

FOR LEASE

23 W BROUGHTON ST (BASEMENT)

SAVANNAH, GEORGIA 31401



THE PROPERTY



 = HOTELS  = PARKING

BASEMENT RETAIL OR BAR SPACE FOR LEASE
23 W BROUGHTON ST | SAVANNAH, GA 31401

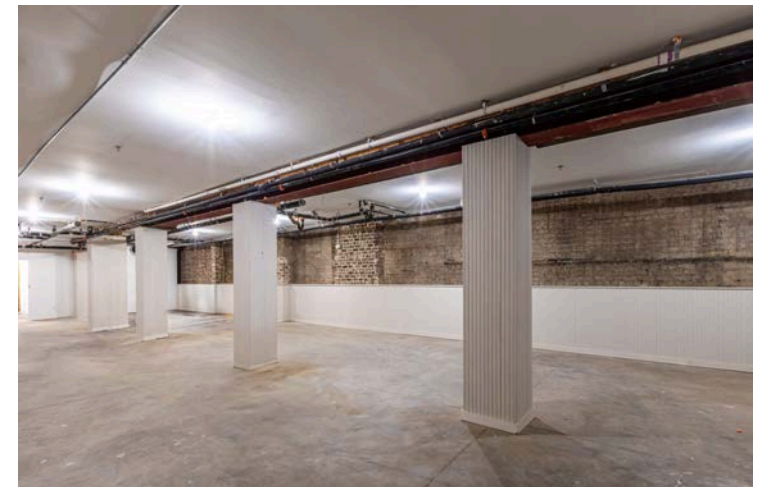
OVERVIEW

Historic Savannah Basement Space


23 W Broughton Street is an exciting downtown Savannah restoration, bringing an old building new life while adhering to the strict historic preservation standards and guidelines set by the National Park Service.

The property consists of vacation rental units on the upper floors, street retail, and a finished basement space, ideal for a performing arts space or experiential bar or retail concepts. Current first floor tenants are Savannah Jewelry Gallery and Joe & Vera's.

The basement space is only accessible from Broughton Lane.



LEASE INFO



SPACE AVAILABLE	2,700 SF BASEMENT SPACE
RENTAL RATE	\$25/SF/YR
LEASE TYPE	NNN @ \$5/SF/YR
DELIVERED AS	LLWL ON REQUEST
USE	EXPERIENTIAL RETAIL, BAR

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AREA OVERVIEW

LOCATION

Positioned in Savannah's Landmark Historic District on a block of Broughton Street that includes long-standing local businesses such as The Paris Market and J. Parker Men's Clothing, 23 W Broughton Street is well-situated to take advantage of its place in the center of Savannah's retail district.

With D-CBD (Downtown Central Business District) zoning, a wide variety of uses are allowed at this location.

SAVANNAH, GA DEMOGRAPHICS

POPULATION	SAVANNAH MSA
TOTAL POPULATION	429,418
MEDIAN AGE	37.0
TOTAL HOUSEHOLDS	167,969
# OF PERSONS PER HH	2.48
AVERAGE HH INCOME	\$78,010
DAYTIME POPULATION	431,797
TOTAL BUSINESSES	14,965
TOTAL EMPLOYEES	186,329
AVERAGE RETAIL SPENDING/YEAR/HH	\$23,472.71
AVERAGE F&B SPENDING/YEAR/HH	\$4,005.69



