

# RETAIL/OFFICE SUITE FOR LEASE

602 Henry Street Savannah, GA



FOR LEASE

## Leasing Opportunity

- 1,109 SF commercial unit available
- Available on February 18<sup>th</sup>, 2026
- Located on corner of Henry Street and Broad
- Ground-floor unit
- Facade signage available above entrance
- Modified gross lease terms

For more information, please contact:



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## Offering Summary

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Lease Rate:	\$24.00/SF/Year
Structure:	Modified Gross
Available SF:	1,109 SF
Divisible:	No
Zoning:	C-3
Condition:	Average
Available:	2/18/26
Term Available:	3-5 Years

## Property Description

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1,109 SF ground-floor retail/office suite available for lease at Dixon Park. Located at the corner of E Henry Street and E Broad Street, this mixed-use property has 20 residential units surrounding the available commercial unit. Space offers signage above the front entrance, with window decals as an option. Location has seen a 3.3% increase in population growth year over year, within a 1-mile radius, with several redevelopment projects underway in the surrounding area. Offering tenant-friendly modified gross lease structure with 3-5 year term options.



# ADDITIONAL PHOTOS

602 E HENRY STREET SAVANNAH, GA





# DEMOGRAPHICS & SITE LOCATION

602 E HENRY STREET SAVANNAH, GA



## Demographics (2024)

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### Population

1 Mile: 24,917  
2 Miles: 59,138  
3 Miles: 87,043

### Average HH Income

1 Mile: \$76,833  
2 Miles: \$74,204  
3 Miles: \$70,948

### Households

1 Mile: 12,179  
2 Miles: 24,993  
3 Miles: 36,271

### Median Age

1 Mile: 35.1  
2 Miles: 33.9  
3 Miles: 35.3



# MARKET OVERVIEW

602 E HENRY STREET SAVANNAH, GA



## 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

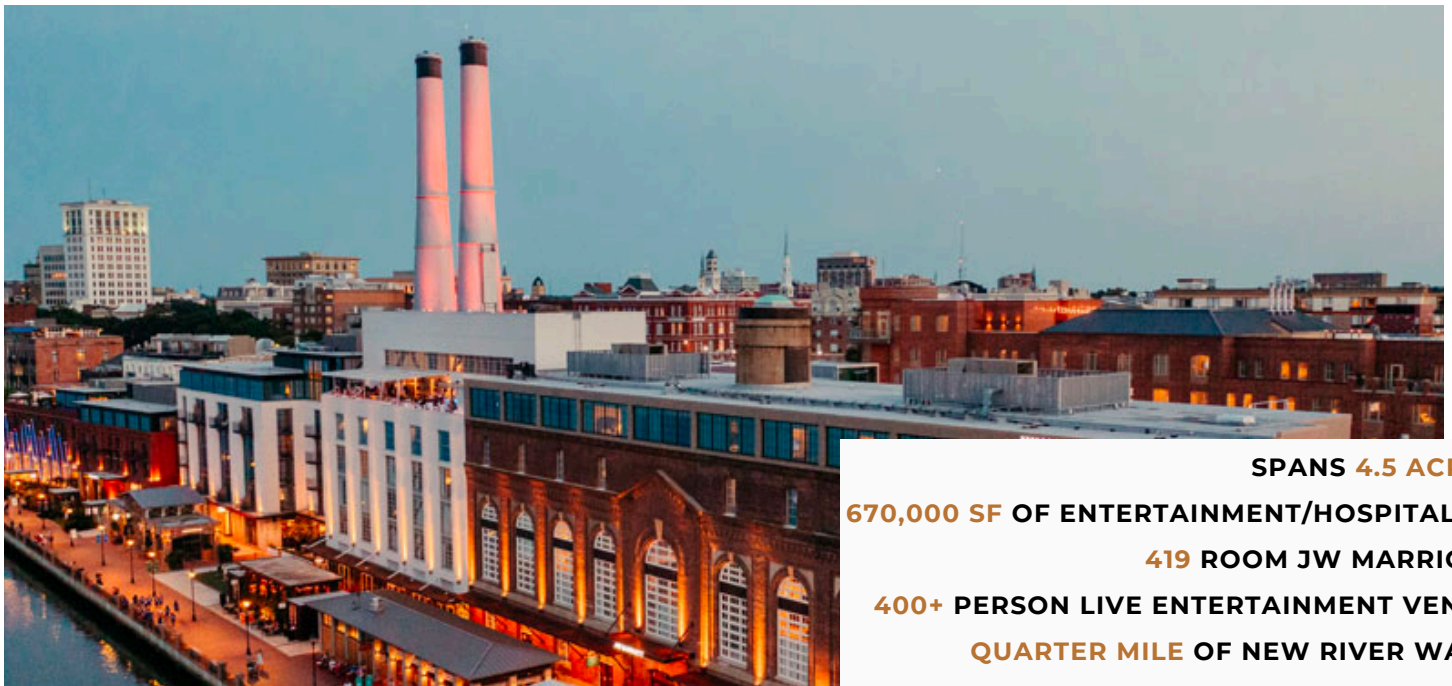
**#2**

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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