

# Olmsted Ground Floor Space

601 Indian Street, Savannah, GA 31401



**\$35 PSF + NNNs**

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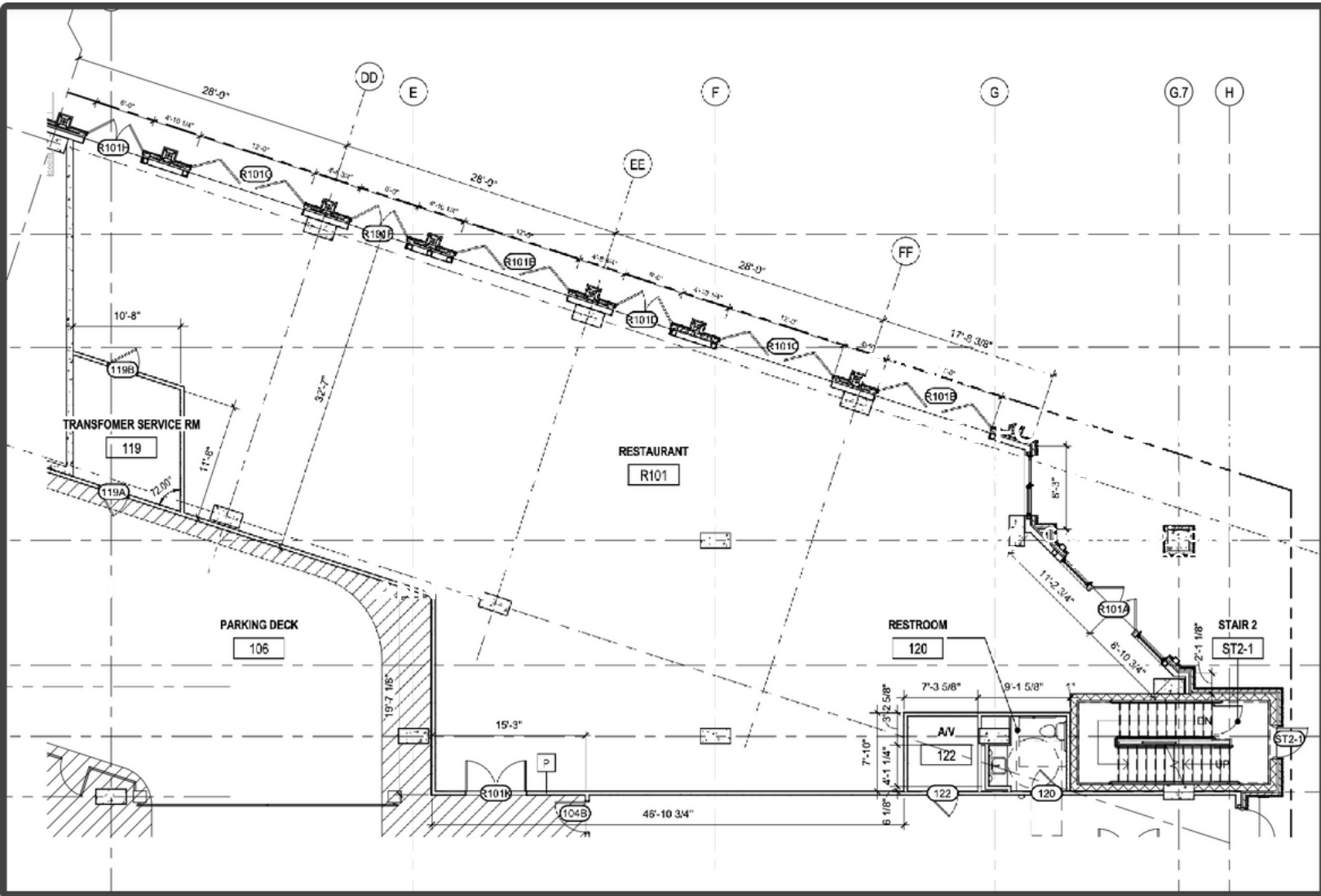
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## LEASING OPPORTUNITY

