



## Building Overview

- Located across from Plant Riverside District.
- Historic features include exposed brick and hardwood floors.
- Close proximity to public parking
- Surrounding retailers include Nine Line, Black Rifle, Southern Tide, Byrd Cookie Co., and more.

## Available Spaces

- Two turn key spaces Available
- Retail Unit - 1,881 SF with the option to take an additional 2,011 SF on the second floor.
- Restaurant Unit - 7,667 SF
- second generation with full kitchen

For more information, please contact:



**Mandy Henderson**  
**Sales Director**  
cell: 912-236-1000  
mandy@judgerealty.com



**David Gaule**  
**COO**  
cell: 912-314-4540  
dgaule@judgecommercial.com



# PROPERTY PHOTOS

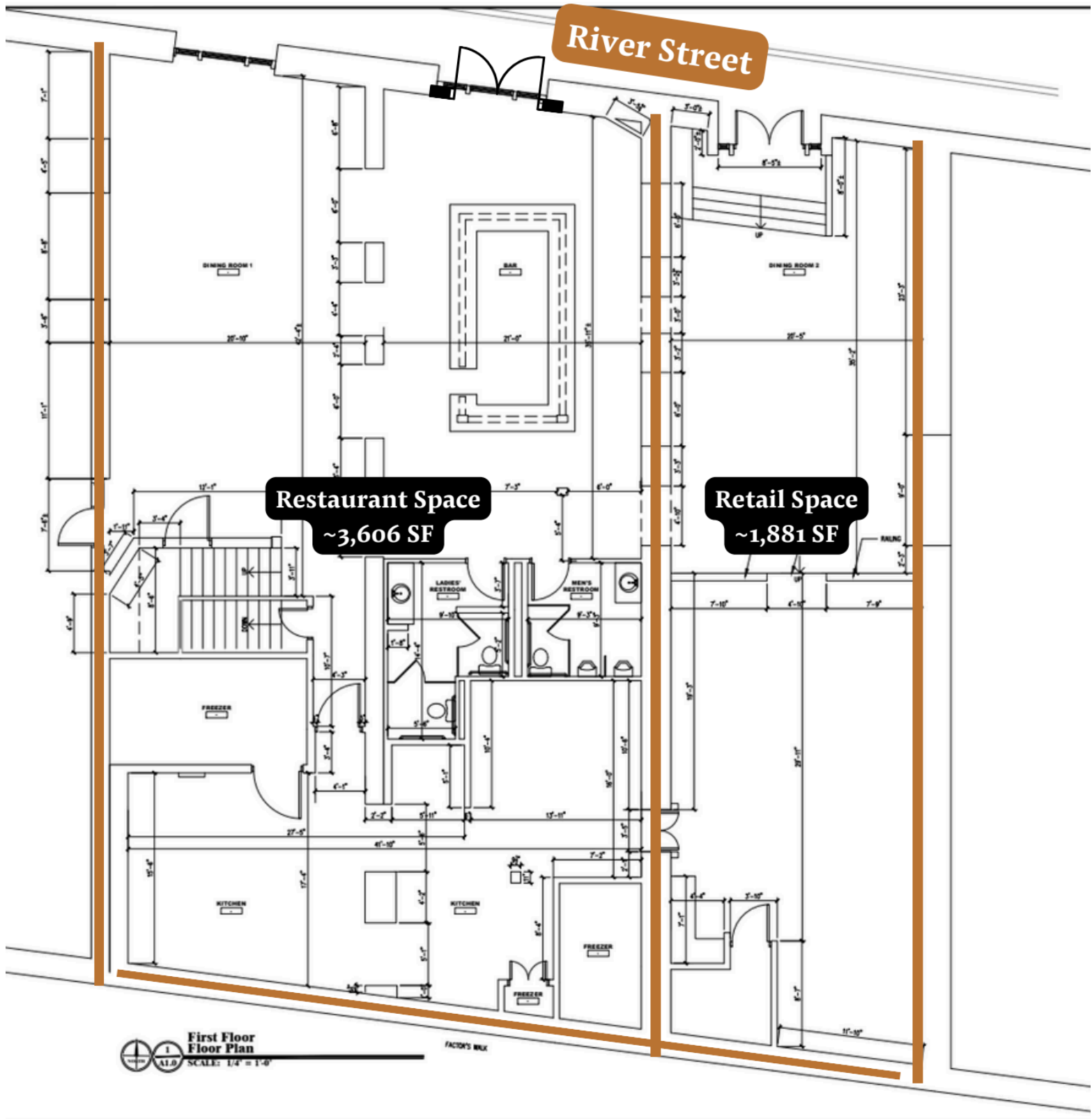
