

# Property Summary



## PROPERTY DESCRIPTION

30–32 Martin Luther King Jr. Blvd offers a rare opportunity to lease a multi-level hospitality property in the heart of Savannah’s Historic Landmark District. The ±4,605 SF building spans three levels and features exposed brick interiors, tall ceilings, and flexible open layouts suitable for restaurant, bar, lounge, or entertainment concepts.

The first floor includes a designated area for a commercial kitchen that has not yet been built out, allowing tenants to design the kitchen and service infrastructure to fit their concept. The property also includes a private covered courtyard and rooftop deck, creating valuable indoor-outdoor activation space.

Ownership is offering a generous tenant improvement allowance to assist with buildout, including infrastructure such as HVAC, electrical, and mechanical systems.

Located directly behind The Darling Oyster Bar and within walking distance of City Market, Plant Riverside District, and numerous hotels, restaurants, and nightlife venues, the property sits within one of Savannah’s most active hospitality corridors serving more than 17 million annual visitors.

## PROPERTY HIGHLIGHTS

- Competitive tenant improvement allowance available
- TI allocation intended for core systems and tenant buildout (HVAC, electrical, mechanical, life-safety, and finishes)
- Flexible space suitable for restaurant, bar, lounge, or hospitality concept
- Three levels with rooftop deck and courtyard activation potential
- Located in Savannah’s Historic Landmark District near major hospitality destinations
- D-CBD zoning allowing a wide range of commercial and hospitality uses

## OFFERING SUMMARY

Lease Rate:	\$39 SF/yr (NNN)
Available SF:	4,605 SF
Lot Size:	0.14 Acres
Building Size:	4,605 SF

# Additional Photos



# City Information



## LOCATION DESCRIPTION

Located in Savannah’s Historic Landmark District, 30–32 Martin Luther King Jr. Blvd sits in one of the city’s most active hospitality and tourism corridors. The property is just steps from City Market, Broughton Street, and the Plant Riverside District, home to the JW Marriott Savannah and a major concentration of restaurants, bars, and entertainment venues.

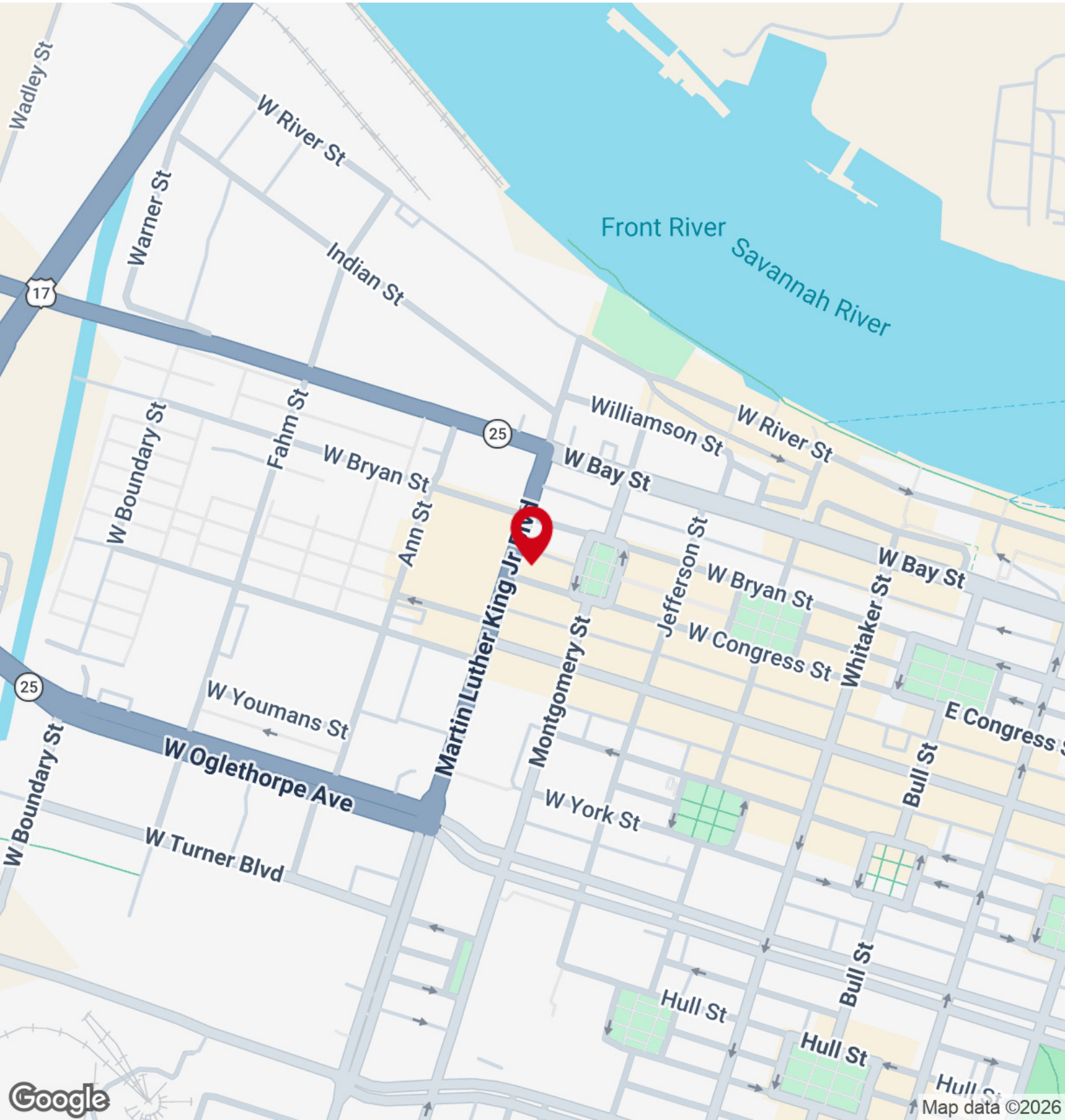
Immediately behind the building is The Darling Oyster Bar, one of Savannah’s newest and most popular dining destinations. Nearby operators include The Grey, Chive Sea Bar & Lounge, Savannah Tequila Company, Jazz’d Tapas Bar, and numerous cocktail lounges and nightlife venues that generate steady pedestrian traffic throughout the day and evening.

