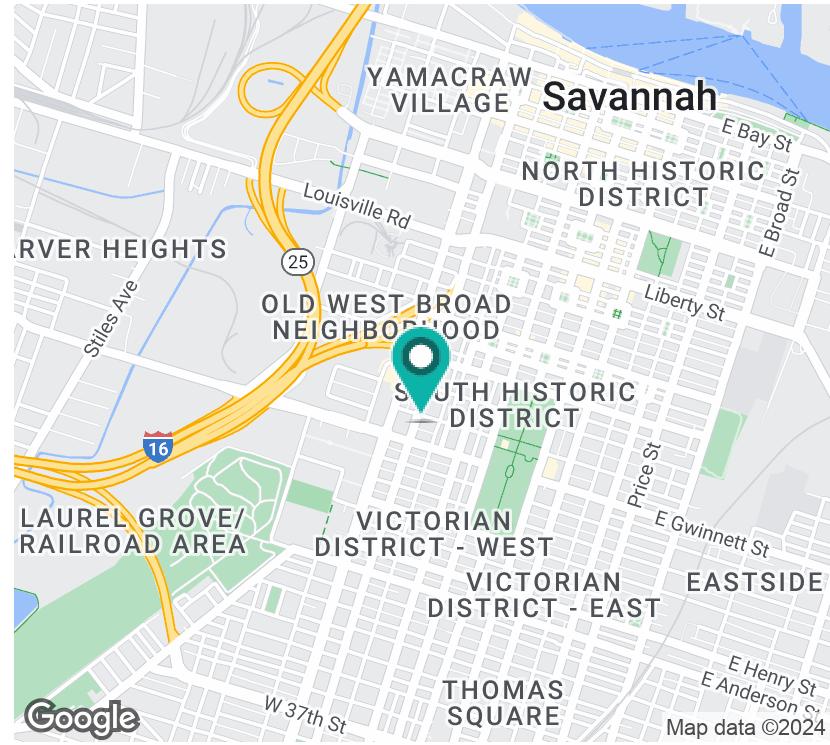


MONTGOMERY STREET RETAIL

702 Montgomery Street, Savannah, GA 31401

FOR LEASE

Executive Summary



OFFERING SUMMARY

Price	\$38/SF/Year
GSF	1,484 SF
Occupancy	Immediately
Parking Spaces / Ratio	20 / 0.34

PROPERTY OVERVIEW

Situated on Montgomery Street, across from the Skylark Apartments, and just down the road from the Bowery Apartments, this property would be ideal for retail or restaurant space. Situated on a large lot, can facilitate ample parking, or generous outdoor seating accommodations.

PROPERTY HIGHLIGHTS

-ADJACENT TO SEVERAL LUXURY APARTMENT COMPLEXES

-LARGE LOT FOR AMPLE PARKING OR OUTDOOR SEATING

-AREA OF DEVELOPMENT AND REVITALIZATION

Exclusively Represented By:

Shane Litts
Broker
912 659 0464
shane@bsrgcommercial.com

Berkshire Hathaway HomeServices
Bay Street Realty Group
Savannah, GA 31401
5 East Perry Street GA
912.233.6000

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COMMERCIAL ADVISORS

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Additional Photos



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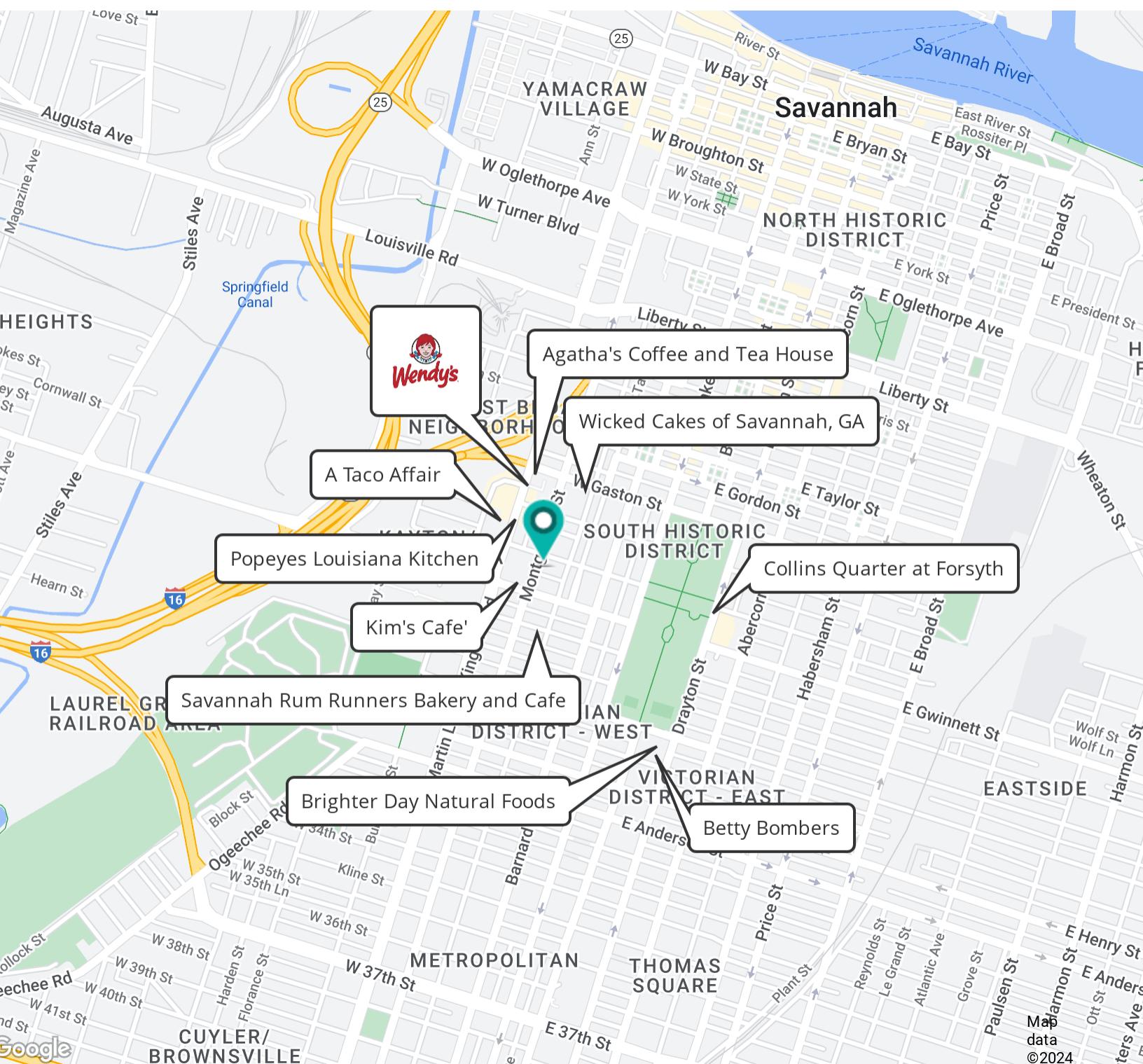
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Location Map



