

# RETAIL/OFFICE SUITE FOR LEASE

1116 E MONTGOMERY CROSS ROAD



FOR LEASE

## Leasing Opportunity

- 915 SF available
- 47 space private lit parking lot
- In-line suites available
- Ideal for retail and office uses
- 17,300 daily drive by traffic (2024 report)
- Great pylon signage exposure on Montgomery

For more information, please contact:



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# PROPERTY OVERVIEW

1116 E MONTGOMERY CROSSROAD



## Offering Summary

Lease Rate:	\$17.75/SF/Year
Structure:	NNN
Available SF:	915 SF
Divisible:	No
Zoning:	B-C
Condition:	Average
Available:	Today

## Traffic (Frontage)

AADT:	17,300
Single Unit AADT:	486
Combo Unit AADT:	56
Truck %:	3%

## Property Description

Retail/office strip center lease space available on E Montgomery Cross Road near Waters Avenue. Property offers a large 47 space lit parking lot freshly lined, tons of road exposure from E Montgomery with 17,300 AADT and signage opportunity on the pylon at the street frontage. All commercial suites have overhead covered entrances, solar lighting fixtures affixed above suite entrances, and large windows for decal marketing and/or natural lighting.



# SUITE F- INTERIOR PHOTOS

1116 E MONTGOMERY CROSSROAD





# STREET MAP & SITE LOCATION

1116 E MONTGOMERY CROSSROAD



## Restaurant and Sites Nearby:

- Cary Hillard's Restaurant
- Little Caesar's Pizza
- Texas Road House
- Zaxby's
- Chicken Salad Chick
- Kim Chi II Korean Restaurant
- Corrabba's Italian Grill
- CVS Pharmacy
- Montgomery Crossroads Shopping Center
- Kroger's
- Oglethorpe Mall
- Crossroads Animal Hospital
- Fancy Plants Inc.



# MARKET OVERVIEW

1116 E MONTGOMERY CROSSROAD



## TOURISM

**ANNUAL VISITORS: 14 MILLION**

**\$4.4 BILLION IN VISITOR SPENDING**

**NATION'S LARGEST HISTORIC LANDMARK DISTRICT**

**OVER-NIGHT VISITORS STAY APPROXIMATELY 2.5 NIGHTS**

**\$265 AVG SPEND PER PERSON ON OVERNIGHT TRIPS**

### ESTIMATED RETAIL SALES

2021 **\$8.9 BILLION**

2020 **\$7.4 BILLION**

**"The World's Greatest  
Places of 2021"**

Time Magazine

**"10 Most Beautiful Cities to  
Visit in the United States"**

Redbook

**"Top 25 Places to Visit in  
the United States"**

insider Monkey

**\$5B**

Economic impact from  
Fort Stuart and  
Hunter Army Air field

**40%**

Projected population  
increase by 2050

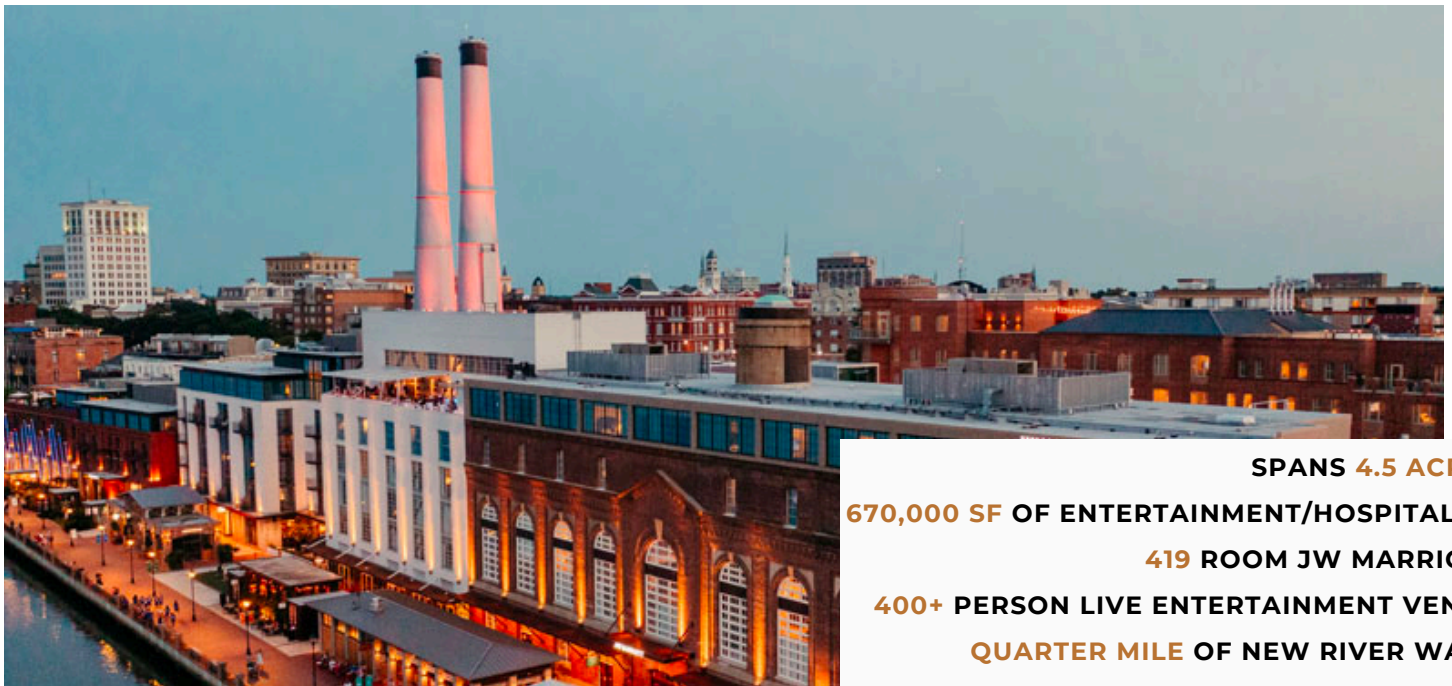
**#2**

Favorite Foodie City  
Trazee Travel

**#95**

Best place to retire in the United States  
Travel + Leisure

## PLANT RIVERSIDE DISTRICT - RIVER STREET



**SPANS 4.5 ACRES**

**670,000 SF OF ENTERTAINMENT/HOSPITALITY**

**419 ROOM JW MARRIOTT**

**400+ PERSON LIVE ENTERTAINMENT VENUE**

**QUARTER MILE OF NEW RIVER WALK**





## About Judge Realty

Judge Realty is the leader in Savannah Commercial Real Estate. We manage and lease over 500 properties in the Savannah area and work with local and national clients across the USA.

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