

Colliers

FOR LEASE | BTS OPPORTUNITY

New Restaurant Development

3107 River Drive, Savannah, GA

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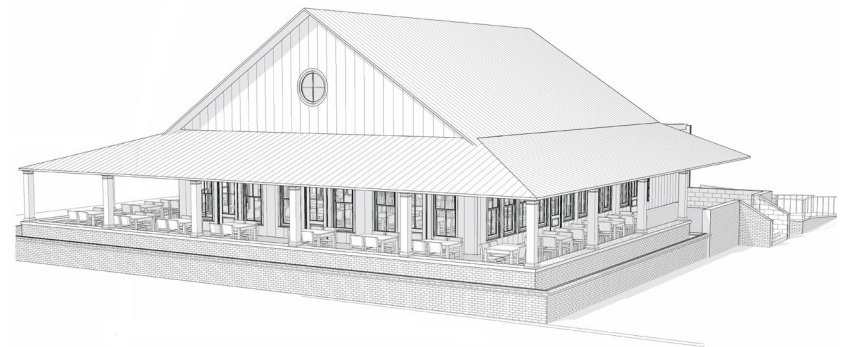
Property Overview

- ±3,000 - 7,722 SF build-to-suit opportunity for a restaurant development
- Prime Thunderbolt location with stunning views of the Wilmington River
- Conceptual plans include indoor and outdoor dining areas
- Plans are designed to accommodate 129 - 130 guests
- Includes 35 dedicated parking spaces, plus overflow parking available
- Located in a vibrant area surrounded by popular, well-established restaurants
- Zoned RDD (River District Drive) – City of Savannah

Please inquire for lease rate.