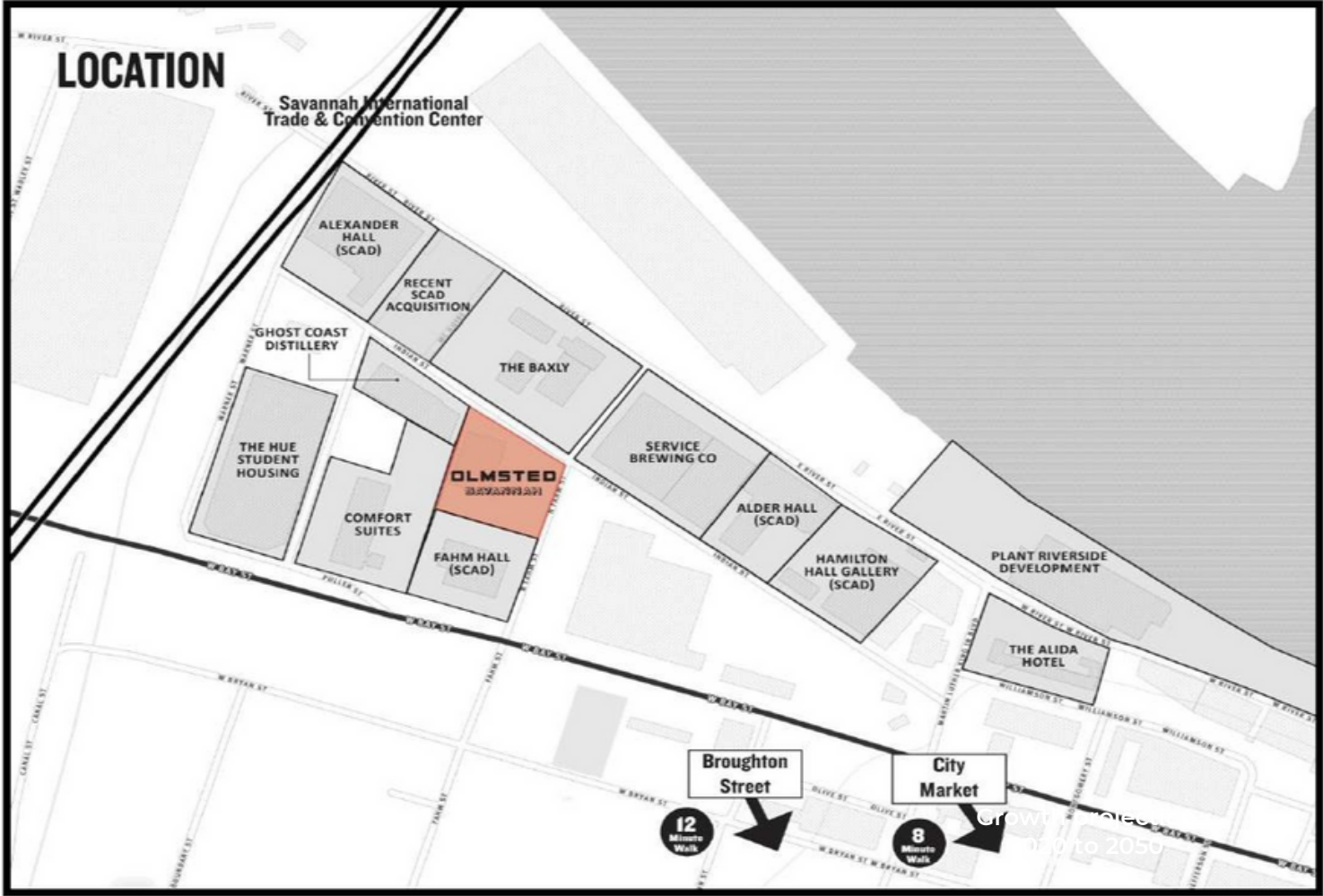
- 3,615 SF ground floor space available at Olmsted Savannah, a new luxury 163-unit multifamily development
- Suitable for retail, office, or F&B.
- 19' high ceilings and 100 linear feet of prime frontage
- four sets of 12' wide x 10' tall bi-folding wooden doors
- generous TI package offered
- Two dedicated 1,500 gallon grease traps
- In close proximity to the new SCAD Dorms, Bay Street, and Plant Riverside,



# FLOOR PLAN



# LOCATION OVERVIEW



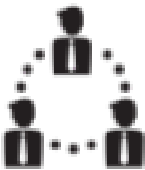
## SURROUNDING DEMOGRAPHICS (5 Miles)