Savannah welcomes over 17 million visitors annually, generating more than \$4 billion in tourism spending, making the Historic District one of the Southeast’s strongest hospitality markets. The area is also supported by nearby SCAD campus buildings, boutique hotels, and convention traffic, creating consistent foot traffic from tourists, locals, and students.

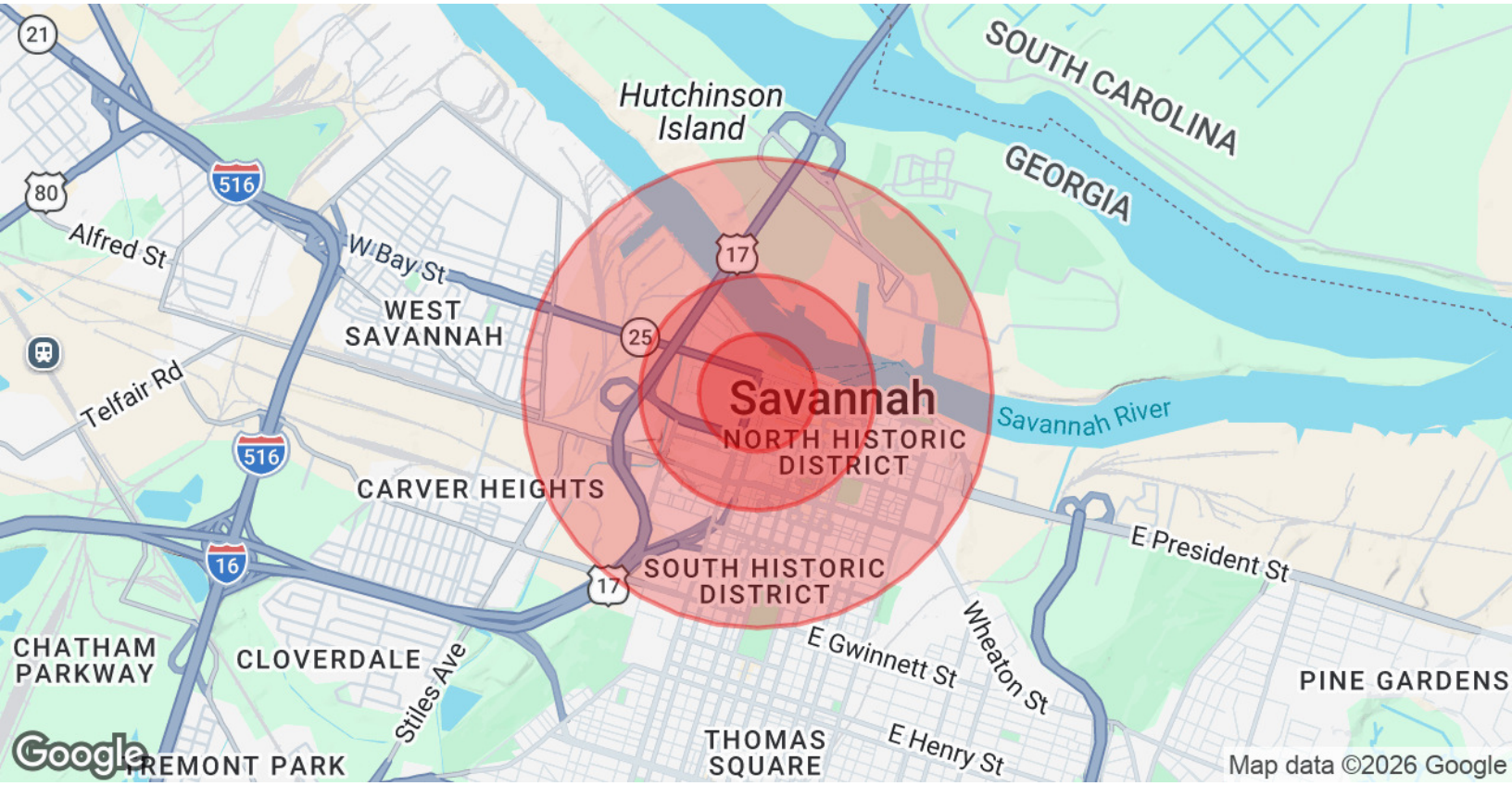
## LOCATION DETAILS

Market	Savannah
Sub Market	Historic District
County	Chatham
Cross Streets	Congress Street

# Location Map



# Demographics Map & Report



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	606	2,065	8,219
Average Age	20.7	24.2	29.7
Average Age (Male)	22.8	26.1	31.1
Average Age (Female)	20.5	24.0	28.8
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	172	636	3,266
# of Persons per HH	3.5	3.2	2.5
Average HH Income	\$61,949	\$78,417	\$95,086
Average House Value	\$452,267	\$580,907	\$694,826

2023 American Community Survey (ACS)

# Advisor Bio 1



SHANE LITTS

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## PROFESSIONAL BACKGROUND

Shane Litts is a commercial & Investment real estate advisor serving Savannah and Coastal Georgia, specializing in investment sales, leasing, and tenant/landlord representation across industrial, retail, office, multifamily, and land. With 12+ years of prior environmental consulting experience and strong knowledge of the Georgia Brownfield Program, Shane brings a unique ability to evaluate risk and unlock value for investors, owners, and small businesses. He is passionate about supporting local entrepreneurs and helping landlords strengthen their assets. Shane is also an active real estate investor and brings an owner's mindset to every engagement.