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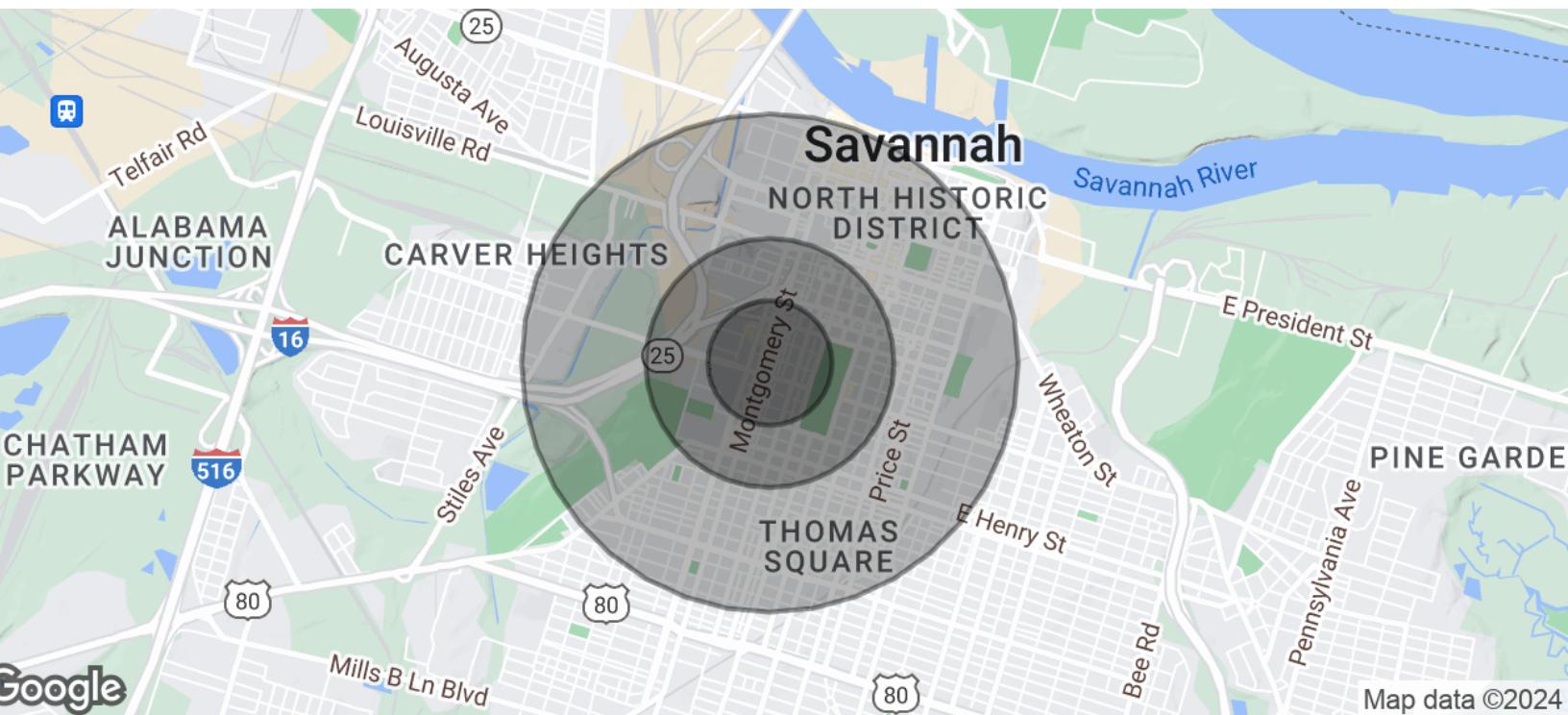
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,103	4,399	16,132
Average Age	24.8	33.0	31.0
Average Age (Male)	29.8	35.0	30.8
Average Age (Female)	23.1	31.6	31.2

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	631	2,601	8,921
# of Persons per HH	1.7	1.7	1.8
Average HH Income	\$65,533	\$63,061	\$48,697
Average House Value	\$381,270	\$521,230	\$386,205

* Demographic data derived from 2020 ACS - US Census

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