Large Concept | 130 Seats

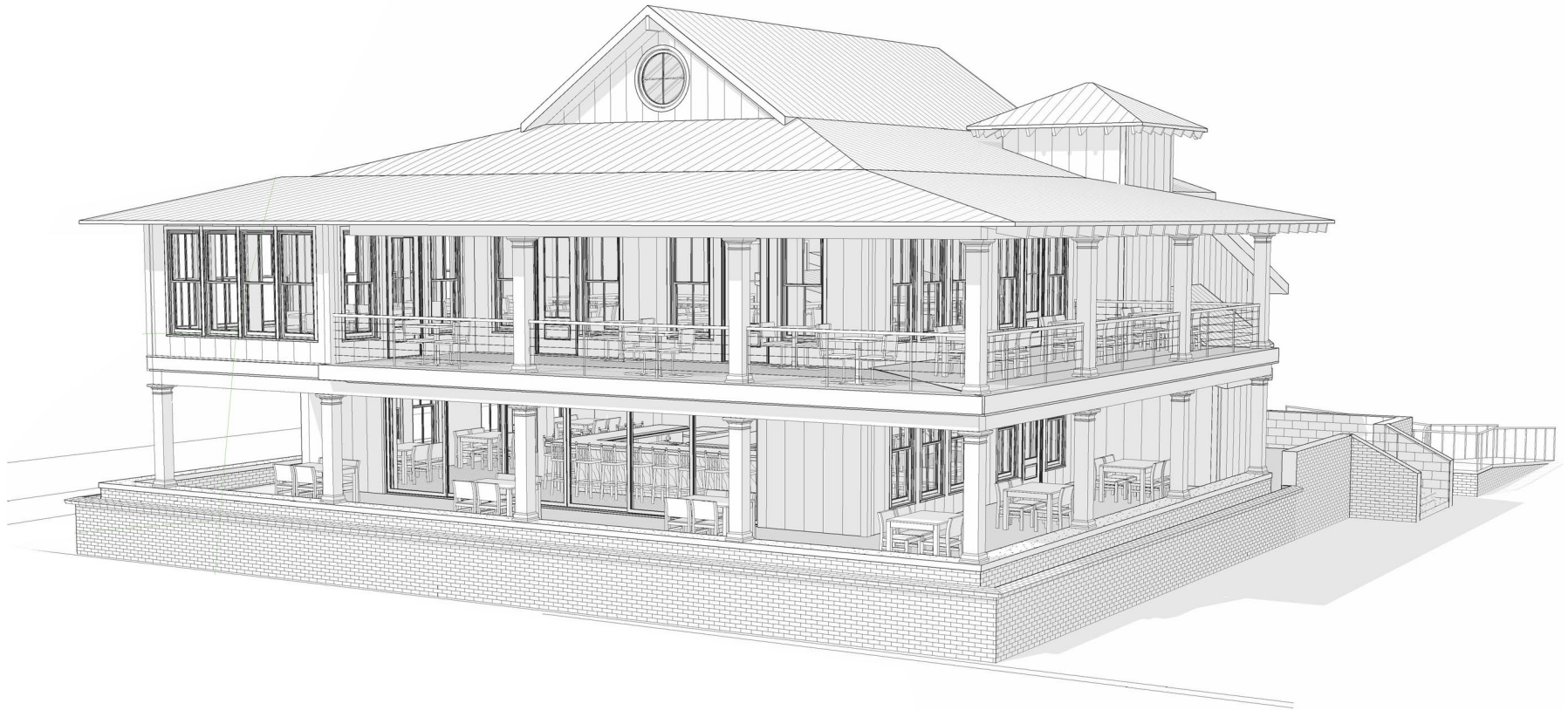


Small Concept | 129 Seats

Rendering

Large Concept Plan

±7,722 SF | 130 Seats

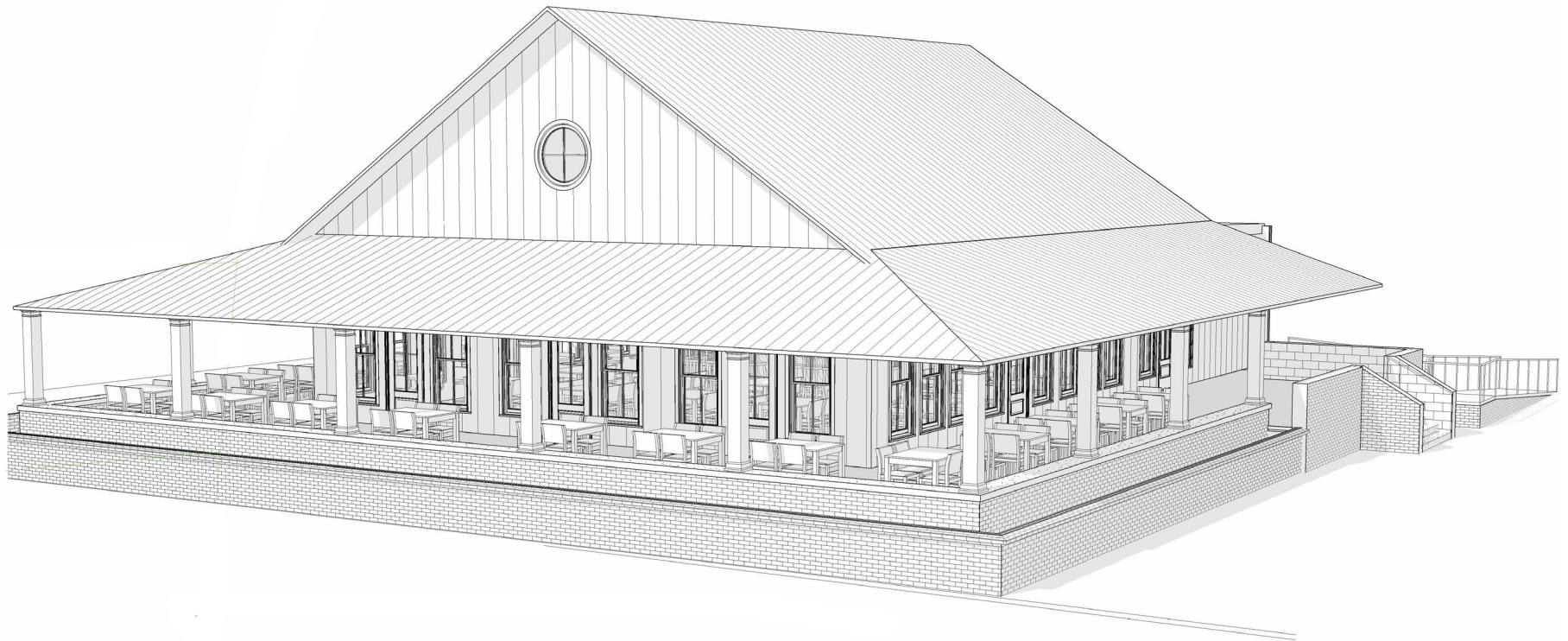


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Rendering

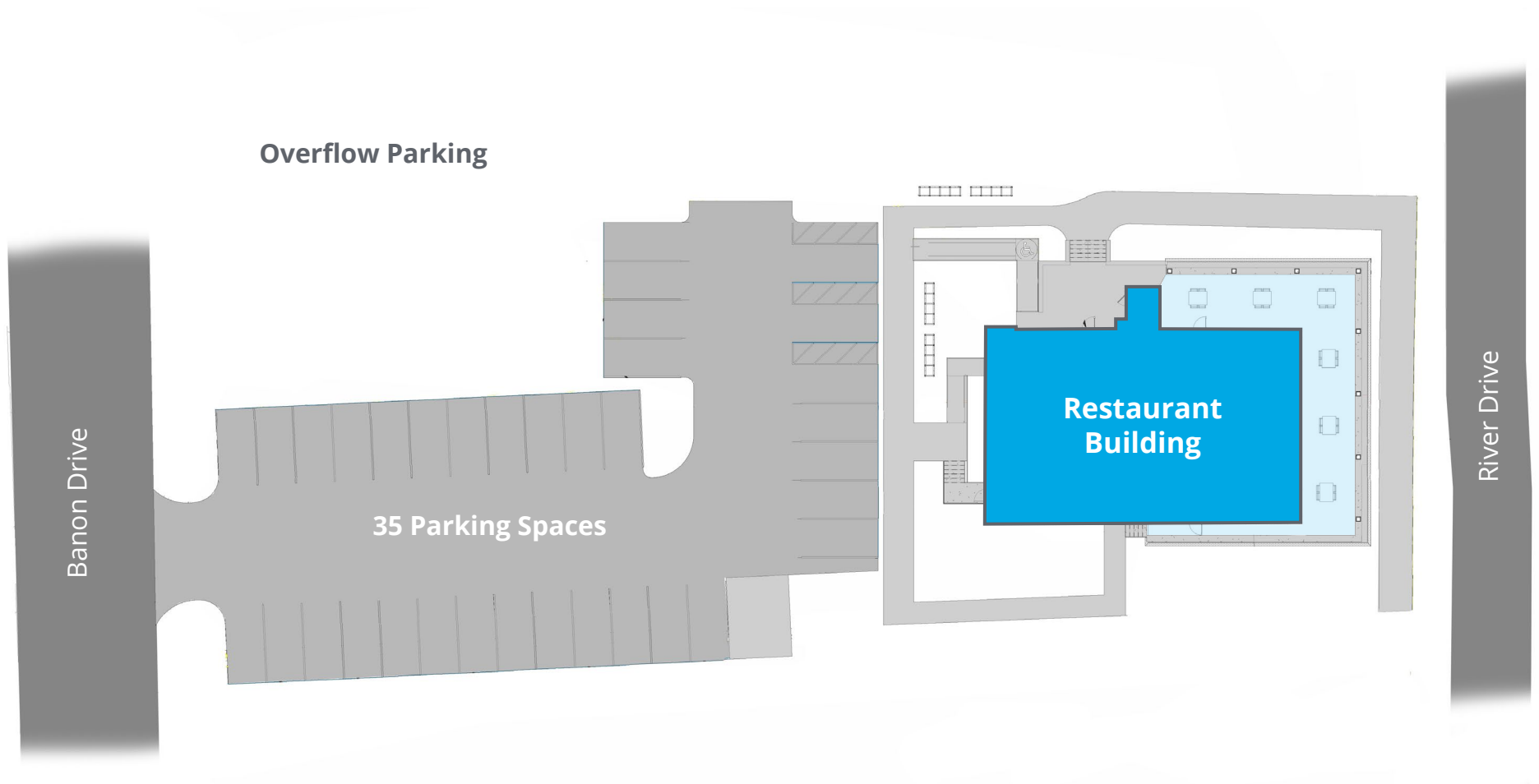
Small Concept Plan