## EDUCATION

Shane Litts brings a multidisciplinary background to commercial real estate, combining environmental consulting, project management, operations leadership, and investment brokerage experience.

He began his career in environmental and geotechnical engineering, serving as an Environmental Specialist with WPC Environmental & Geotechnical Engineering from 2005 to 2009. He then spent nine years as a Project Manager with Terracon Consultants, Inc., where he oversaw complex environmental due diligence, site investigations, regulatory coordination, and development-related consulting assignments. This foundation provides clients with a unique advantage when navigating redevelopment sites, environmental considerations, and risk mitigation strategies.

In addition to his consulting background, Shane served as Director of Operations for Rhino Hospitality Group, gaining operational insight into hospitality assets and investment performance.

Since 2017, Shane has focused on commercial and investment real estate brokerage, advising clients on acquisitions, dispositions, landlord and tenant representation, and development opportunities. He previously served with Berkshire Hathaway HomeServices Bay Street Realty Group before joining Engel & Völkers Savannah as a Commercial & Investment Real Estate Advisor.

Shane holds degrees from the State University of New York College of Environmental Science and Forestry and SUNY Schenectady. His academic and professional training allows him to approach transactions with both analytical rigor and practical market insight.

## MEMBERSHIPS

Realtors Commercial Alliance

CCIM Candidate

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