





# OFFERING SUMMARY

1149 Cornell Avenue Savannah, GA



For Lease

## Property Description

Judge Realty is honored to present Cornell Place, a multi-unit office complex perfect for professional and institutional office uses in Savannah, GA. This 2 story office complex offers a large, shared parking lot, flexible demising options for your desired office needs, and a convenient location off Waters Avenue near Memorial Health Hospital, Oglethorpe Mall, and Truman Pkwy.. Layouts of the office suites include multiple private offices, built-in kitchenettes, and front reception areas.



## General Information

Lease Rate:	\$23.00/SF/Year
Lease Structure:	Modified Gross
Floor:	2 <sup>nd</sup> Floor
Usable SF:	1,196 - 2,500 SF
Divisible:	Yes
Zoning:	PUD-Institutional
Condition:	Average
Available:	Today

For more information, please contact:



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Founder & CEO  
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# COMPLEX PHOTOS

1149 Cornell Avenue Savannah, GA





# SUITE 3B - INTERIOR PHOTOS

1149 Cornell Avenue Savannah, GA



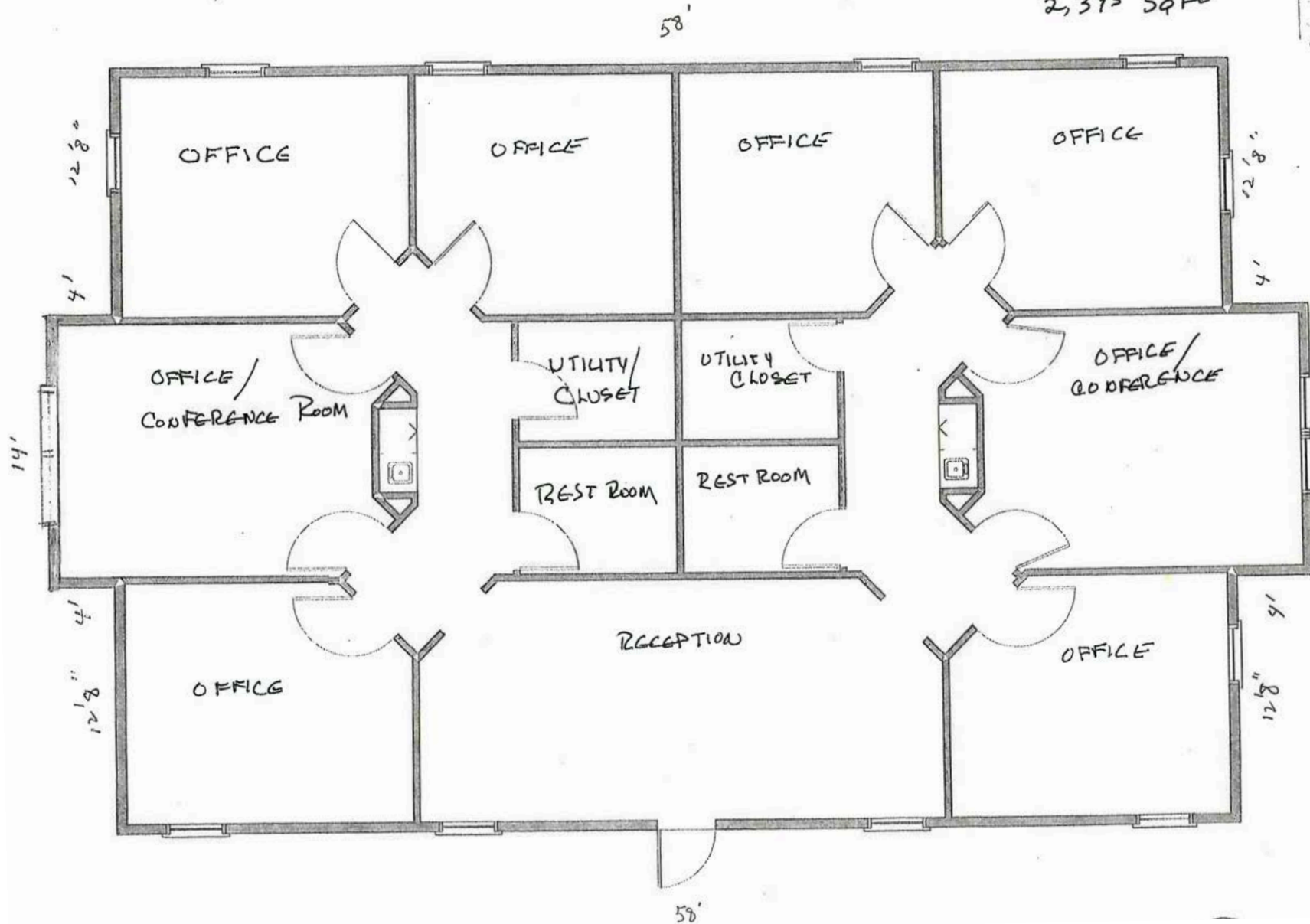
# SUITE 3B - FLOOR PLAN

1149 Cornell Avenue Savannah, GA



SECOND FLOOR BLDG No.3

2,393 SQ FT





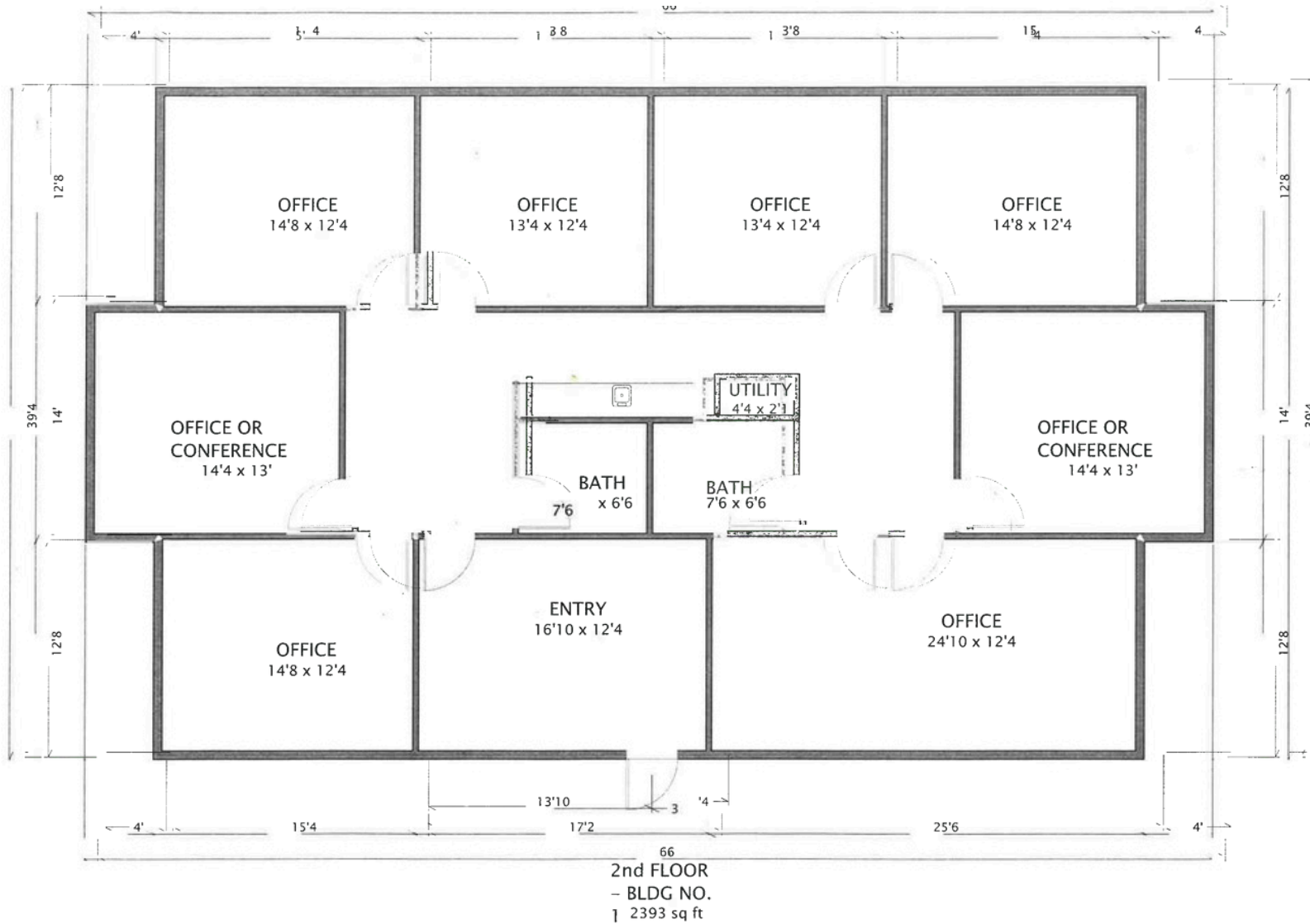
# SUITE 1B - INTERIOR PHOTOS

1149 Cornell Avenue Savannah, GA



# SUITE 1B - FLOOR PLAN

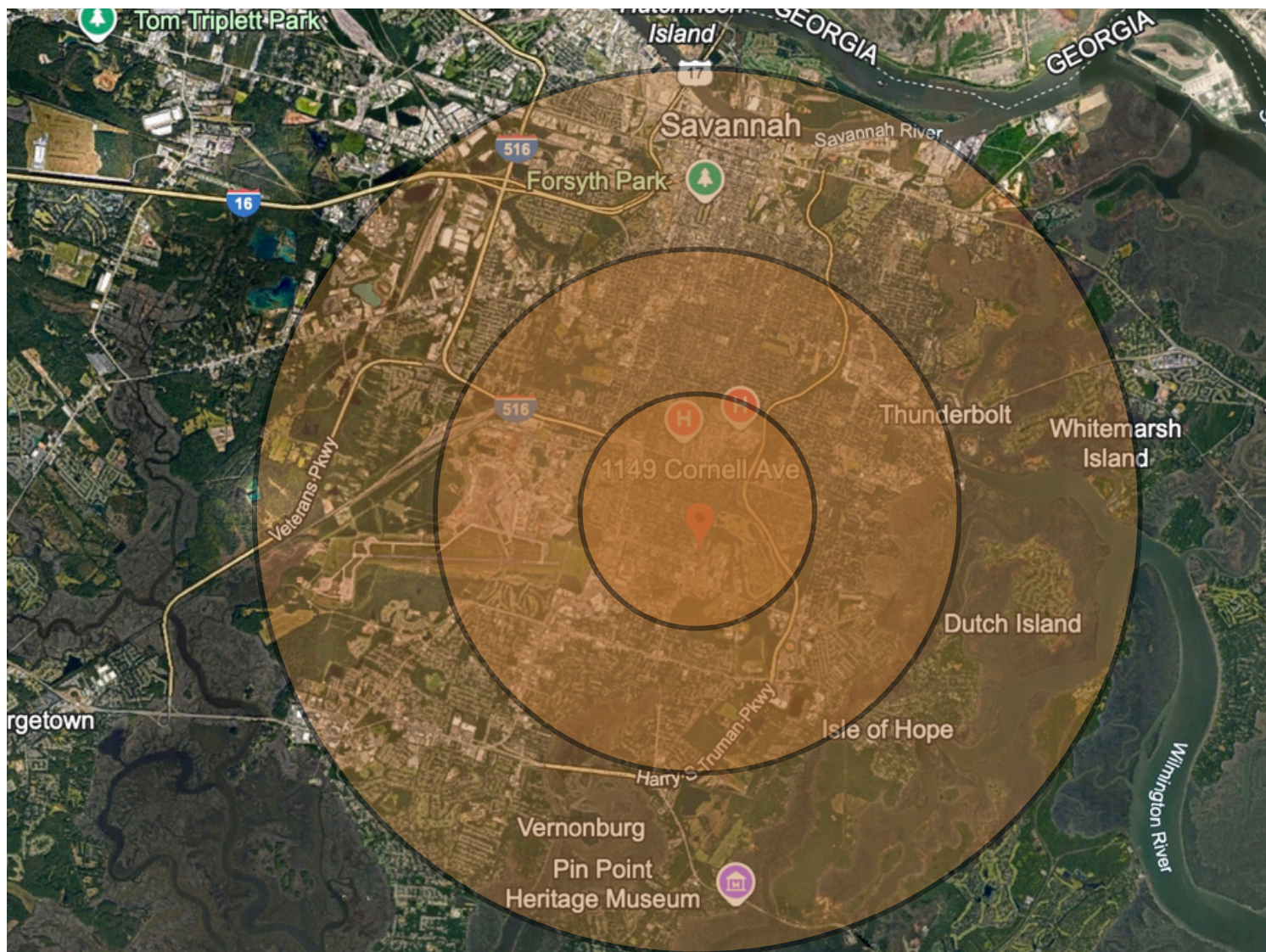
1149 Cornell Avenue Savannah, GA





# LOCATION/DEMOGRAPHICS

1149 Cornell Avenue Savannah, GA



## Population (2024)

1 Mile: 4,208  
3 Miles: 64,627  
5 Miles: 146,924

## Households (2024)

1 Mile: 1,937  
3 Miles: 25,964  
5 Miles: 60,390

