

RETAIL/OFFICE SUITE FOR LEASE

602 Henry Street Savannah, GA



FOR LEASE

Leasing Opportunity

- 1,109 SF commercial unit available
- Available on February 18th, 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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PROPERTY OVERVIEW

602 E HENRY STREET SAVANNAH, GA



Offering Summary

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

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

JUDGE REALTY





Demographics (2024)

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 Stewart and
Hunter Army Air field

40%

Projected population
increase by 2050

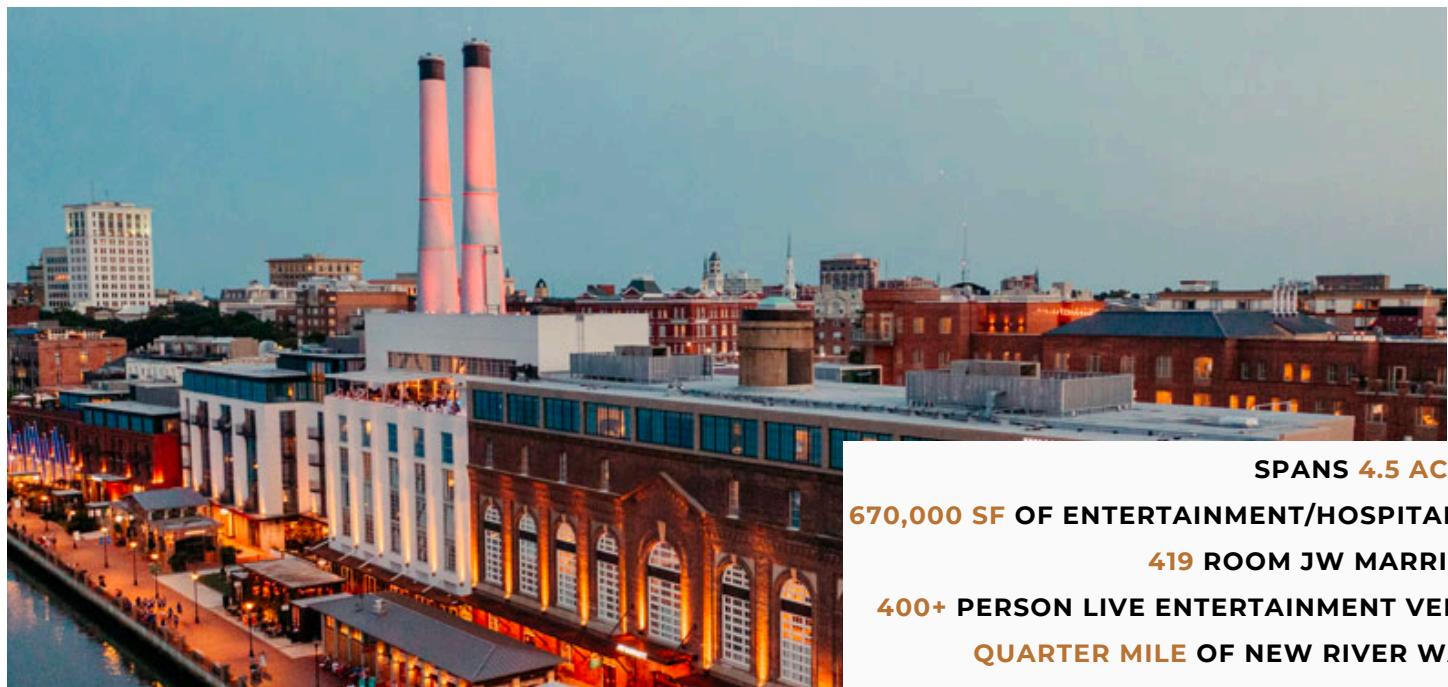
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Favorite Foodie City
Trazee Travel

#95

Best place to retire in the United States
Travel + Leisure

PLANT RIVERSIDE DISTRICT - RIVER STREET





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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