225 W River Street





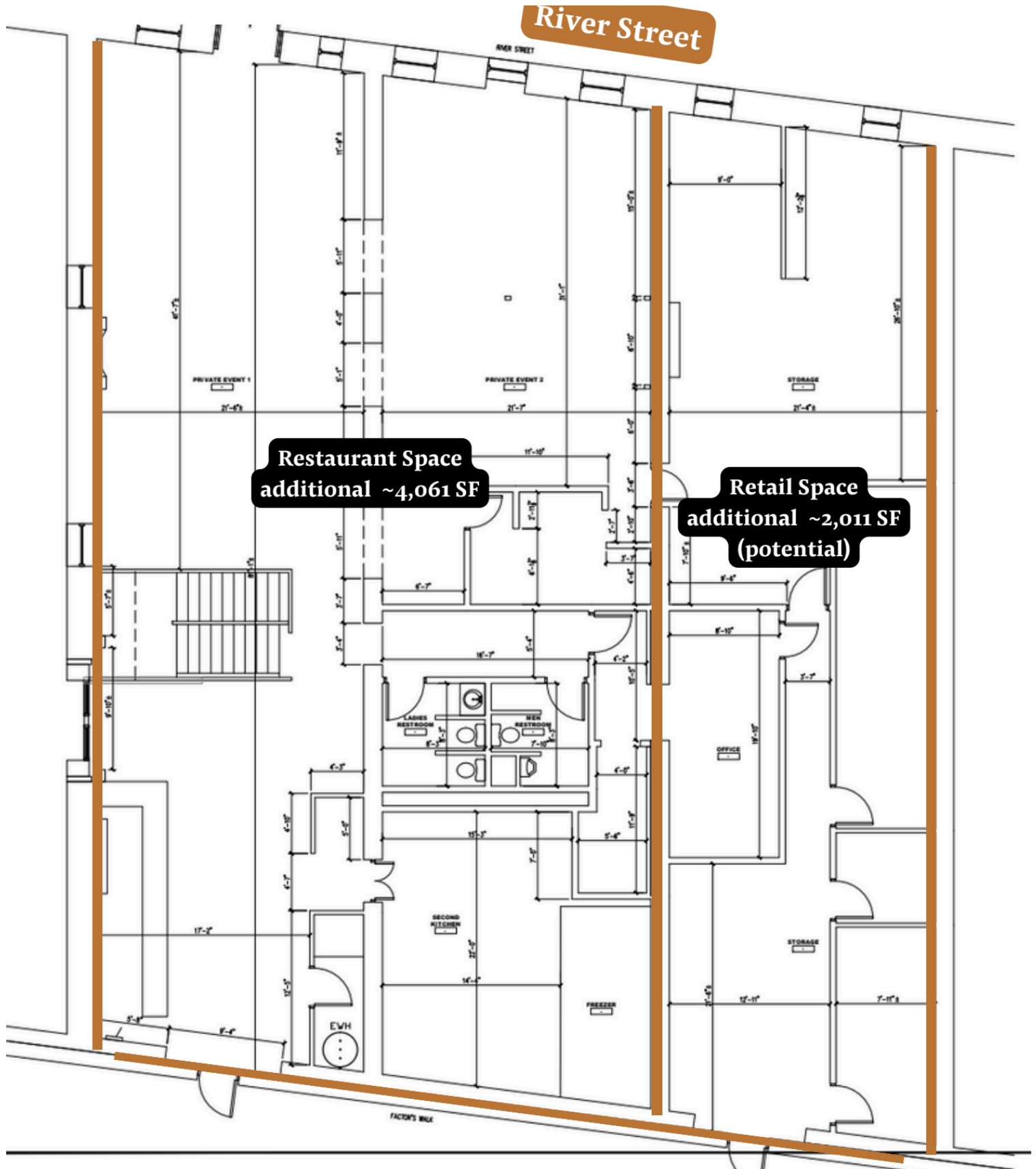
# LEVEL ONE FLOOR PLANS

225 W River Street



# LEVEL TWO FLOOR PLANS

225 W River Street





# POINTS OF INTEREST

MARKET OVERVIEW

## Savannah Convention Center

Forsyth Park

10,000 CAPACITY  
ENMARKET ARENA

Arena Completion planned for 2021

- 1.The Hue
- 2.Ghost Coast Distillery
- 3.The Baxley
- 4.SCAD Building
- 5.Service Brewing Company
- 6.Holiday Inn Savannah
- 7.DoubleTree by Hilton Hotel
- 8.The Alida
- 9.Best Western Savannah
- 10.JW Marriott Savannah
- 11.Quality Inn Savannah
- 12.Hilton Garden Inn
- 13.Hotel Indigo Savannah
- 14.Cotton Sail
- 15.The Bohemian Hotel
- 16.Hyatt Regency Savannah
17. Andaz Savannah
- 18.River Street
- 19.River Street Market Place
- 20.Kimpton Brice Hotel
- 21.Hampton Inn
- 22.Broughton Street
- 23.Jepson Center for the Arts
- 24.Robinson Parking Garage
- 25.City Market
- 26.Broughton Parking Garage
- 27.Ships of the Sea Museum
- 28.The Grey
- 29.Flank Development
30. Fairfield Inn & Suites
31. Aloft Savannah
- 32.Hampton Inn & Suites
- 33.Embassy Suites
- 34.Thunderbird Inn
- 35.SCAD Student Housing
- 36.SCAD Museum of Art
- 37.Cultural Arts Center
- 38.SCAD Student Housing
- 39.Savannah Civic Center
- 40.Savannah History Museum
- 41.Residence Inn by Marriott
- 42.Georgia Railroad Museum
- 43.The Blake Apartments
- 44.Courtyard by Marriott
- 45.Liberty Parking Garage
- 46.TRYP by Wyndham
- 47.Perry Lane Hotel
- 48.The DeSoto
- 49.St. John the Baptist Cathedral
- 50.SCAD Building



