



For Sale

Downtown Savannah Historic Building

7-9 East Bay Steet | Savannah, GA 31401

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Opportunity

7-9 East Bay Street is a prime commercial building located in the heart of illustrious Downtown Savannah.

With more than 14 million tourists visiting Savannah annually, this property's location in the thriving historic district sees thousands of tourists pass it each day on foot and in vehicles.

Not only is this building significant for its excellent location, but also its rich history dating back to the Civil War and its references in the popular Ghost Tours of Savannah.

Property Summary

Address	7-9 East Bay Street
Building Size	±7,984 SF
Site Size	±0.09 AC
Stories	Two (2) Stories w/ Basement
Zoning	D-CBD, Zoned for STVR
Year Built	1853, Renovated 2025, New HVAC unit & Grease Trap

Property Highlights

- Located in the heart of the historic district on highly trafficked East Bay Street
- Two-story commercial/residential building with basement
- High traffic area - 20,400 VPD on Bay street and a Very Walkable score of 89
- Historic building built in 1853 with a long and rich history that draws tourists to the location
- Less than a 5 minute walk to City Market, River Street, and other major attractions

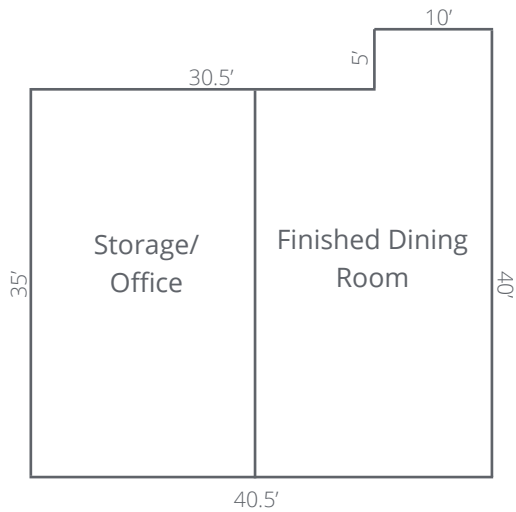
Sale Price: \$3,810,000



Floor Plans

±7,948 SF Total

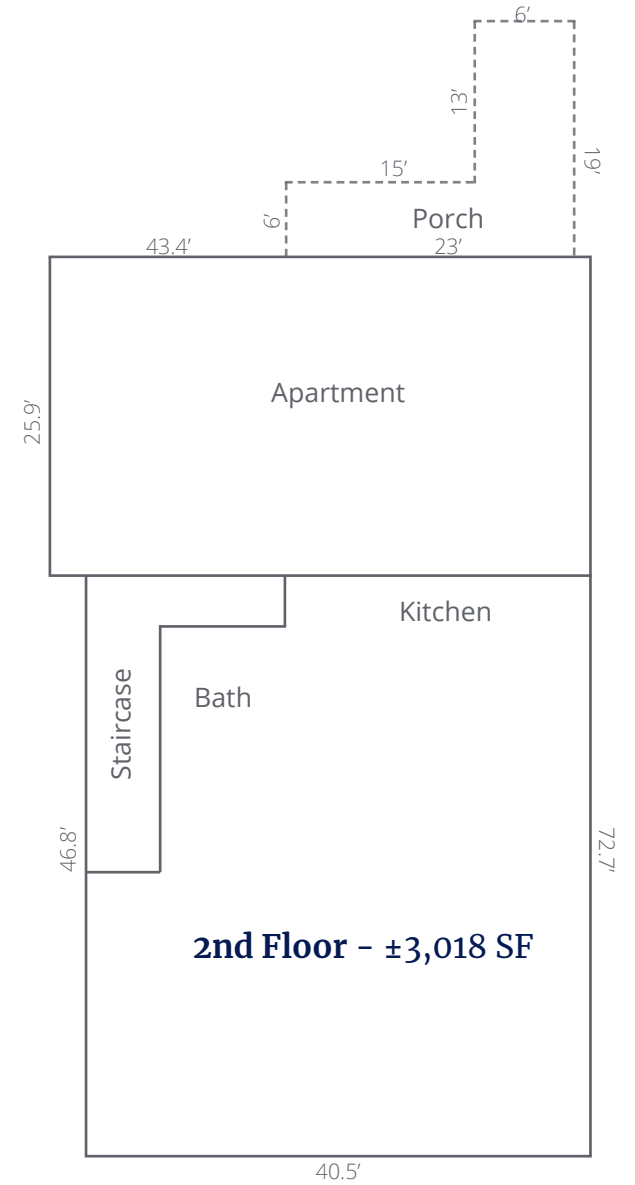
Basement Level- ±1,468 SF



1st Floor - ±3,562 SF



2nd Floor - ±3,018 SF



Property Images

Basement & First Floor

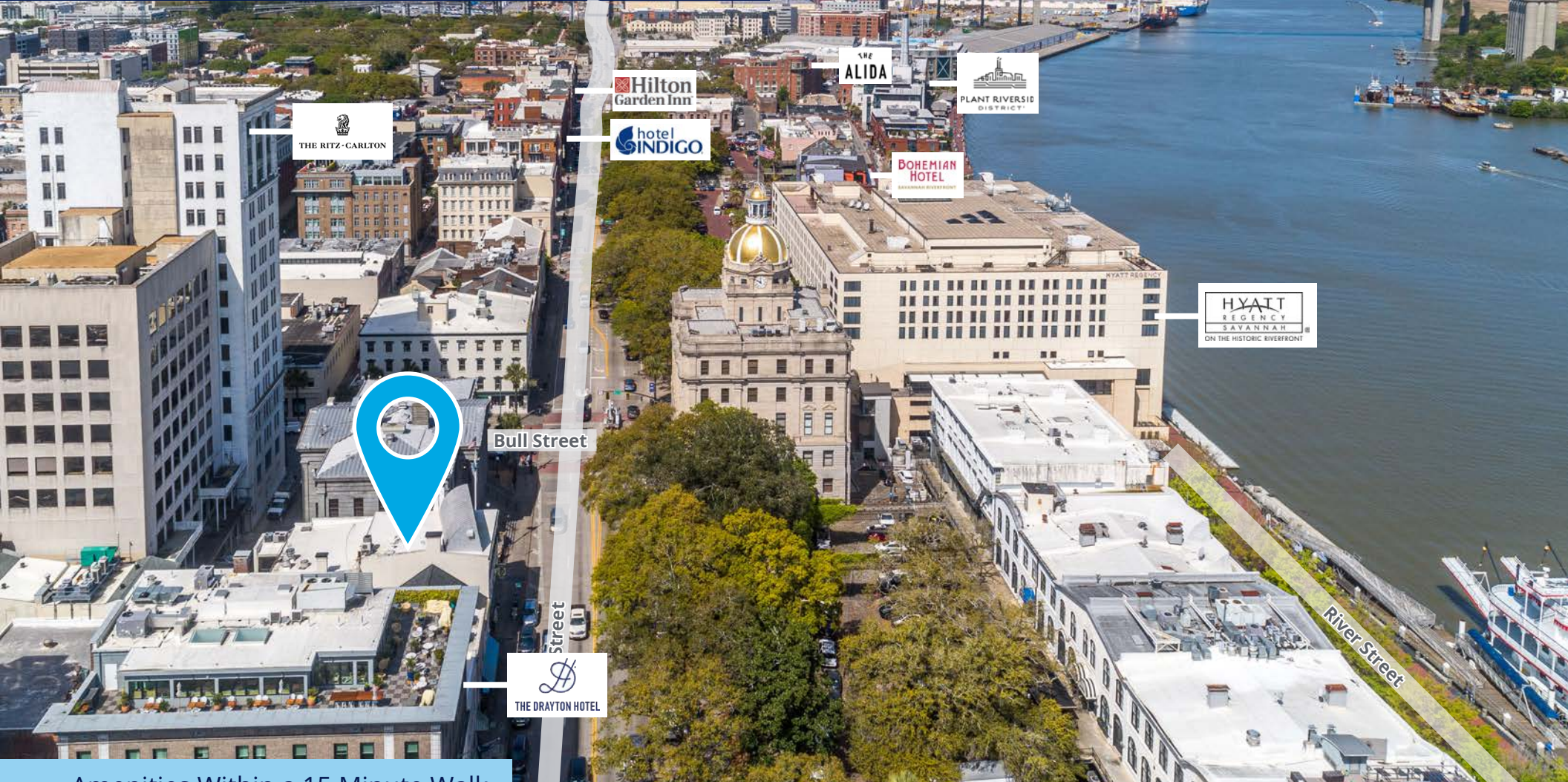


Property Images

Second Floor



Central Downtown Location



Amenities Within a 15 Minute Walk



49 Hotels



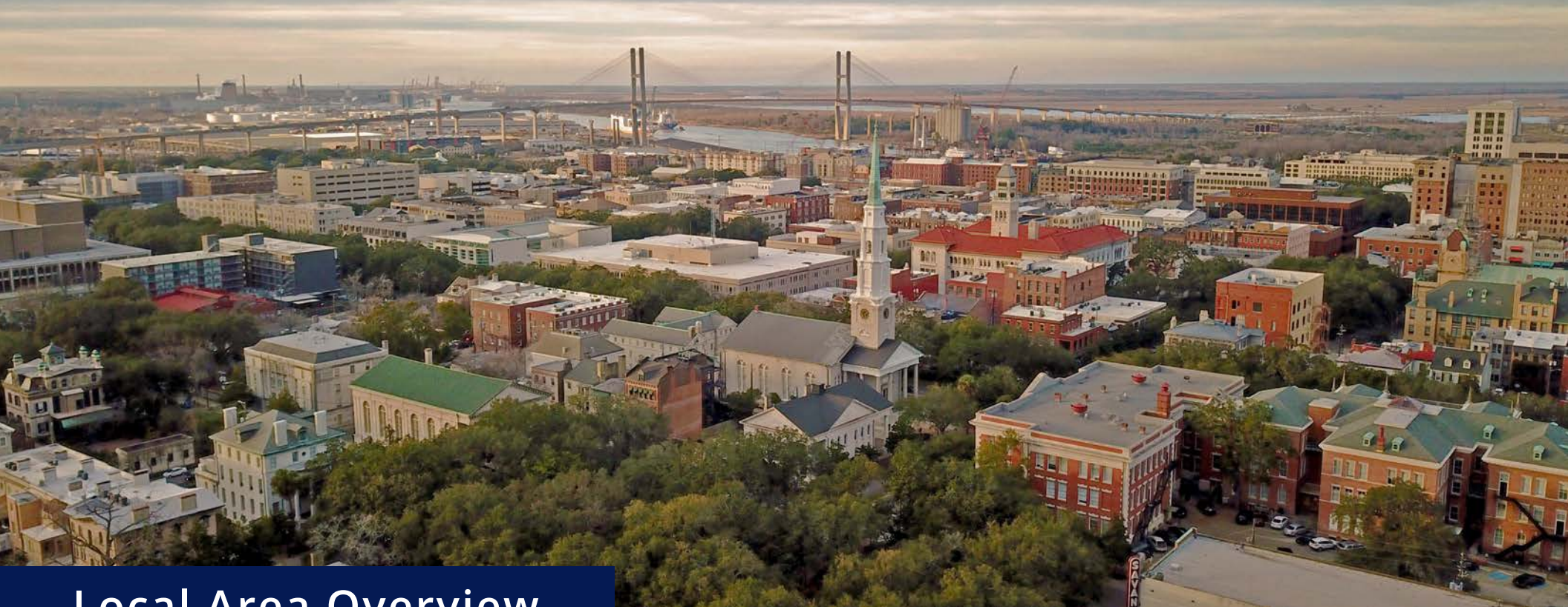
91 Restaurants



84 Bars



124 Shops



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.

Savannah's local economy continues to thrive in 2025, with tourism remaining a dominant driver of growth—particularly through cultural, historic, and culinary attractions that set the city apart from national trends. Leisure travel remains strong, with high demand for immersive “special interest” experiences such as historic site tours, local arts, and exceptional dining. The city's reputation as a top-tier “foodie” destination is further reinforced by rising culinary tourism, while ongoing preservation of Savannah's historic district enhances its appeal to both visitors and residents.

Sources: ESRI, SEDA, Savannah Chamber

Visitor
Spending
\$4.75B

Named As
BEST
U.S CITY
in 2025