## Average HH Income

1 Mile: \$84,859  
3 Miles: \$75,320  
5 Miles: \$75,166

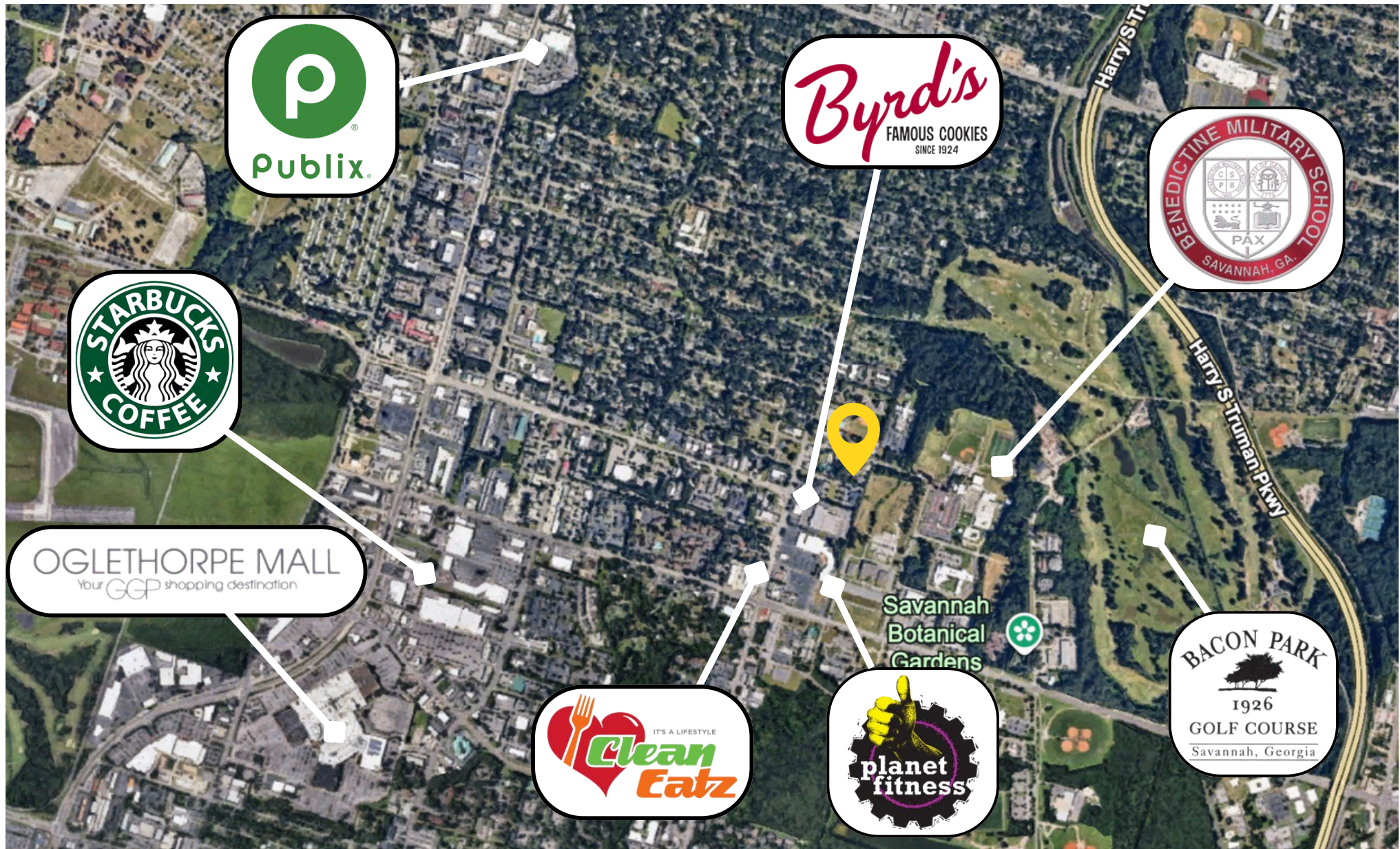
## Median Age

1 Mile: 42.8  
3 Miles: 37.6  
5 Miles: 36.7



# RETAILER MAP

1149 Cornell Avenue Savannah, GA





## About Judge Realty

Judge Realty is the leader in Savannah Commercial Real Estate. We manage and lease over 500 properties in the Savannah area and work with local and national clients across the USA.

COMMERCIAL

RESIDENTIAL

PROPERTY MANAGEMENT



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