

MEDICAL OFFICE/OFFICE BUILDING FOR LEASE



PROPERTY DESCRIPTION

This single-tenant medical building is offered for \$22.00 per square foot + taxes and insurance, with the Tenant responsible for outside maintenance (including the mansard roof--will be new) and inside maintenance, including all mechanical, electrical, and plumbing systems.

PROPERTY HIGHLIGHTS

- Abundant Parking
- Fronts two minor streets
- Access from two roads
- Easy access to the Truman Parkway

OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (NNN)
Number of Units:	1
Available SF:	6,542 SF
Lot Size:	1.04 Acres
Building Size:	6,542 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	352	1,439	6,774
Total Population	687	3,072	14,826
Average HH Income	\$50,519	\$51,082	\$50,976

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DAVITA DIALYSIS BUILDING (VACATING)
2812 WILLIAMS STREET, SAVANNAH, GA 31404

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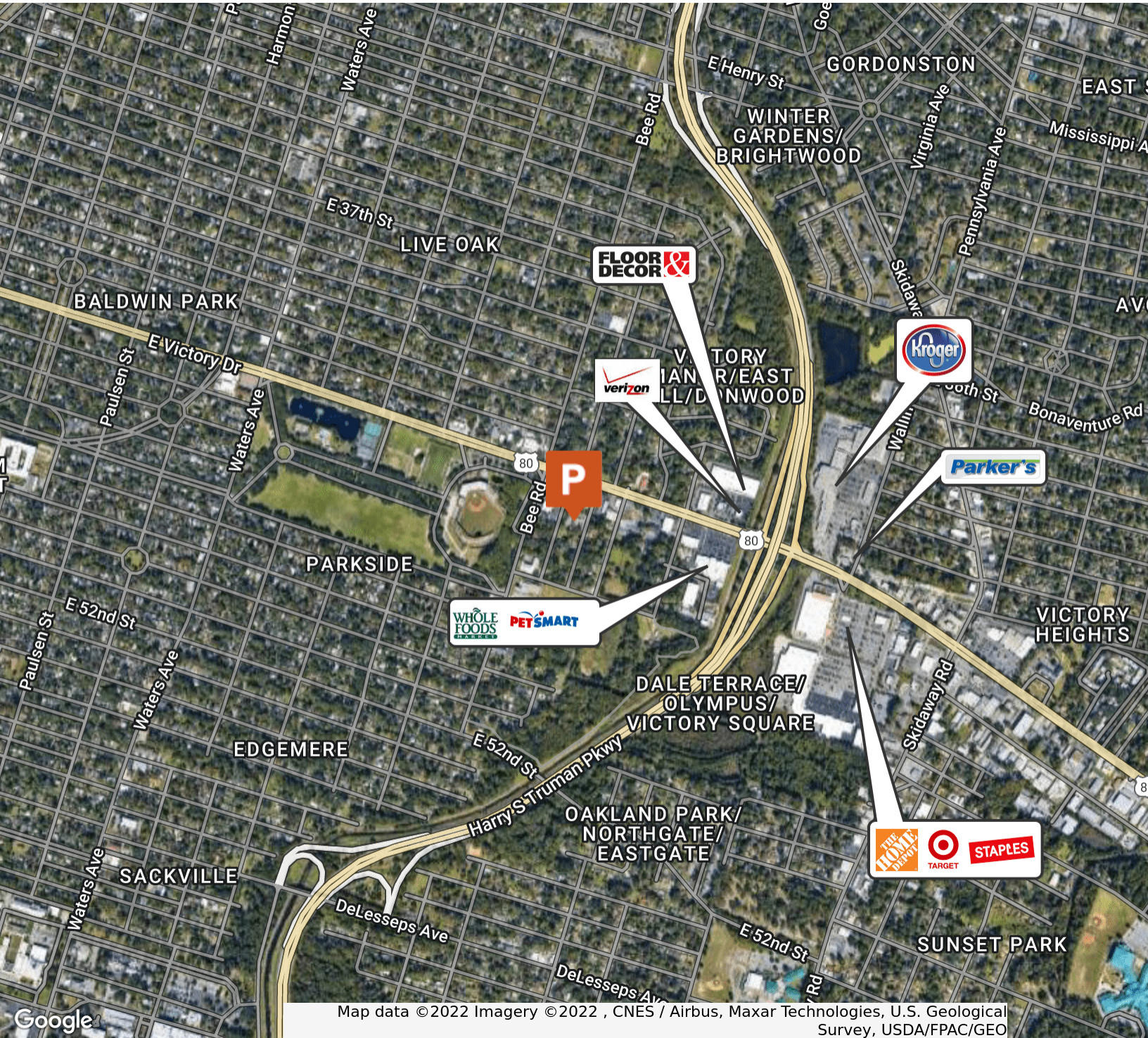


