



OFFERING MEMORANDUM

# HIGH- VISIBILITY RETAIL SPACE IN SAVANNAH'S GROWTH CORRIDOR

351 MARTIN LUTHER KING JR BLVD  
SAVANNAH, GA

±1,810 SF | DELIVERED AS COLD  
SHELL

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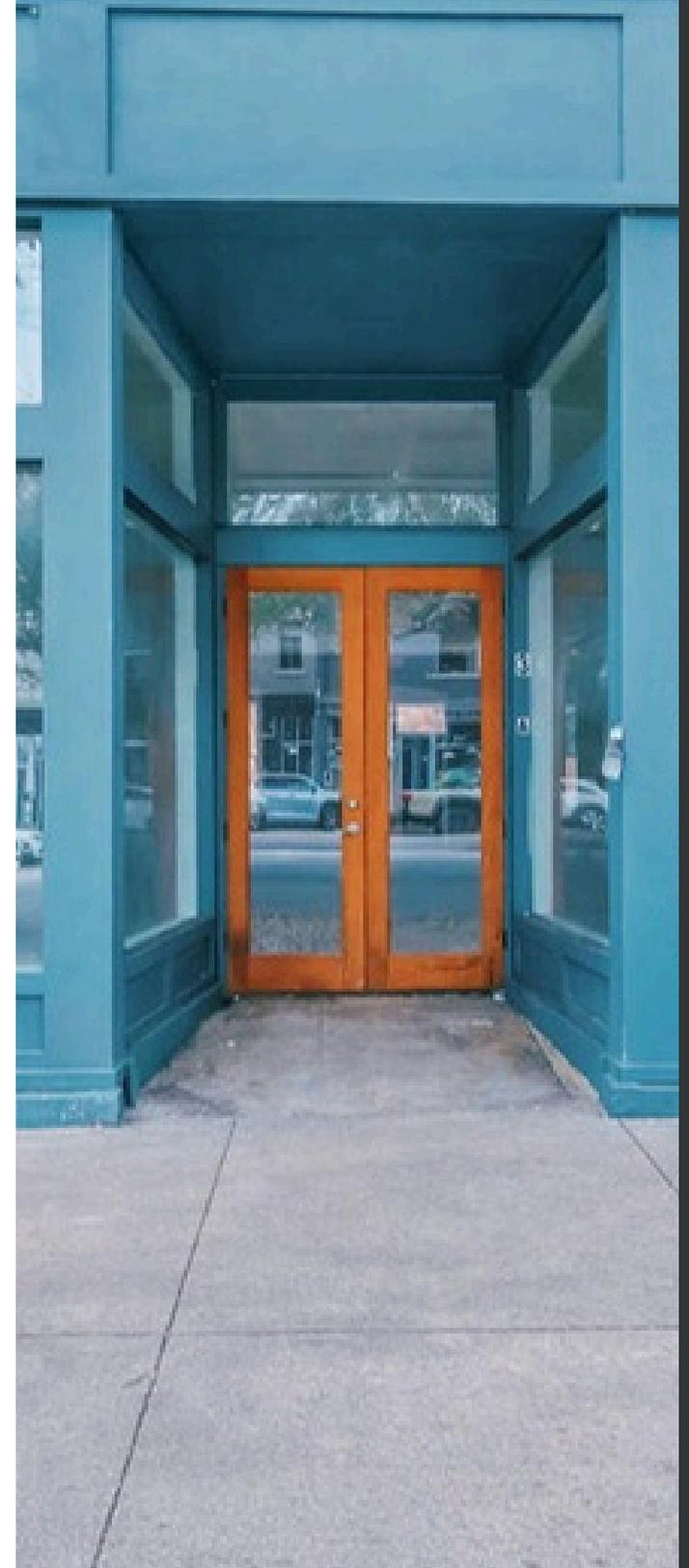
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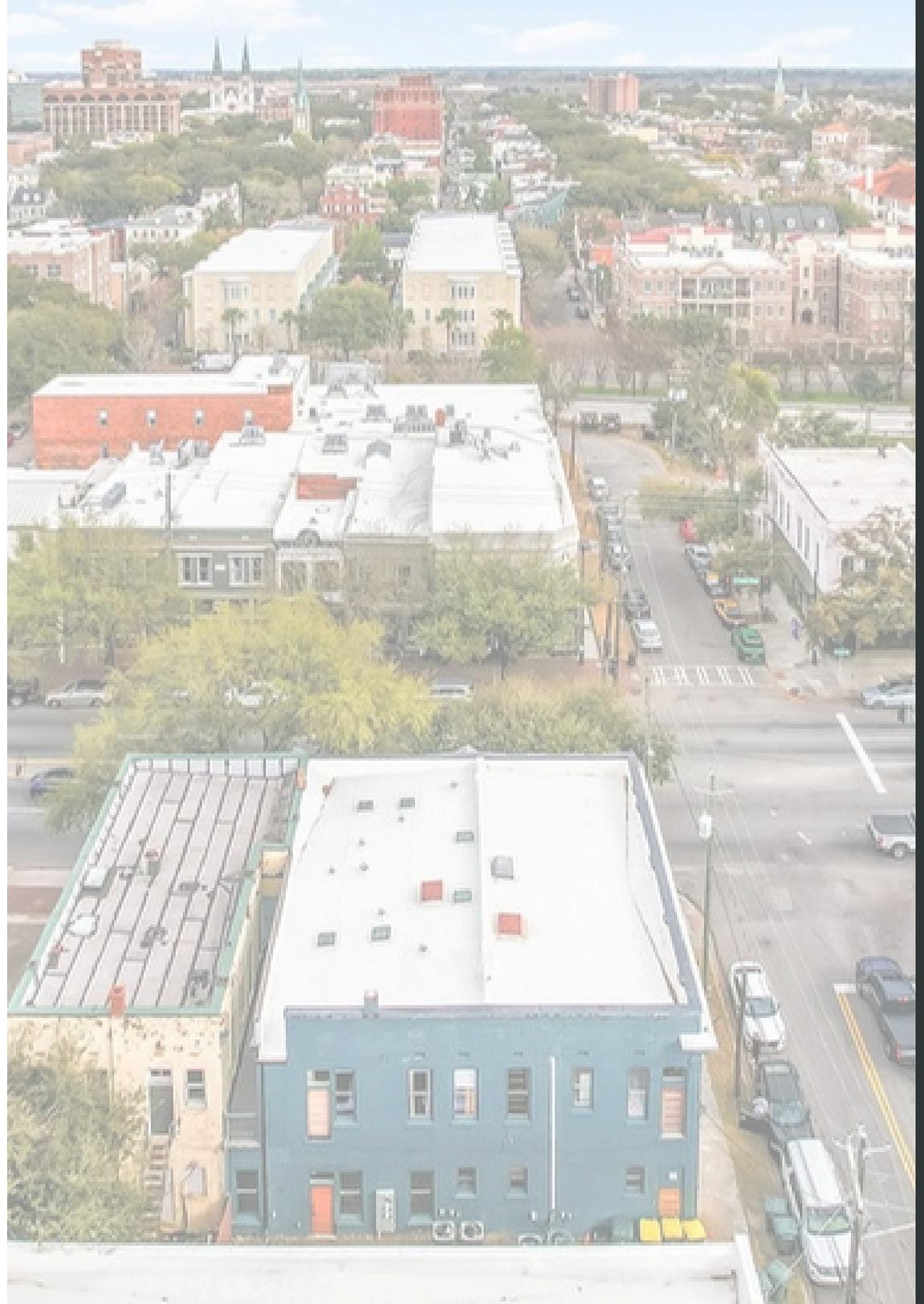
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# 01

## PROPERTY OVERVIEW

THE OFFERING

PROPERTY SUMMARY



# THE OFFERING

Located at 351 Martin Luther King Jr Blvd in downtown Savannah, this  $\pm 1,810$  SF retail space offers strong visibility along a MLK blvd with over 18,900 vehicles per day along with tremendous foot traffic near SCAD, retail and businesses. Offered at a very competitive rate this single-tenant storefront will be delivered as a cold dark shell, allowing you to come make this space your very own. Surrounded by SCAD, downtown residents, hotels, restaurants, and tourism, the property benefits from a built-in customer base in one of Savannah's fastest growing areas. The space is ideal for retail, coffee concepts, fast-casual restaurants, boutique retail, galleries, or boutique salons or spa, or any service-based businesses. Come make this space your own and skyrocket your business in downtown Savannah with this incredible space.