# MARKET OVERVIEW

225 W River Street



## TOURISM

**ANNUAL VISITORS: 14 MILLION**

**\$4.4 BILLION IN VISITOR SPENDING**

**NATION'S LARGEST HISTORIC LANDMARK DISTRICT**

**OVER-NIGHT VISITORS STAY APPROXIMATELY 2.5 NIGHTS**

**\$265 AVG SPEND PER PERSON ON OVERNIGHT TRIPS**

### ESTIMATED RETAIL SALES

2021 **\$8.9 BILLION**

2020 **\$7.4 BILLION**

**"The World's Greatest  
Places of 2021"**

Time Magazine

**"10 Most Beautiful Cities to  
Visit in the United States"**

Redbook

**"Top 25 Places to Visit in  
the United States"**

insider Monkey

**\$5B**

Economic impact from  
Fort Stuart and  
Hunter Army Air field

**40%**

Projected population  
increase by 2050

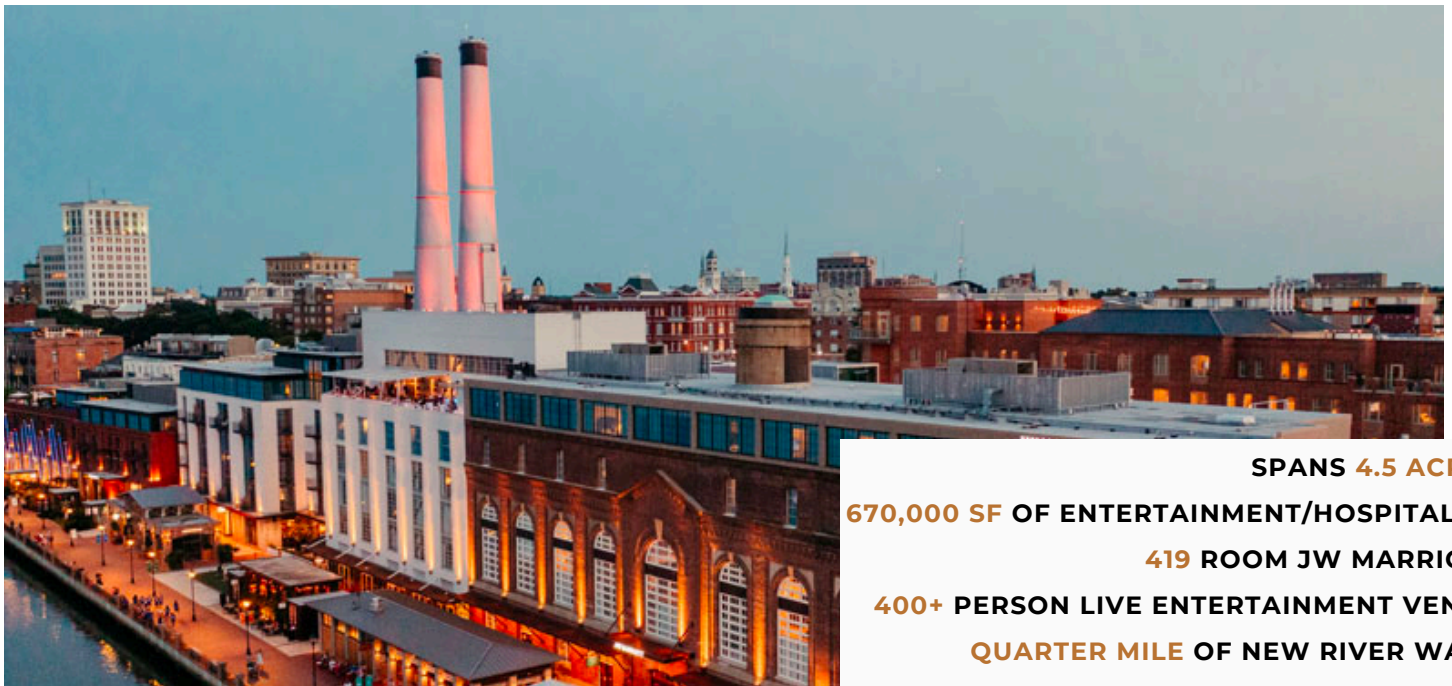
**#2**

Favorite Foodie City  
Trazee Travel

**#95**

Best place to retire in the United States  
Travel + Leisure

## PLANT RIVERSIDE DISTRICT - RIVER STREET



**SPANS 4.5 ACRES**

**670,000 SF OF ENTERTAINMENT/HOSPITALITY**

**419 ROOM JW MARRIOTT**

**400+ PERSON LIVE ENTERTAINMENT VENUE**

**QUARTER MILE OF NEW RIVER WALK**





## 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.

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COMMERCIAL

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RESIDENTIAL

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PROPERTY MANAGEMENT



345 Abercorn St.,  
Savannah, GA 31401



912-236-1000



info@judgerealty.com



judgerealty.com