by Travel & Leisure

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 18,000 students, comes from 50 U.S. states and more than 100 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
18,000
STUDENTS
attend SCAD annually

70+ Historic
Buildings
interwoven throughout downtown Savannah

Employs Over **2,000**
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 2025 US Census, the population of 437,261 in the Savannah Metro Area accounts for 3.8% of the total Georgia population of 11,269,916 people. 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.

46.7% Growth Projection
from 2020 to 2050

Savannah Metro Area will add
more than 190,000
people from 2020 to 2050

43.2%

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
23.1%	0 - 19
10.6%	20-24
17.1%	25 - 34
33.5%	35 - 64
14.2%	66-84
1.6%	85+

%	Income
14.7%	<\$15,000
7%	\$15,000 - \$24,999
7.4%	\$25,000 - \$34,999
12.8%	\$35,000 - \$49,999
17.4%	\$50,000 - \$74,999
14.6%	\$75,000 - \$99,999
6.5%	\$100,000 - \$149,000
6.5%	\$150,000 +

%	Labor Force
3.9%	Construction
3.8%	Manufacturing
2%	Wholesale Trade
21.8%	Retail Trade
3.2%	Transportation/Utilities
5.1%	Finance/Insurance/Real Estate
51.5%	Services
6.9%	Public Administration

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