10.3 MILES

To the Savannah
(SAV) Airport



15 MINUTES

Away from I-95

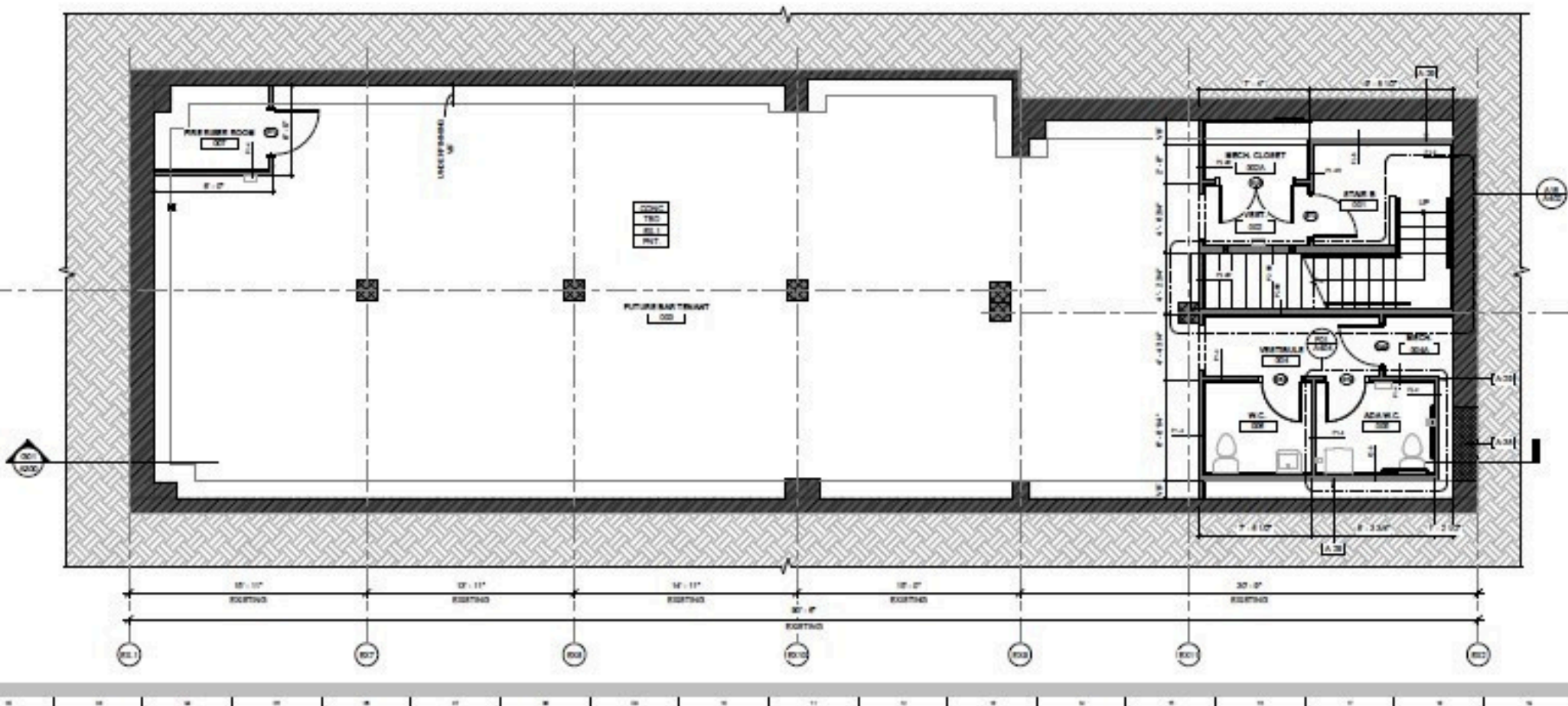


14,000,000

Tourists / Year

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FLOOR PLAN

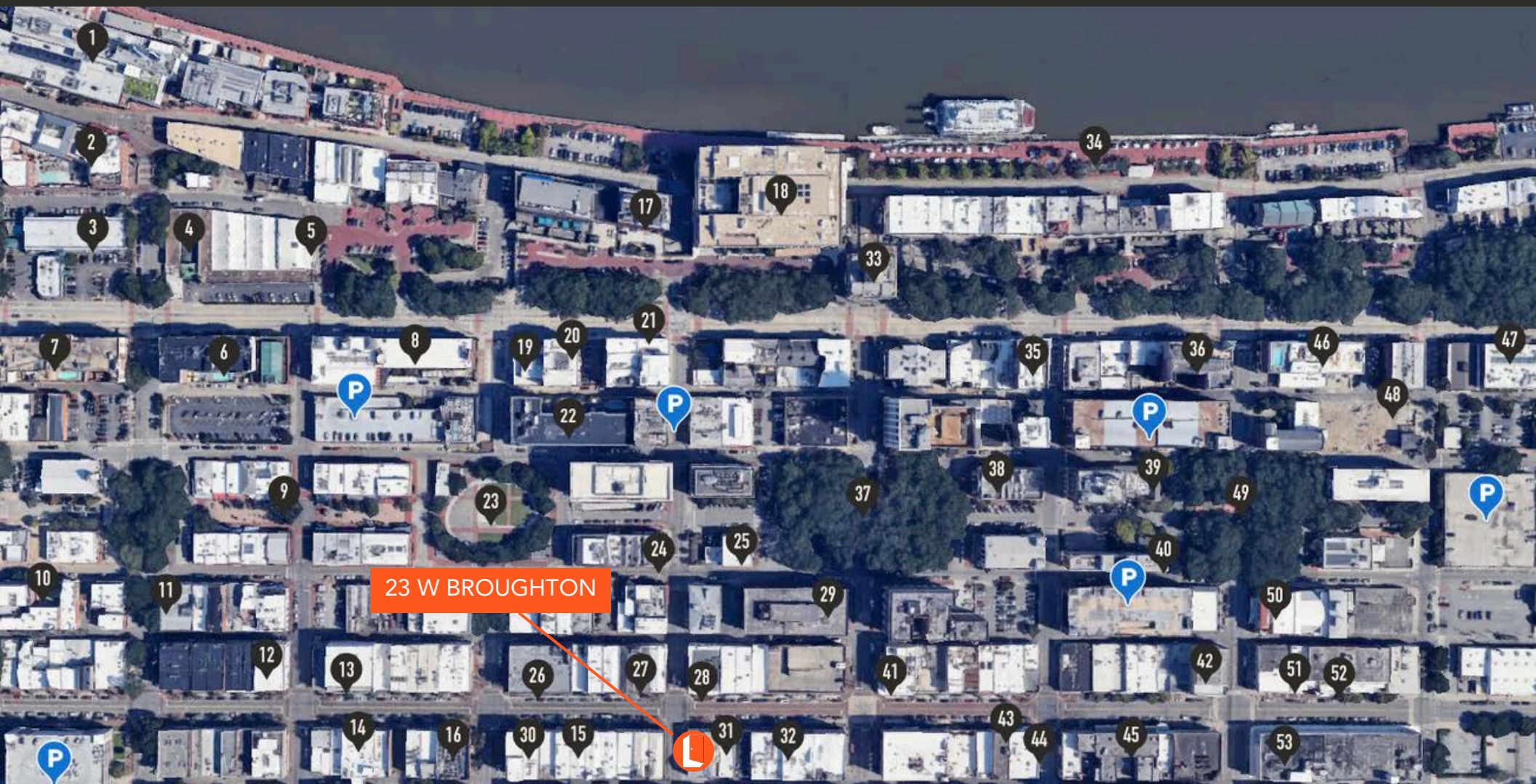


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POINTS OF INTEREST

- | | | | | | | | | |
|----------------------------------|-----------------------|----------------------|-----------------------------|---------------------------|---------------------------|---------------------|-----------------------|----------------------|
| 1. JW Marriott/Plant Riverside | 7. Hilton Double Tree | 13. H&M | 19. Five Guys | 25. United Community Bank | 31. Athlete's Foot | 37. Johnson Square | 43. Ben & Jerry's | 49. Reynolds Square |
| 2. Alida Hotel | 8. Hotel Indigo | 14. Urban Outfitters | 20. Starbucks | 26. Gap Factory | 32. FedEx | 38. Bank of America | 44. Starbucks | 50. Lucas Theater |
| 3. Best Western | 9. City Market | 15. lululemon | 21. Ruth's Chris Steakhouse | 27. Savannah Bee Company | 33. City Hall | 39. Olde Pink House | 45. Marshall House | 51. Leopold's |
| 4. Quality Inn Historic District | 10. Social Club | 16. Chase Bank | 22. Andaz Hotel | 28. The Paris Market | 34. Historic River Street | 40. Planter's Inn | 46. Hampton Inn | 52. Trustees Theater |
| 5. Jere's Antiques | 11. Anthropologie | 17. Bohemian Hotel | 23. Ellis Square | 29. Truist | 35. Drayton Hotel | 41. Levy Jewelers | 47. Staybridge Suites | 53. SCAD Jen Library |
| 6. Hilton Garden Inn | 12. Walgreens | 18. Hyatt Regency | 24. Lady & Sons | 30. Banana Republic | 36. Holiday Inn Express | 42. Municipal Grand | 48. Future Hotel | |



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