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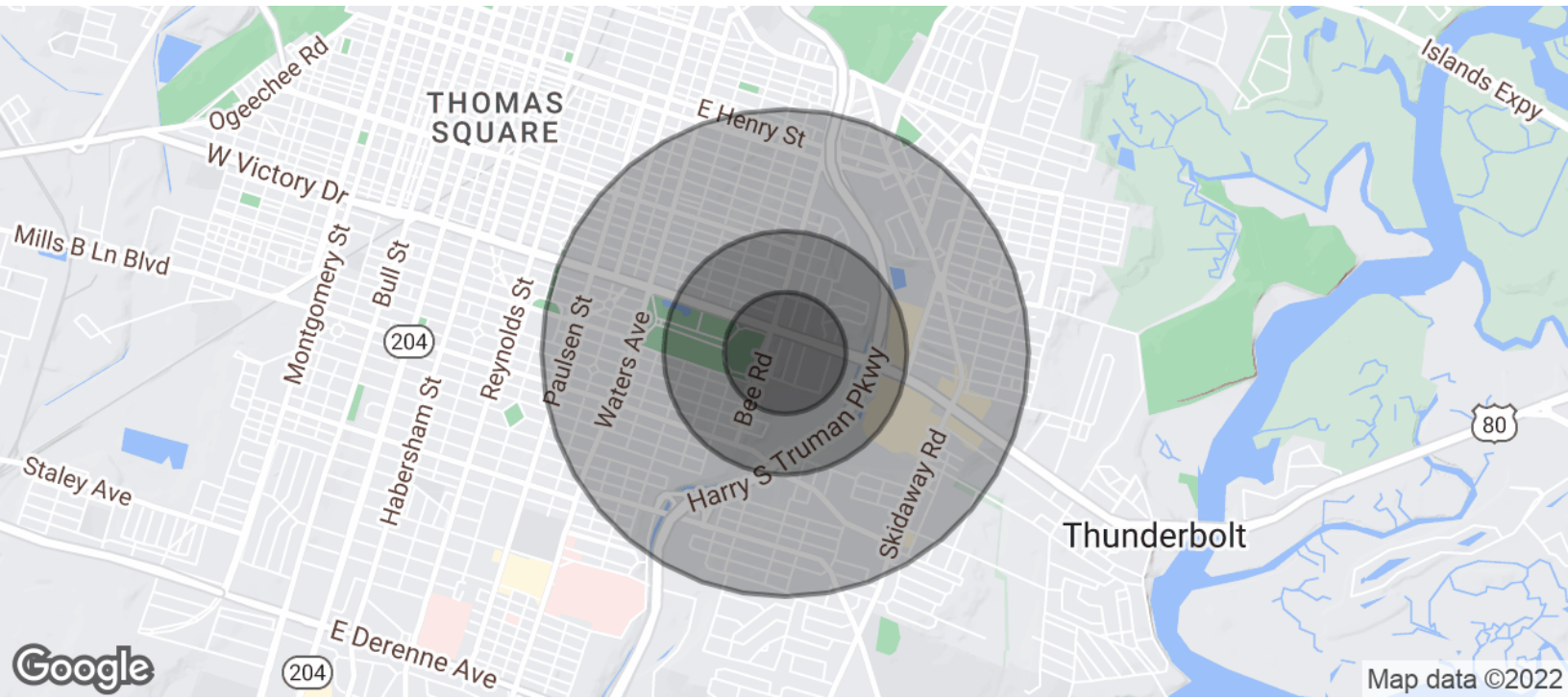


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	687	3,072	14,826
Average Age	31.6	32.9	38.0
Average Age (Male)	36.9	39.4	40.0
Average Age (Female)	33.4	34.1	39.9
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	352	1,439	6,774
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$50,519	\$51,082	\$50,976
Average House Value	\$165,273	\$147,835	\$151,053

* Demographic data derived from 2020 ACS - US Census

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