



ABOUT THE PROPERTY

310 Eisenhower Drive, Building 5, offers a beautifully maintained and well-positioned medical office opportunity within Savannah's established Southside medical and commercial corridor. Formerly a pediatric therapy center, the approximately 3,150-square-foot space features an existing medical layout that can accommodate a variety of medical users.

The property offers a functional combination of clinical, patient, administrative, and support areas, making it well-suited for specialty practices, therapy providers, outpatient services, physician groups, or other healthcare-related users.

Situated just off Eisenhower Drive, it is convenient for patients and staff and is surrounded by hospitals, medical providers, restaurants, retail amenities, residential neighborhoods, and major Savannah thoroughfares.

HIGHLIGHTS



\$35/SF



±3,150 SF



MEDICAL OFFICE



LEASE STRUCTURE-
MODIFIED GROSS

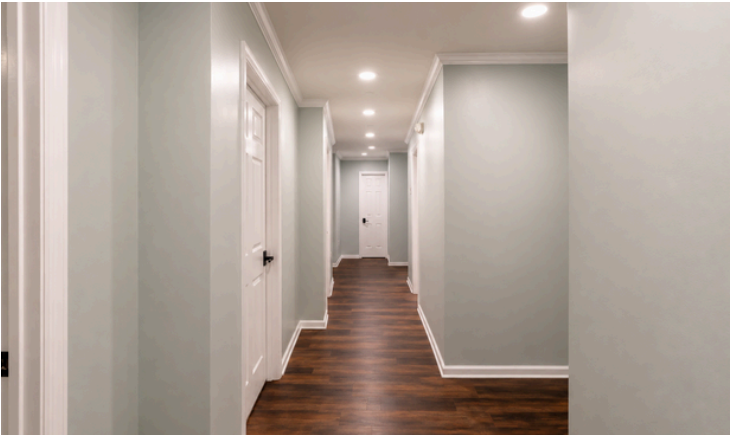


CONVENIENT ACCESS TO
ABERCORN STREET, TRUMAN
PARKWAY, AND OTHER
MAJOR COMMERCIAL
CORRIDORS

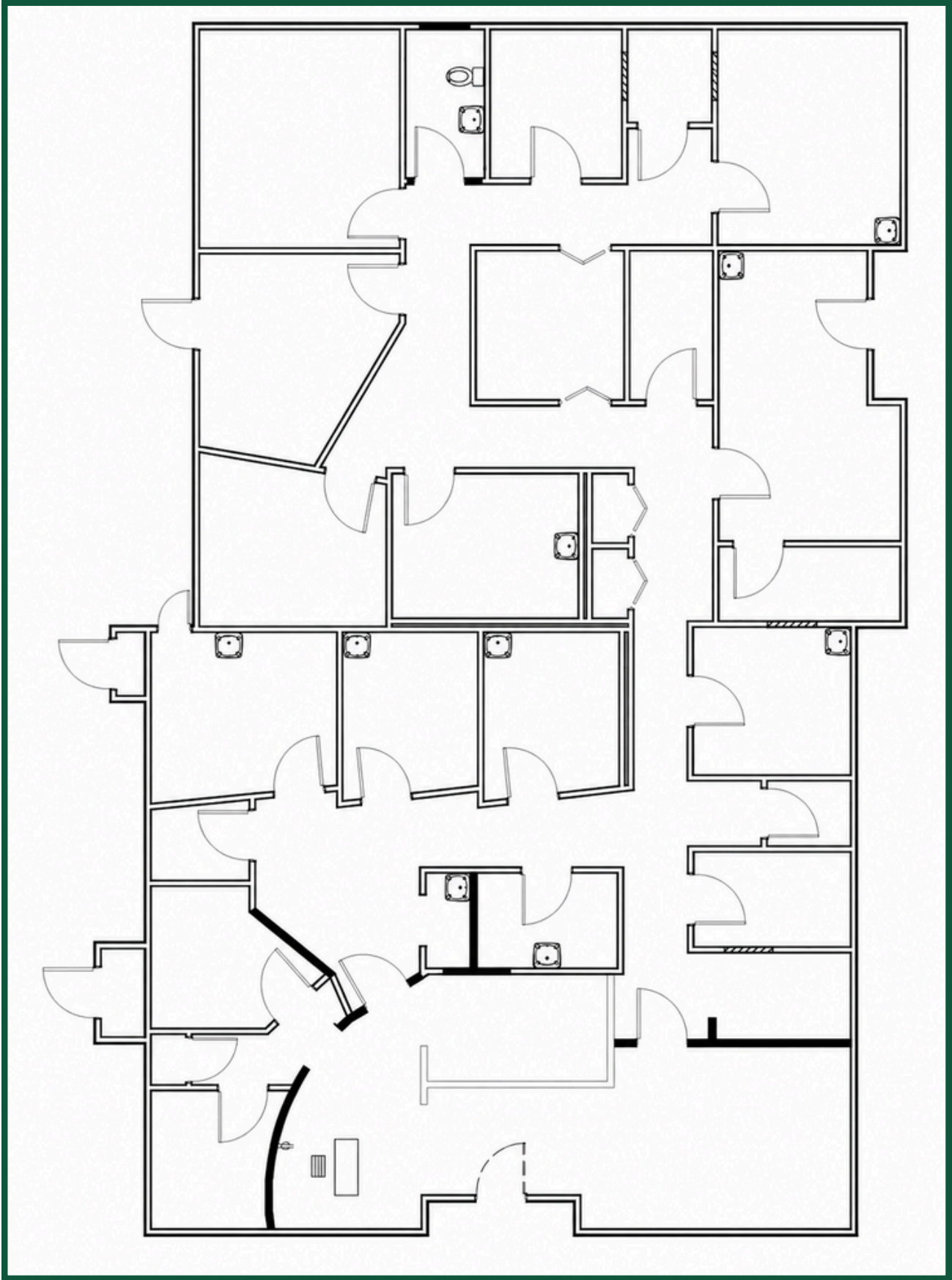
EXTERIOR PROPERTY IMAGES



INTERIOR PROPERTY IMAGES



FLOOR PLAN



LOCATION MAP



AREA DEMOGRAPHICS

2025 AREA DEMOGRAPHICS		2 MILES	5 MILES	10 MILES
	POPULATION	25,766	152,198	249,110
	AVG. HH INCOME	\$76K	\$80.9K	\$91.7K
	NO. OF HOUSEHOLDS	10,774	62,356	101,128

DAYTIME EMPLOYMENT DEMOGRAPHICS

2025 AREA DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
EDUCATION & HEALTH SERVICES	18,541	34,773	38,222
TRADE TRANSPORTATION	5,584	13,454	21,737
LIESURE & HOSPITALITY	3,546	13,653	18,604
FINANCIAL ACTIVITIES	2,705	6,211	8,146