## PROPERTY ADDRESS

351 Martin Luther King Jr Blvd |  
Savannah, Ga

## SQUARE FEET

$\pm 1,810$

## CONDITION

Delivered as Cold Shell

## ZONING

Downtown Enterprise

## ASKING PRICE

Inquire For Pricing





# PROPERTY SUMMARY

351 Martin Luther King Jr Blvd offers  $\pm 1,810$  square feet of highly visible retail space in one of downtown Savannah's active commercial corridors. Positioned along MLK Blvd with approximately 18,900 vehicles per day and steady pedestrian activity nearby, the property provides strong exposure for businesses looking to establish a presence in the downtown market. The space will be delivered as a cold dark shell, allowing tenants to design and build the layout that best fits their concept. Zoned D-X (Downtown Mixed Use), the property supports a variety of retail and restaurant uses and benefits from close proximity to SCAD, hotels, downtown residents, restaurants, and steady tourism.

## KEY HIGHLIGHTS

- $\pm 1,810$  SF retail storefront
- Located on MLK Blvd with  $\sim 18,900$  vehicles per day
- Delivered as a cold dark shell for full tenant customization
- Zoned D-X (Downtown Mixed Use) allowing flexible retail uses
- Surrounded by SCAD, hotels, downtown residents, and tourism
- Large storefront windows offering strong visibility and natural light
- Positioned within Savannah's revitalizing downtown corridor



# PROPERTY HIGHLIGHTS

1

## PRIME LOCATION



Corner visibility on MLK Jr Blvd with 18,100 daily vehicles. Walk Score: 84 with exceptional pedestrian traffic.

2

## SHELL SPACE OPPORTUNITY



1,810 SF cold shell ready for customization. Modern renovations preserve historic façade with oversized storefront windows.

3

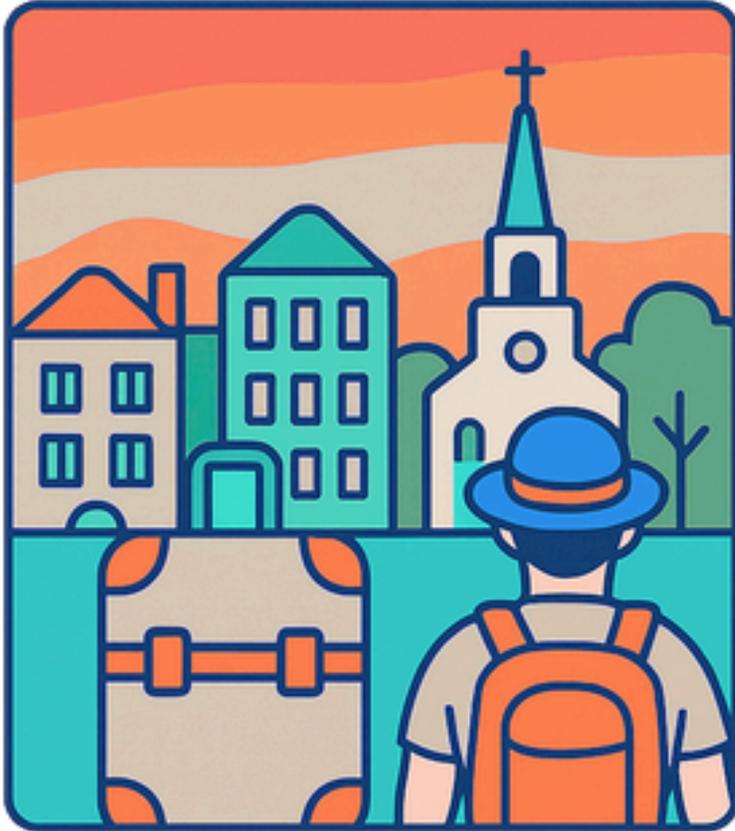
## STRATEGIC SURROUNDINGS



SCAD proximity (17,000+ students). 1,000+ hotel rooms within 2 blocks, and Enterprise Zone incentives available.

