

For Lease

Colliers

Downtown Savannah Restaurant/Bar Building

30-32 Martin Luther King Jr. Boulevard, Savannah, Georgia 31401

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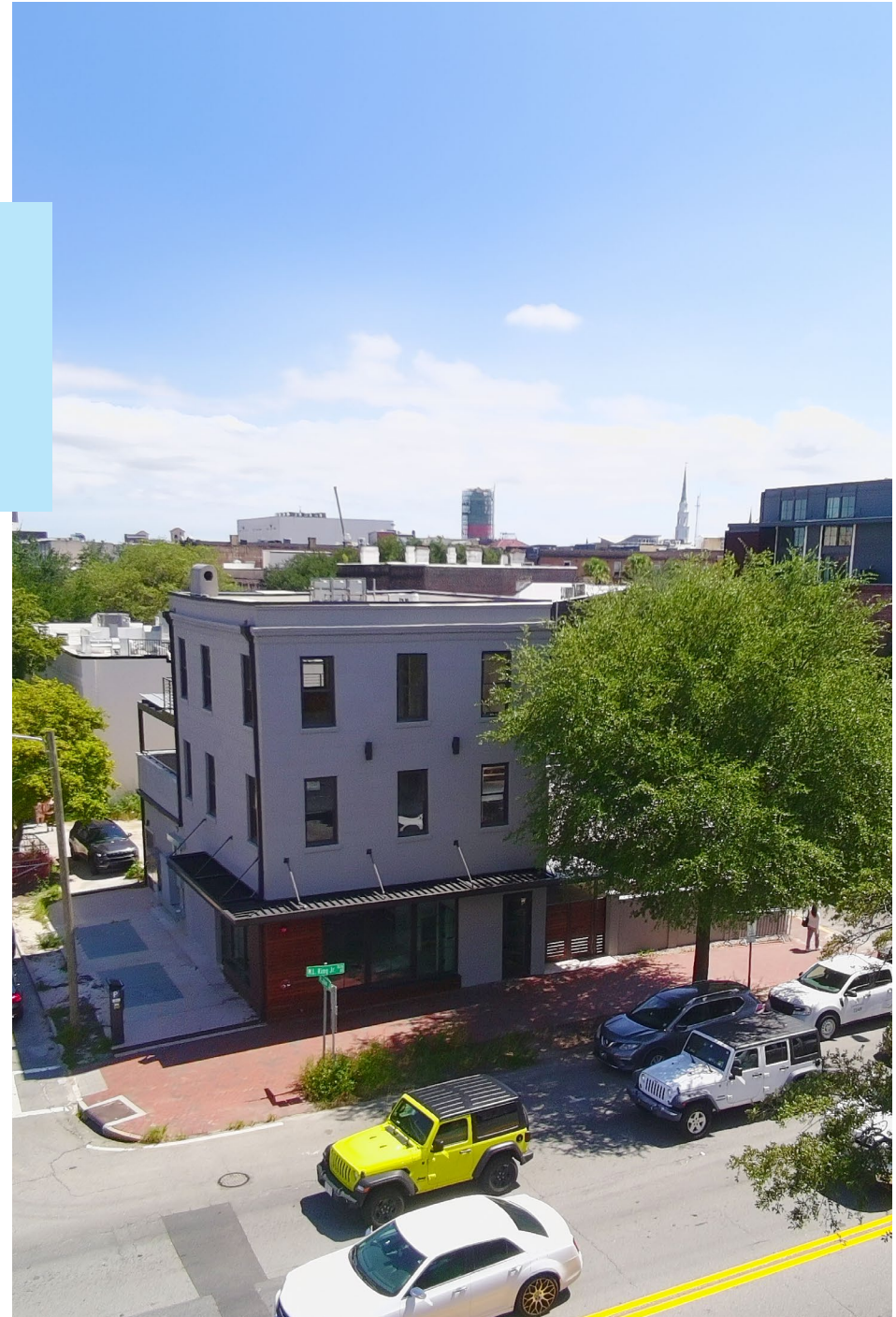


Property Highlights

30 - 32 Martin Luther King Jr. Boulevard offers a rare opportunity to lease a newly renovated, multi-story bar/restaurant space with modern additions. Situated in the heart of Savannah's bustling tourist and nightlife district, and surrounded by top attractions, this building is an ideal location for a bar or restaurant.

