

FOR LEASE

104 E OGLETHORPE AVE

SAVANNAH, GEORGIA 31401

THE PROPERTY



HISTORIC DISTRICT SPACE FOR LEASE
104 E OGLETHORPE AVE | SAVANNAH, GA 31401

OVERVIEW

Historic Downtown Savannah Corner Building with Parking

Blank canvas with 80' of frontage on Drayton Street and 50' of frontage on Oglethorpe Avenue in Savannah's Landmark Historic District.

The building has been completely gutted, presenting a mid-Century modern industrial shell that is atypical for downtown and ready to have some creative life breathed back into it.

The property is suitable for office, restaurant or experiential retail uses.



LEASE INFO

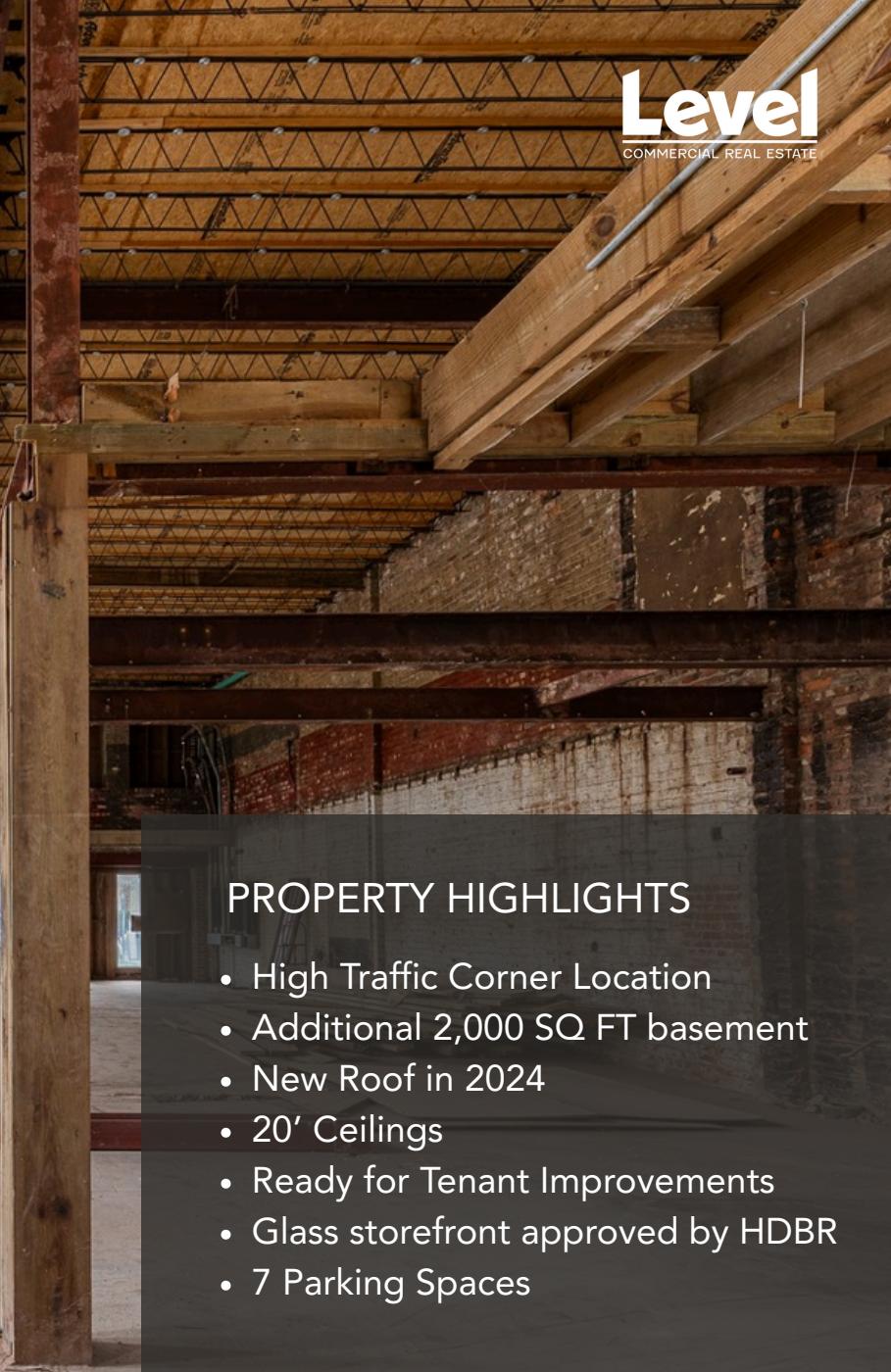
SPACE AVAILABLE **4,000 SF + 2,000 SF FULL BASEMENT**