Unparalleled visibility and positioning for tenant success in Savannah's most active corridor.

# MARKET & DEMOGRAPHICS



## SAVANNAH BY THE NUMBERS™

- 148,000+ population with \$56,800 median income
- 17M+ annual tourists generating \$4B spending
- 17,000+ SCAD students driving creative economy

Tourism and SCAD's presence ensure consistent foot traffic and retail demand in this vibrant downtown corridor.

# NEIGHBORHOOD AMENITIES

## HOTELS

Tryp by Wyndham, Residence Inn, and Courtyard Marriott within 1-2 blocks.



## DINING

Crystal Beer Parolor, Rancho Alegre, Melting Pot, and many more create a vibrant food scene

## SERVICES

Chase Bank, UPS Store, Starbucks, and multiple salons support daily needs.



## GREEN SPACES

Savannah History and Art Museum offer cultural richness

Savannah History Museum and SCAD Museum of Art provide cultural richness

# IDEAL TENANT PROFILES

## BOUTIQUE CONCEPTS

- Artisan coffee/bakery
- Design retail/gallery

## SERVICES

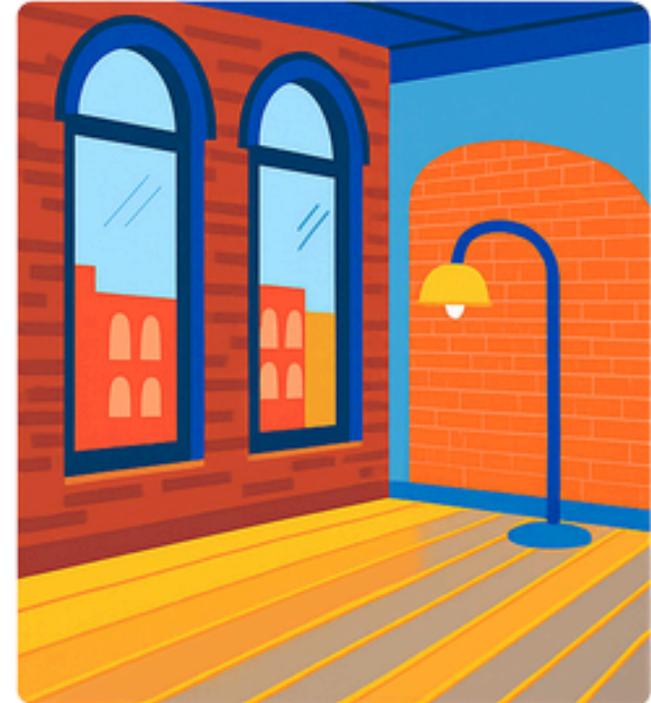
- Gallery/event space
- Wine bar

## NATIONAL FRANCHISES

- Quick-serve restaurants
- Wireless retailers

## CREATIVE VENTURES

- Tourism services



Flexible shell space allows custom tenant experiences

# Development & Growth Insights

1



## MLK/Montgomery Corridor Plan

Strategic redevelopment zone positioning for long-term growth.

2



## Enterprise Zone Incentive

Tax incentives available for eligible businesses.

3



## Streetscape Improvements

Active projects enhancing pedestrian access and aesthetics.

4



## Historic Preservation

Modern functionality within historic design standards.

Savannah's balanced approach to historic preservation and modern development creates a unique environment attracting tourists and locals.