- ±4,605 SF bar/restaurant building available for lease in Downtown Savannah
- ±2,480 SF of indoor dining space and ±2,125 SF of outdoor dining space
- Three-story building including a covered courtyard, deck and covered patio
- Large windows providing abundant natural light
- Building in vanilla shell condition, with generous TIA package to be provided by Landlord
- Close proximity to major tourist attractions such as Savannah's City Market, the Broughton Street retail corridor and Plant Riverside
- Surrounded by restaurants/bars, hotels, government and SCAD buildings

Lease Rate: \$22,000/Month NNN





Conceptual Renderings



Site Plan

Total SF

±4,605 SF

First Floor

±2,515 SF

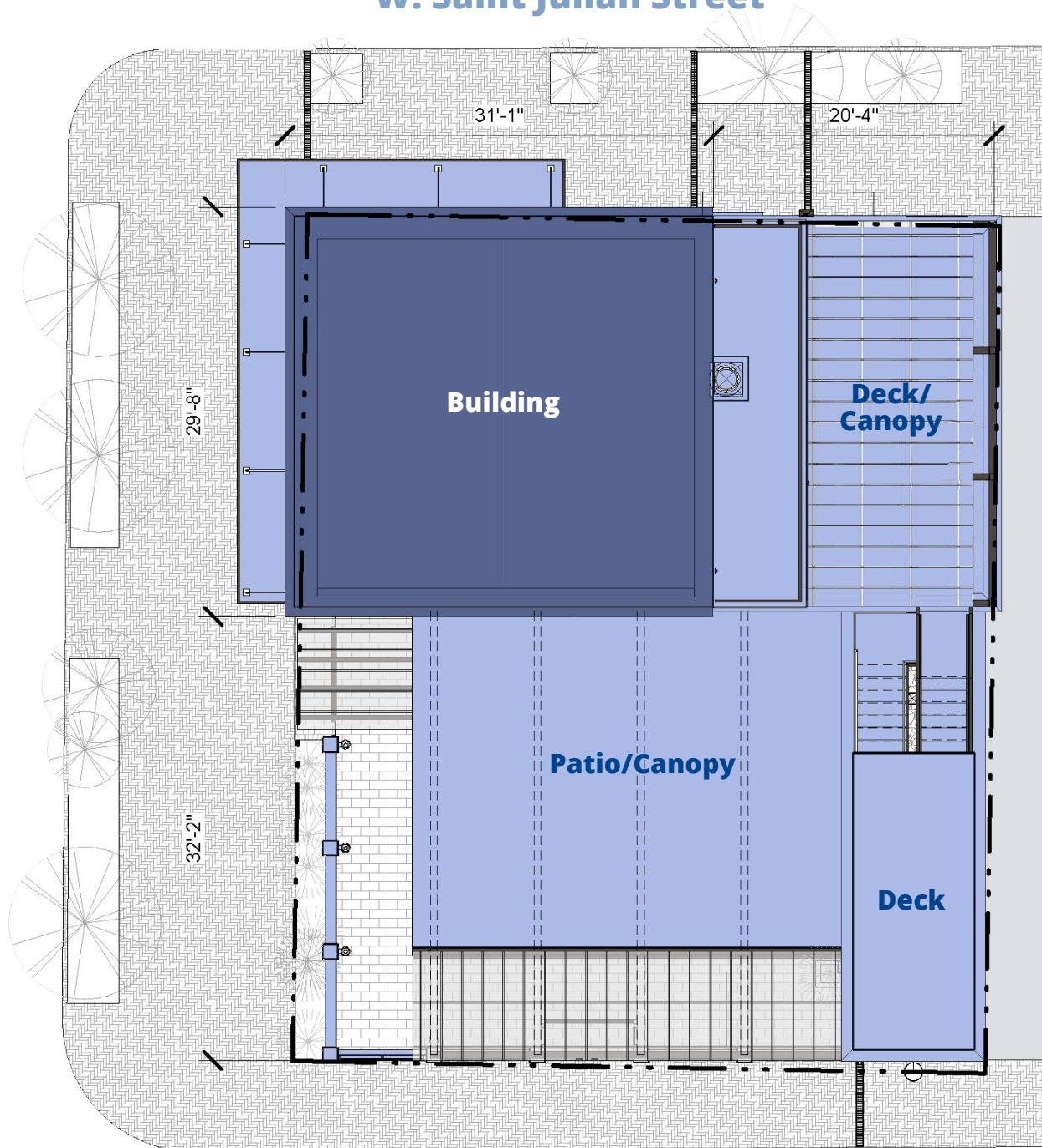
Second Floor

±1,280 SF

Third Floor

±810 SF

