

FOR LEASE

104 E OGLETHORPE AVE

SAVANNAH, GEORGIA 31401



THE PROPERTY



 = HOTELS  = PARKING

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 a-typical for downtown and ready to have some creative life breathed back in to 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)

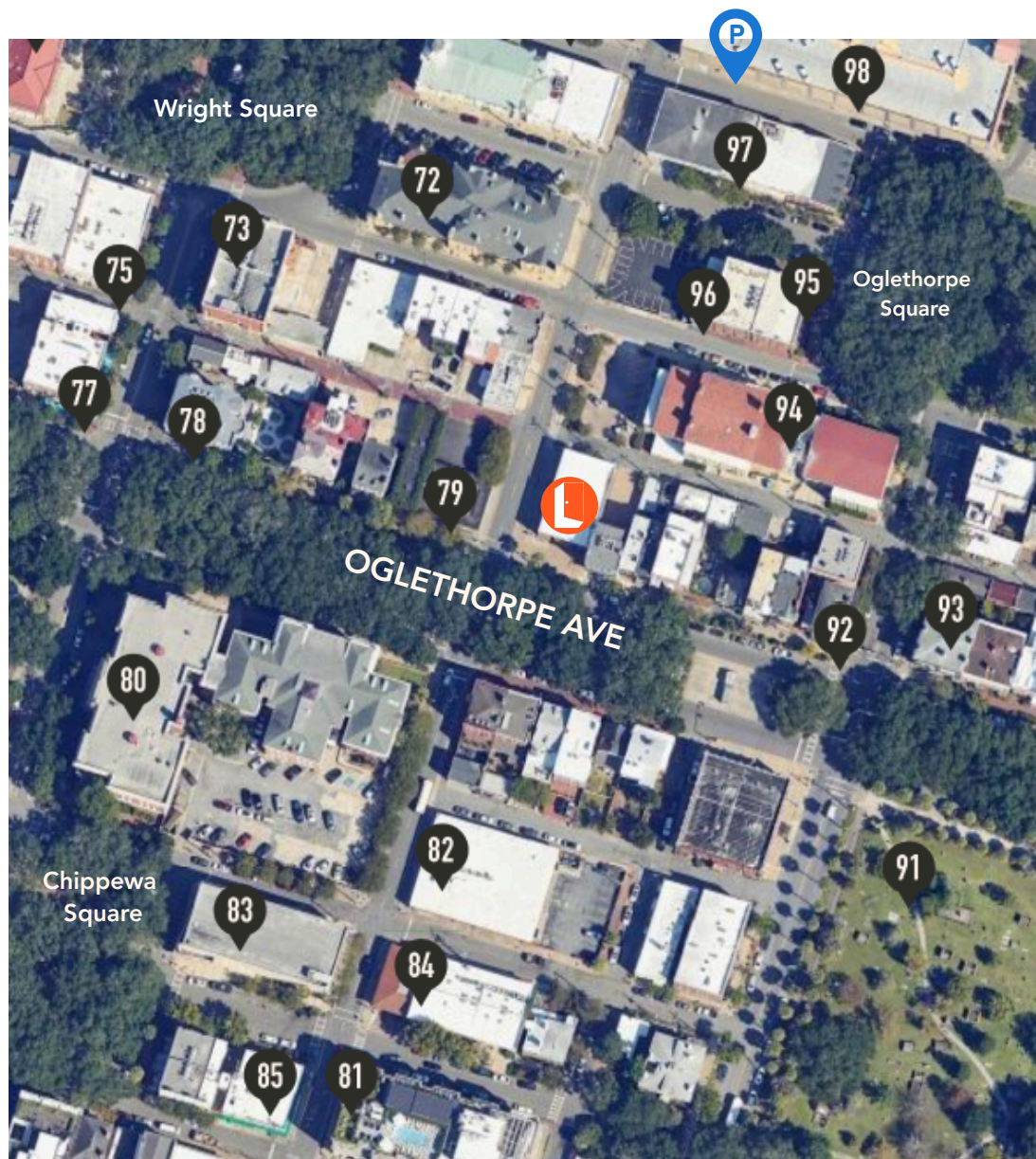
PROPERTY HIGHLIGHTS

- 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

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LOCATION INFO



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. Savannah Theatre | 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

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