RENTAL RATE **\$28/SF/YR**

LEASE TYPE **NNN**

TERM **5 YEAR MINIMUM**

ZONING **D-N (DOWNTOWN NEIGHBORHOOD)**



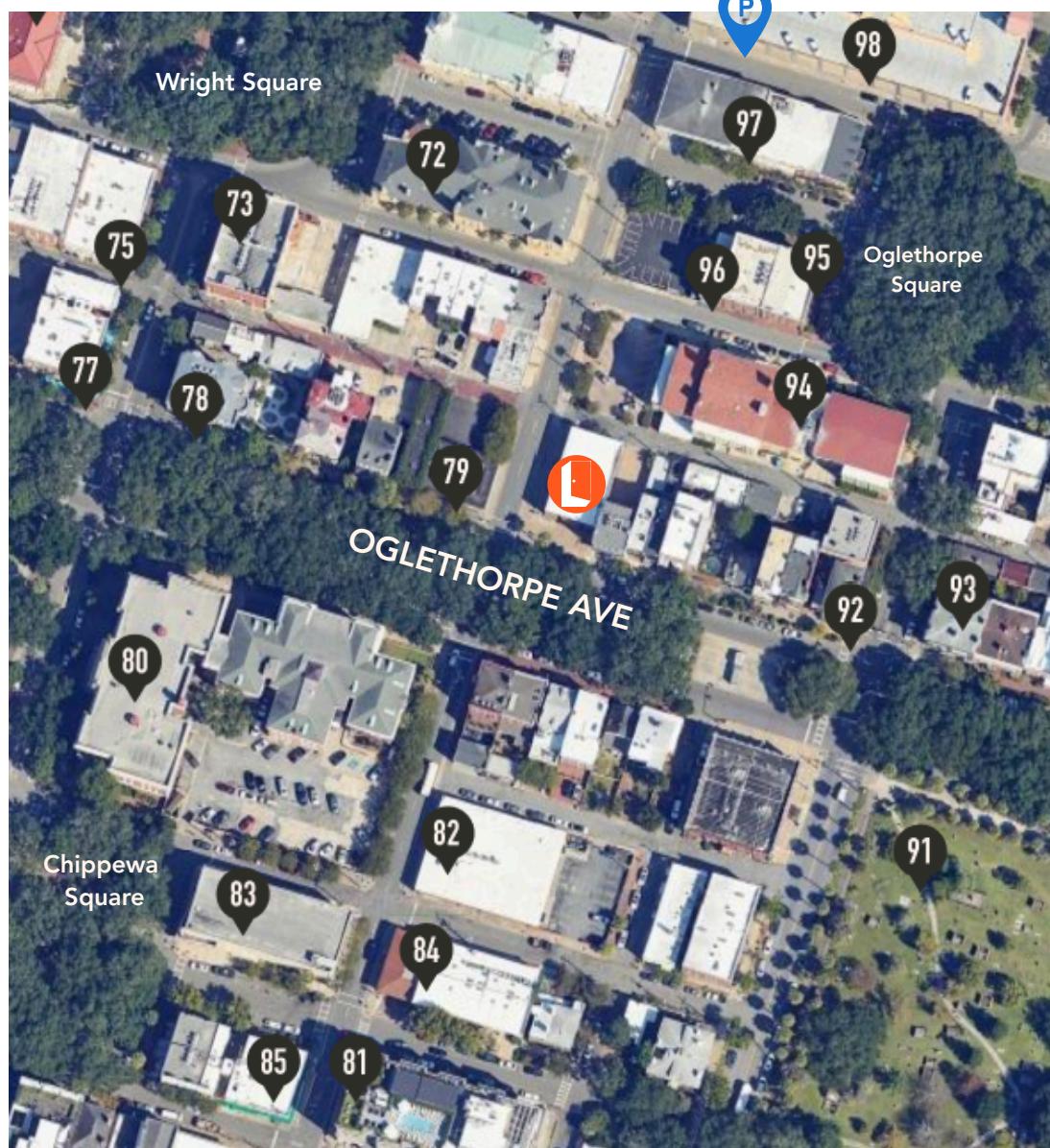
PROPERTY HIGHLIGHTS

- High Traffic Corner Location
- Additional 2,000 SQ FT basement
- New Roof in 2024
- 20' Ceilings
- Ready for Tenant Improvements
- Glass storefront approved by HDBR
- 7 Parking Spaces

HISTORIC DISTRICT SPACE FOR LEASE
104 E OGLETHORPE AVE | SAVANNAH, GA 31401



LOCATION INFO



HISTORIC DISTRICT SPACE FOR LEASE
104 E OGLETHORPE AVE | SAVANNAH, GA 31401

POINTS OF INTEREST

72. Chatham County Offices	84. Fancy Parker's
73. Wells Fargo	85. McDonough's Lounge
75. Woof Gang Bakery	91. Colonial Park Cemetery
77. Collins Quarter	92. PJ Thai
78. Juliette Low House	93. Cup to Cup Cafe
79. Future Development	94. SCAD Bradley Hall
80. SCCPSS Central Office	95. Office Building
81. Perry Lane Hotel	96. UPS
82. Pottery Barn	97. Samet Construction
83.	98. MPC Offices

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







© 2025 Level CRE

The contents of this proposal are intended for the individuals to whom it is presented or delivered and their company associates. Any dissemination or replication, without the express authorization of Level CRE, is strictly prohibited.

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIED OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE TO BE IMPLIED.

CONTACT



CLARA FISHEL

Broker/Principal
clara@level-cre.com
+1 912 398 1522

LEVEL CRE

+1 912 250 9535