Martin Luther King Jr. Boulevard



Future
Mixed-Use
Development

W. Congress Street

Floor Plan

First Floor

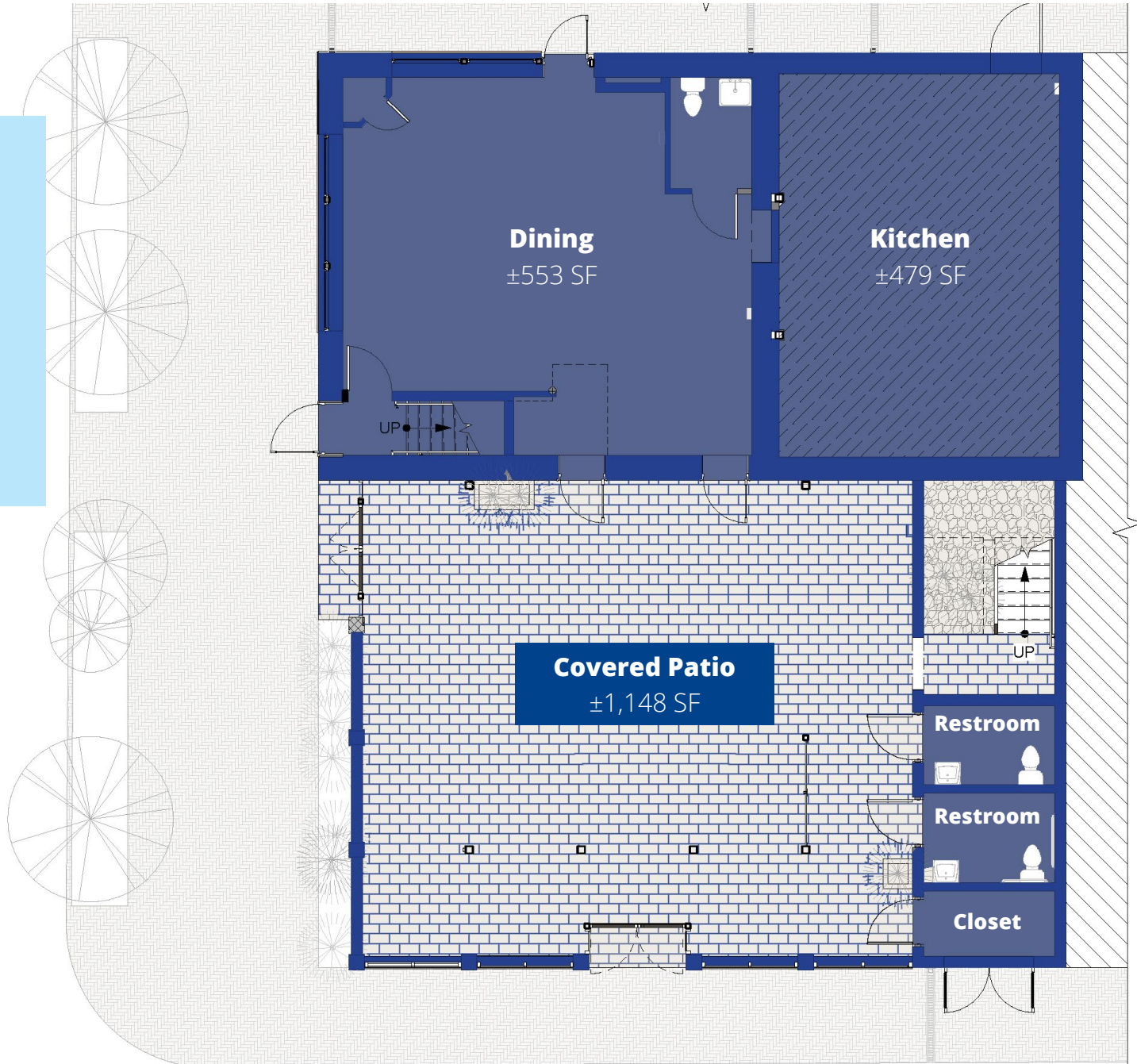
±2,515 SF

Conditioned Space

±1,275 SF

Unconditioned Space

±1,240 SF



Floor Plan

Second Floor

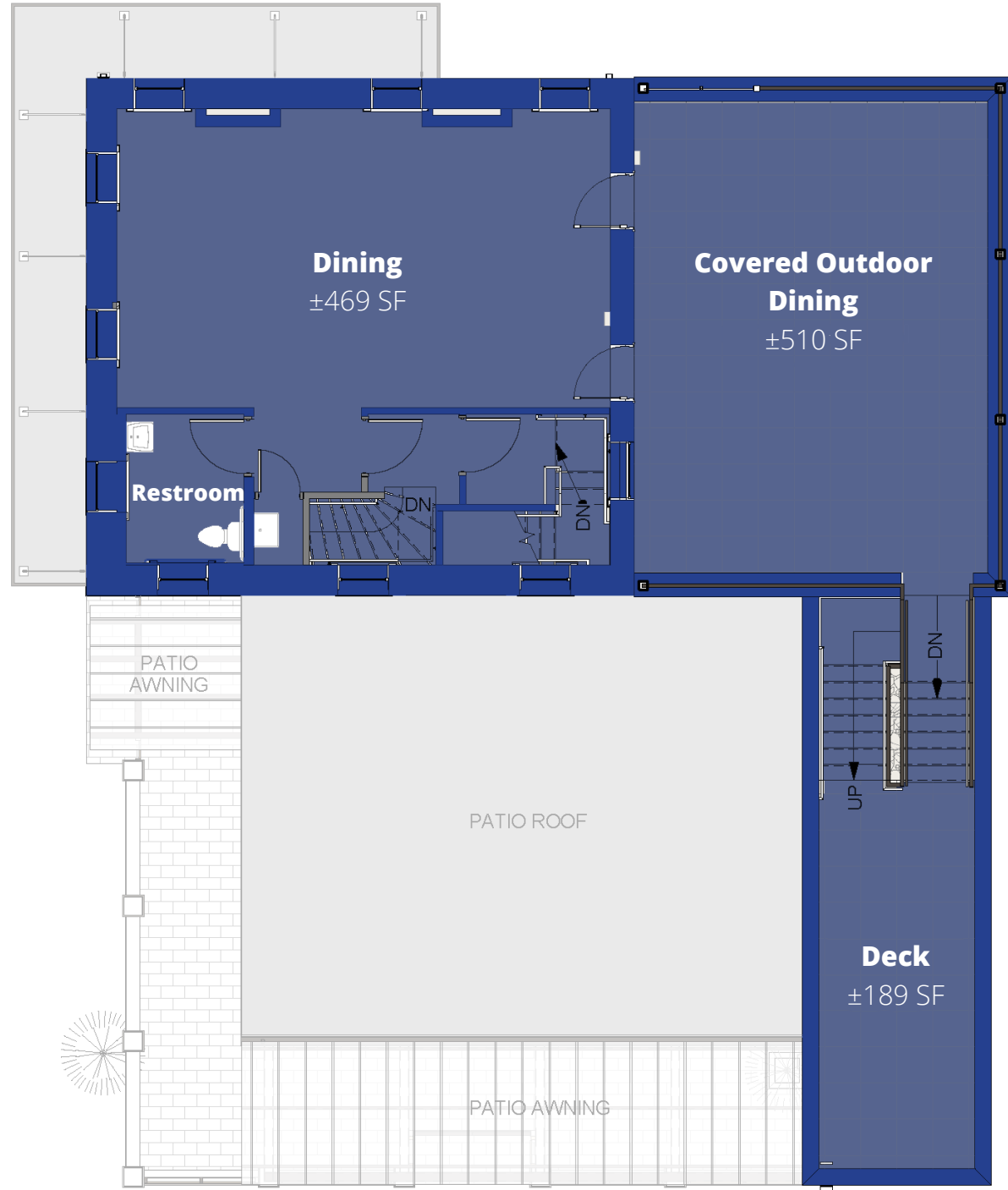
±1,280 SF

Conditioned Space

±580 SF

Unconditioned Space

±700 SF



Floor Plan

Third Floor