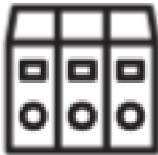
Current  
Population  
**112,880**



Average  
Household Income  
**\$61,254**

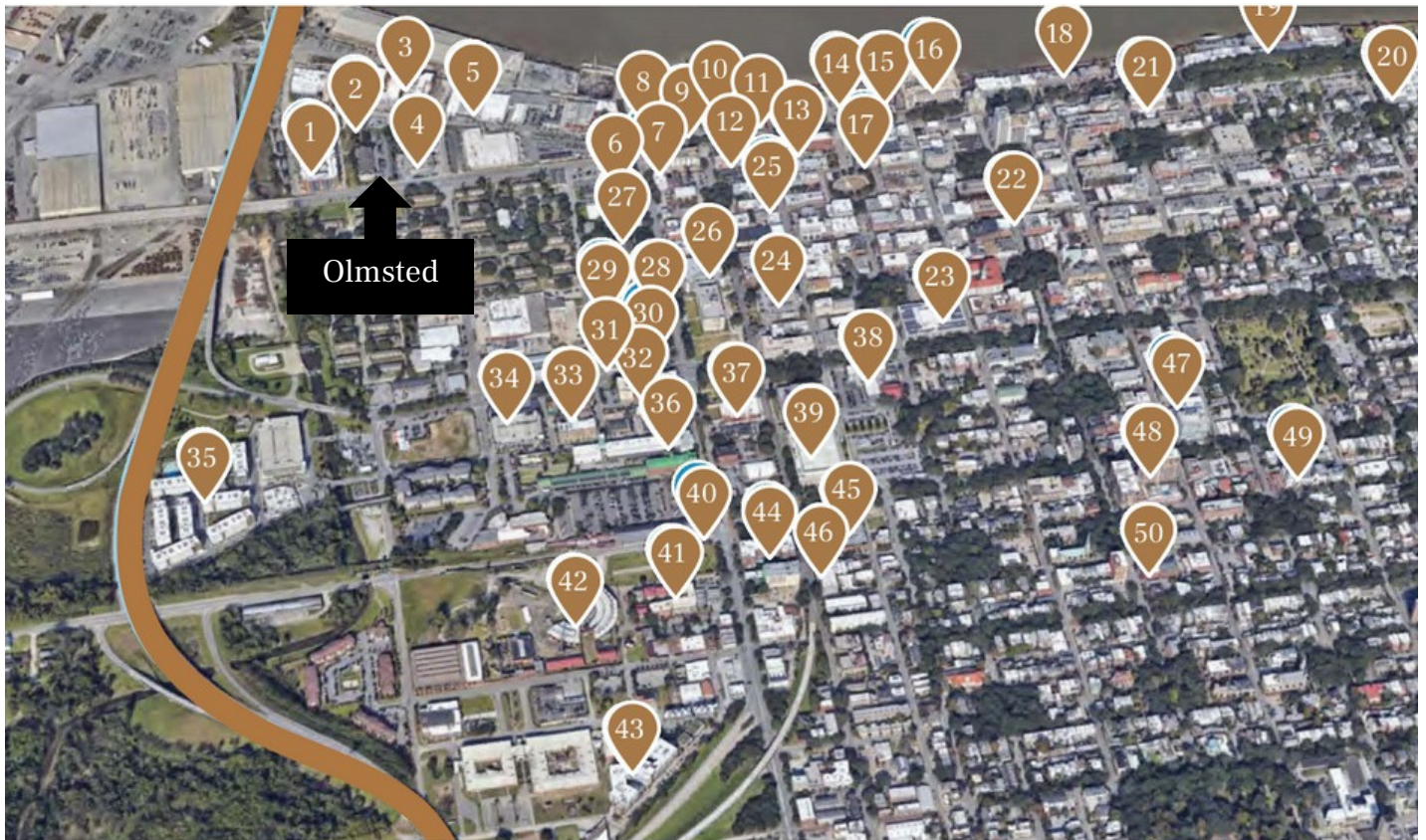


Daytime Employees  
**76,877**



Total Businesses  
**5,872**

# DOWNTOWN BIRDS EYE VIEW



- |                               |                                |                                    |
|-------------------------------|--------------------------------|------------------------------------|
| 1. The Hue                    | 18. River Street               | 35. SCAD Student Housing           |
| 2. Ghost Coast Distillery     | 19. River Street Market Place  | 36. SCAD Museum of Art             |
| 3. The Baxly                  | 20. Kimpton Brice Hotel        | 37. Cultural Arts Center           |
| 4. SCAD Building              | 21. Hampton Inn                | 38. SCAD Student Housing           |
| 5. Service Brewing Company    | 22. Broughton Street           | 39. Savannah Civic Center          |
| 6. Holiday Inn Savannah       | 23. Jepson Center for the Arts | 40. Savannah History Museum        |
| 7. DoubleTree by Hilton Hotel | 24. Robinson Parking Garage    | 41. Residence Inn by Marriott      |
| 8. The Alida                  | 25. City Market                | 42. Georgia Railroad Museum        |
| 9. Best Western Savannah      | 26. Broughton Street Garage    | 43. The Blake Apartments           |
| 10. JW Marriott Savannah      | 27. Ships of the Sea Museum    | 44. Courtyard by Marriott          |
| 11. Quality Inn Savannah      | 28. The Grey                   | 45. Liberty Parking Garage         |
| 12. Hilton Garden INN         | 29. Flank Development          | 46. TRYP by Wyndham                |
| 13. Hotel Indigo Savannah     | 30. Fairfield Inn & Suites     | 47. Perry Lane Hotel               |
| 14. Cotton Sail               | 31. Aloft Savannah             | 48. The DeSoto                     |
| 15. The Bohemian Hotel        | 32. Hampton Inn & Suites       | 49. St. John the Baptist Cathedral |
| 16. Hyatt Regency Savannah    | 33. Embassy Suites             | 50. SCAD Building                  |
| 17. Andaz Savannah            | 34. Thunderbird Inn            |                                    |




## ABOUT JUDGE COMMERCIAL

Judge Commercial 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.

If you would like to get in touch please contact us using the details below

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