±4,802 SF | 130 Seats



FOR LEASE | 3107 River Drive

Site Plan



Floor Plan

First Floor | 64 Seats

Large Concept Plan

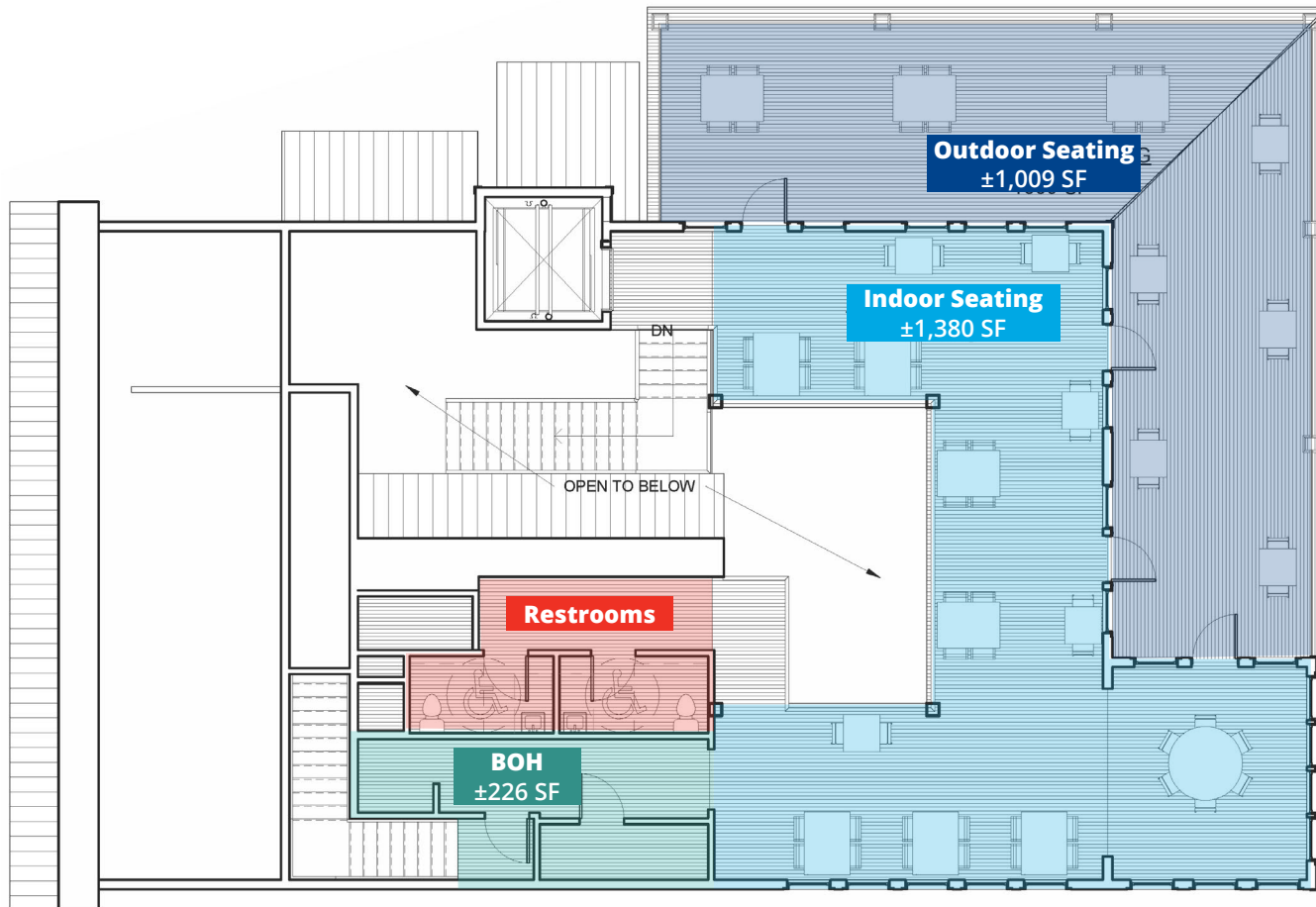


FOR LEASE | 3107 River Drive

Floor Plan

Second Floor | 66 Seats

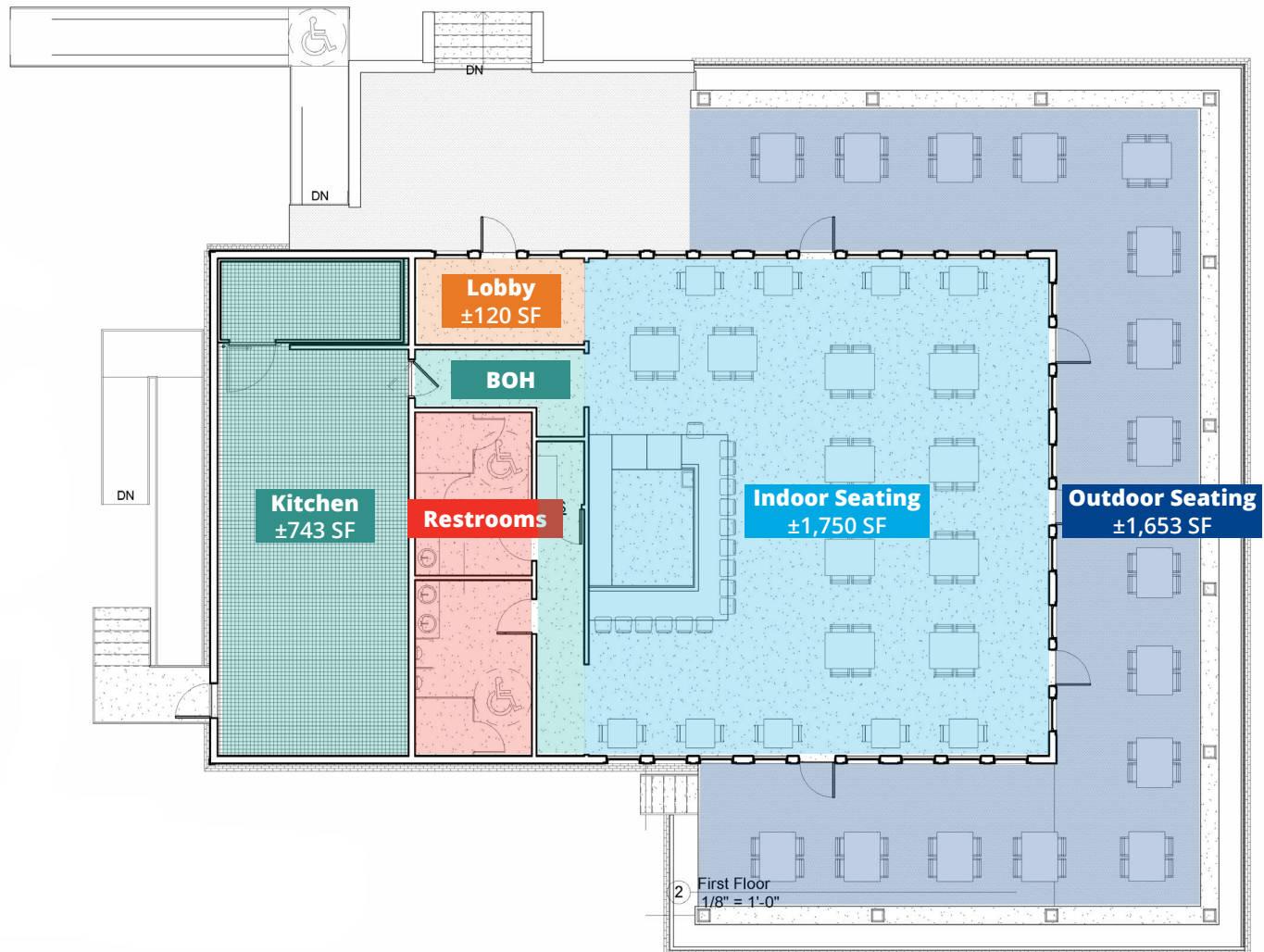
Large Concept Plan



Floor Plan

First Floor | 129 Seats

Small Concept Plan



Area Overview



5 Mile Radius Demographics

Source: Costar



2024 Population

121,121



No. of Households

51,224



Daytime Employees

79,136



Average HH Income

\$82,473

10 Mile Radius Demographics

Source: Costar



2024 Population

205,391



No. of Households

83,427



Daytime Employees

119,824



Average HH Income

\$81,086

Distances

Highway 80	0.5 Miles
Truman Parkway	1.5 Miles
Downtown Savannah	4.4 Miles
Interstate 16	5.4 Miles
Interstate 516	5.9 Miles

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Contact Us

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