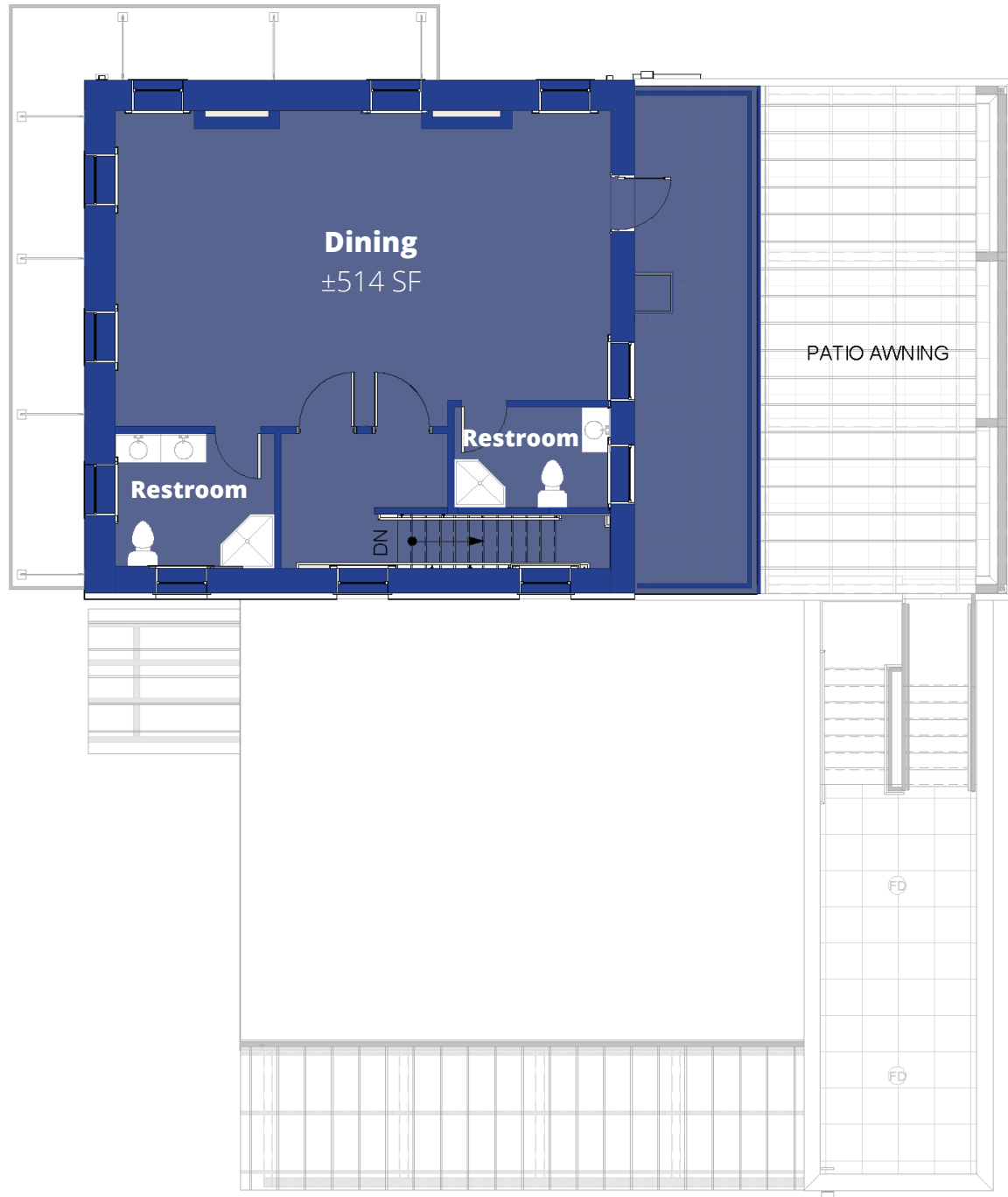
±810 SF

Conditioned Space

±625 SF

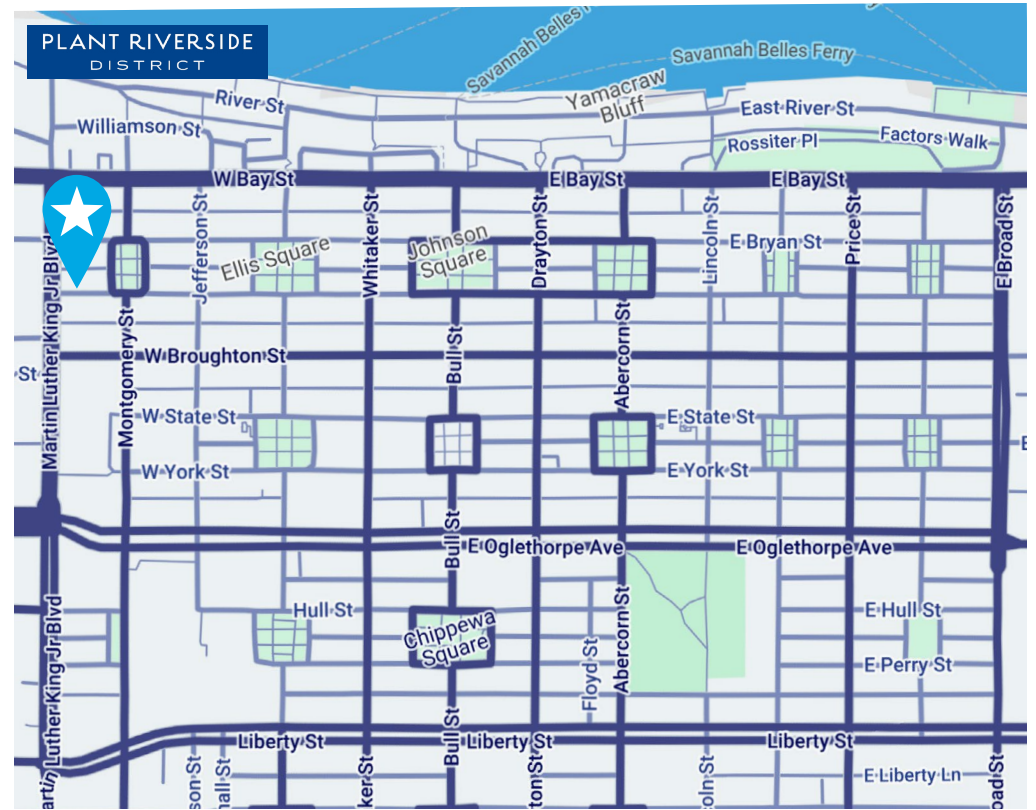
Unconditioned Space

±185 SF



Location Overview

30 - 32 Martin Luther King Jr. Boulevard is situated in the heart of Downtown Savannah, surrounded by the city's vibrant nightlife. The block is home to a variety of popular bars, making it a key destination for evening entertainment. Just one block away is City Market, a bustling area filled with retail shops, restaurants, and a favorite among tourists. Additionally, it is only a block from Broughton Street, Savannah's main retail corridor, offering a wide variety of shopping and dining options. This prime location provides easy access to some of the best that downtown Savannah has to offer.



