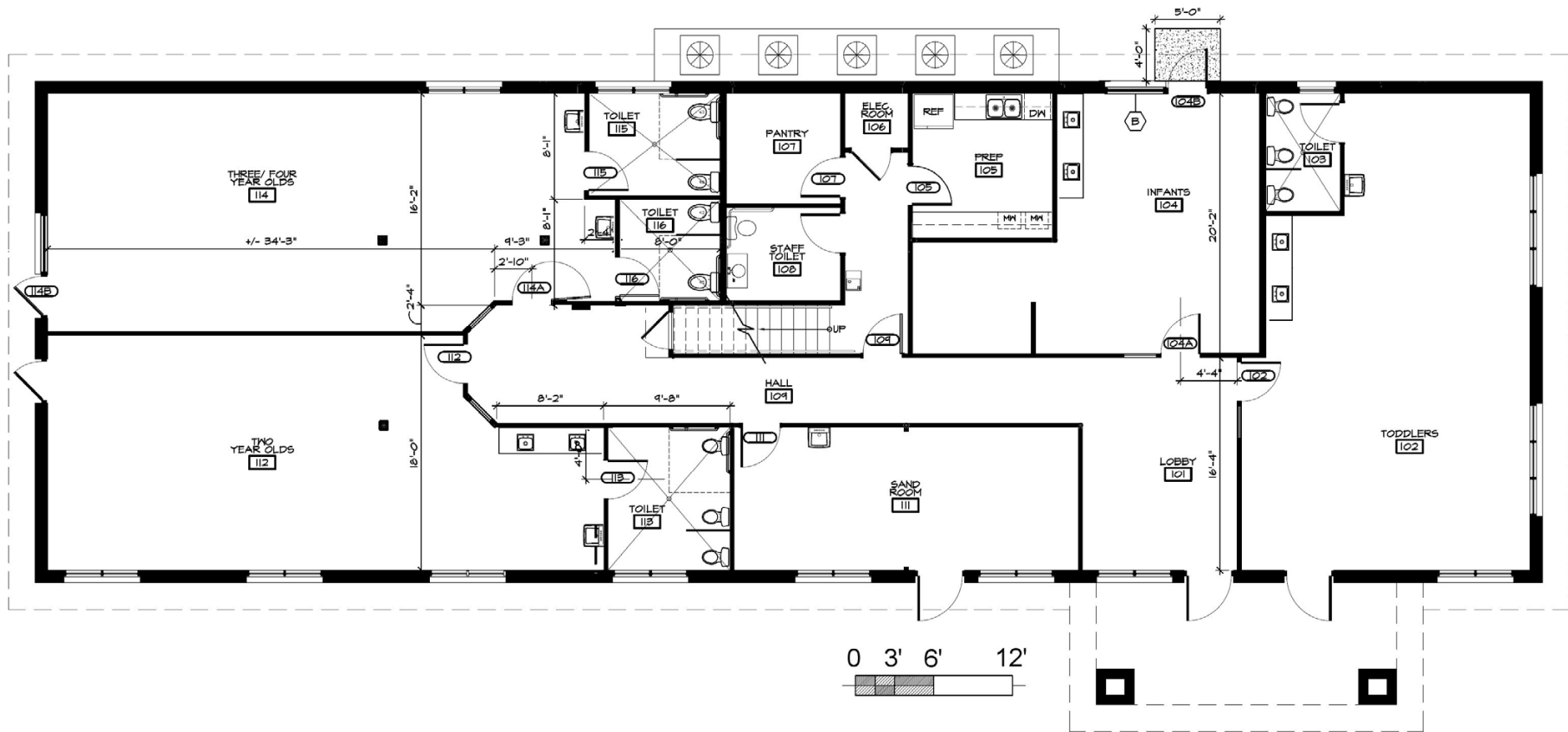
Broker of Record: Emory Williamson Company – H55961



MARKET AERIAL



FLOOR PLAN



PHOTOGRAPHY