Surrounding Businesses

- | | |
|-------------------------------|-----------------------------|
| 1 Ships of the Sea Museum | 12 Tree House |
| 2 Orale Tacos + Tequila | 13 Vinnie Van GoGo's |
| 3 Congress Street Social Club | 14 Savannah Candy Kitchen |
| 4 Boomy's | 15 The Georgia Tasting Room |
| 5 The Rail Pub | 16 Wet Willie's |
| 6 Anthropologie | 17 The Cafe City Market |
| 7 Bitty & Beau's Coffee | 18 Woof Gang Bakery |
| 8 Garibaldi's | 19 Byrd's Famous Cookies |
| 9 The Grove | 20 Wexford, Irish Pub |
| 10 The Darling Oyster Bar | 21 B&D Burger's |
| 11 Belford's Seafood/Steaks | 22 Goose Feather's Cafe |



Location Overview

Within a 10 Minute Walk



24 Hotels



95 Restaurants



40 Bars



100+ Shops



20 Government Buildings



15 SCAD Buildings



Local Area Overview



Ideally located on the Atlantic Ocean, the Savannah region is home to close to one million people and a skilled workforce that includes more than 4,000 military transitioning to the civil sector each year. Our 17 area colleges and universities with more than 81,000 students are producing a top talented workforce in industries ranging from creative and technical services to advanced manufacturing to healthcare tech and more.

With the largest landmarked historic district in the nation, more art galleries per capita than New York City, 22 grassy moss-draped squares, award-winning restaurants, nights filled with live music and film festivals and weekends relaxing on the beach, the good life is here.

The 2024 Savannah Economic Trends publication from Armstrong State University reports that special interest tourism activities such as visiting historic places, seeing cultural attractions and enjoying exceptional culinary experiences are in high demand among Savannah's leisure tourists compared to the national averages. Further growth in exceptional culinary experiences should continue to support interest in Savannah as a "foodie" destination. Similarly to past years, Savannah continues to receive much recognition for both its business and cultural richness.

Sources: ESRI, SEDA, Savannah Chamber

Visitor
Spending
\$4B
in 2022

South's
BEST
CITIES
2024

Southern Living

Savannah College of Art & Design

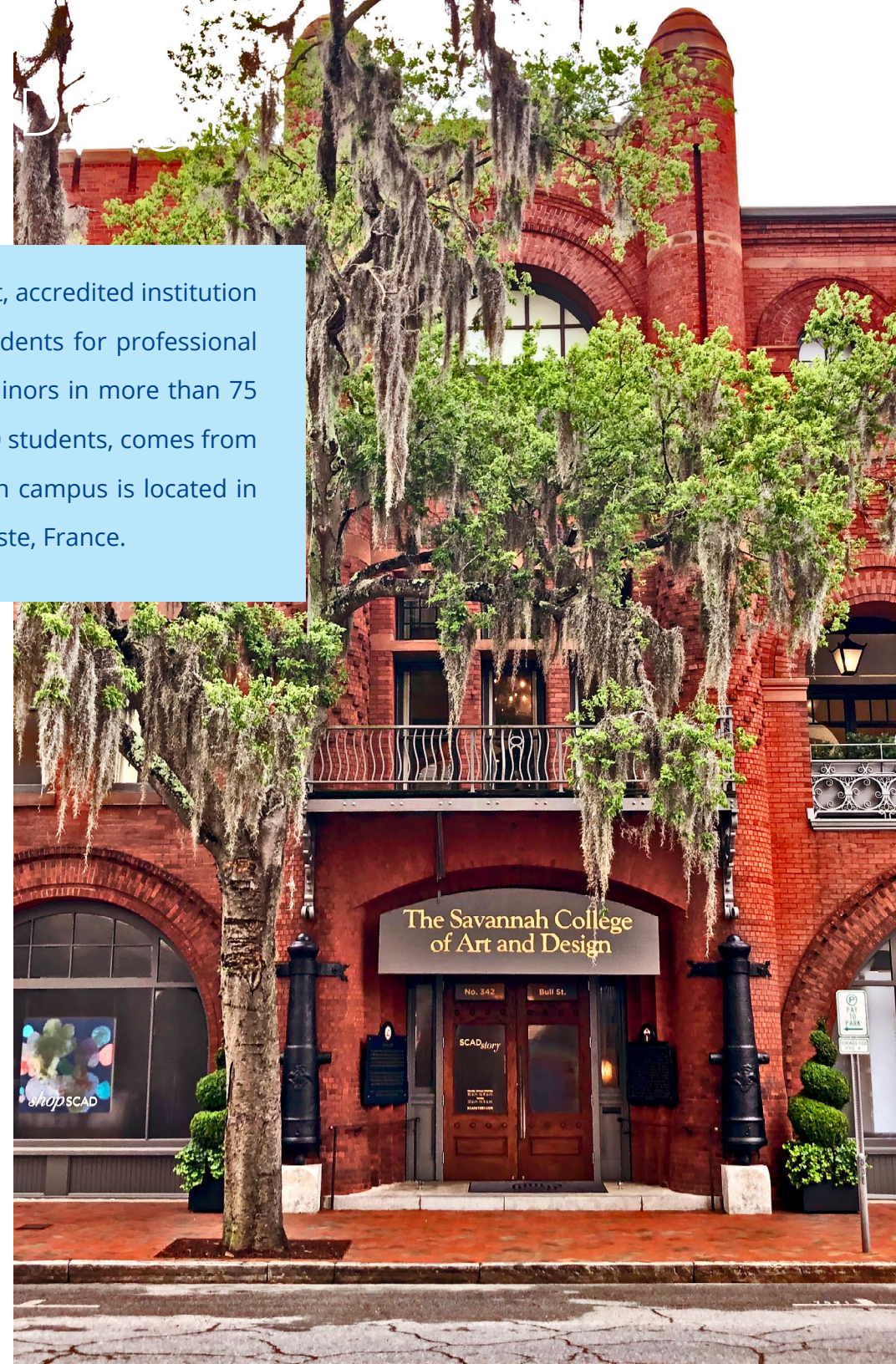
The Savannah College of Art and Design (SCAD) is a private, nonprofit, accredited institution conferring bachelor's and master's degrees to prepare talented students for professional careers. SCAD offers more than 100 degree programs, as well as minors in more than 75 disciplines. The diverse student body, consisting of more than 17,500 students, comes from 50 U.S. states and more than 120 countries worldwide. SCAD's main campus is located in downtown Savannah, GA with satellite campuses in Atlanta and Lacoste, France.

Ranked the
**#1 ART
SCHOOL**
in the United States

More than
17,500
STUDENTS
attend SCAD annually

70+ **Historic
Buildings**
interwoven throughout downtown Savannah

Employs Nearly **1,900**
full and part-time **Employees**



Demographics

Savannah is the oldest city in the State of Georgia and is located in the far-east portion of the state along the Atlantic coast. According to 2023 US Census, by 2060, 1.4 million people will call the Savannah MSA home. Dynamic population growth, a robust business climate, and a thriving artistic and cultural community combine to create the highest quality work and home environments. Savannah's allure has been recognized nationally by Travel + Leisure as "Best U.S. Cities" (#4), "The South's Best Cities" (#2) by Southern Living and was named #1 for smaller cities in "Best Places to Live and Work as a Moviemaker" in 2020 by Moviemaker Magazine.

13% 10-year population growth rate, more than double the U.S. growth rate

Savannah Metro Area will add **more than 180,000** people from 2025 to 2060

44% of the population has earned an **associate's degree or higher**

- Top Tourist Destination
- Low Cost of Living
- Expanding Airport
- Innovative Education Options
- Large Military Installations
- Port of Savannah

%	Age Group
27%	0 - 20
9%	12 - 24
15%	25 - 34
32%	35 - 59
16%	60 - 84
1%	84+

%	Income
10%	<\$15,000
7%	\$15,000 - \$24,999
8%	\$25,000 - \$34,999
10%	\$35,000 - \$49,999
21%	\$50,000 - \$74,999
15%	\$75,000 - \$99,999
16%	\$100,000 - \$149,000
13%	\$150,000 +

%	Labor Force
4%	Construction
10%	Manufacturing
3%	Wholesale Trade
12%	Retail Trade
10%	Transportation/Utilities
3%	Finance/Insurance/Real Estate
52%	Services
6%	Public Administration



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