# 02

## PROPERTY PHOTOS



PROPERTY PHOTOS



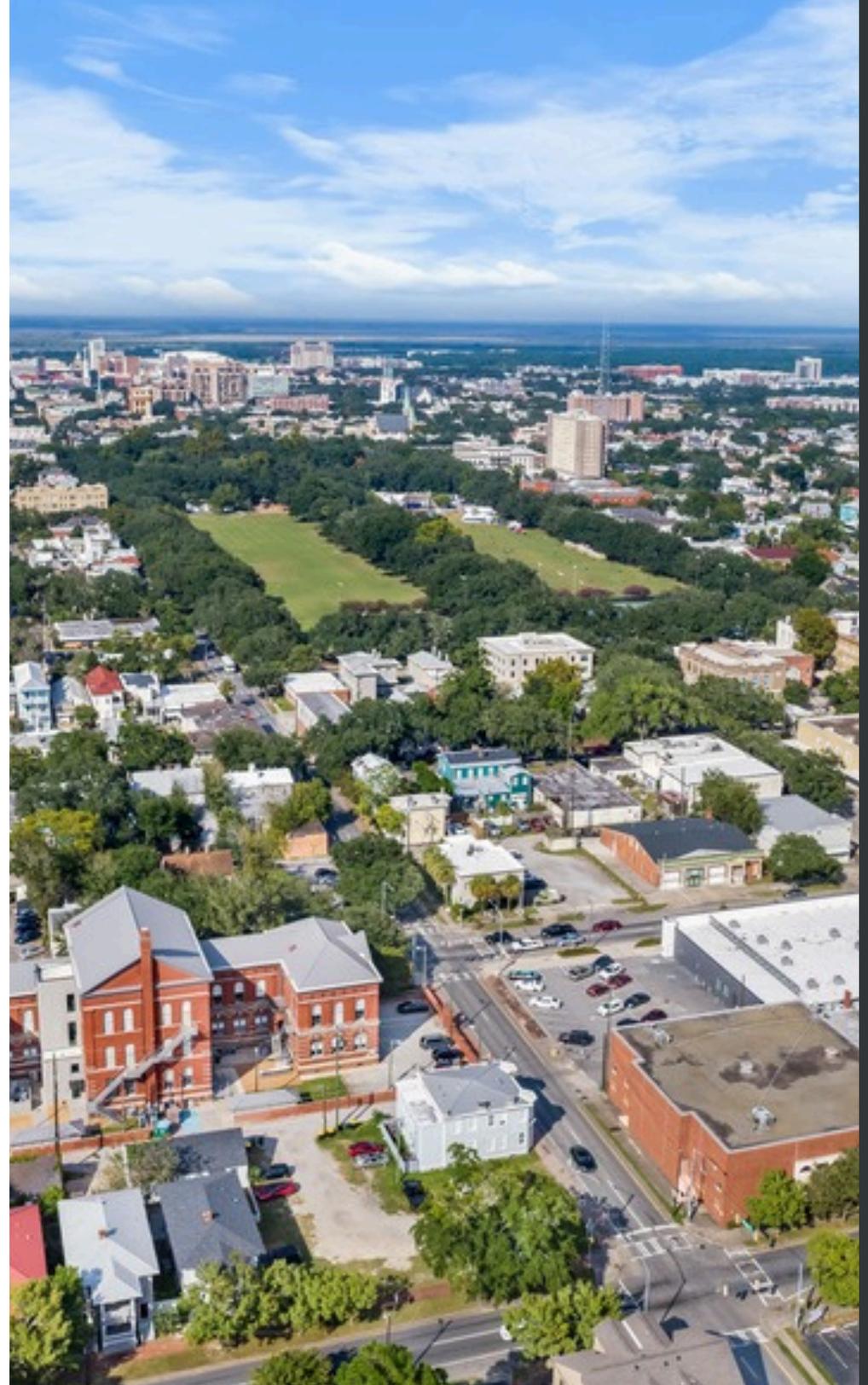


# 03

## AREA OVERVIEW

AREA OVERVIEW

NEARBY AMENITIES



# LOCATION OVERVIEW

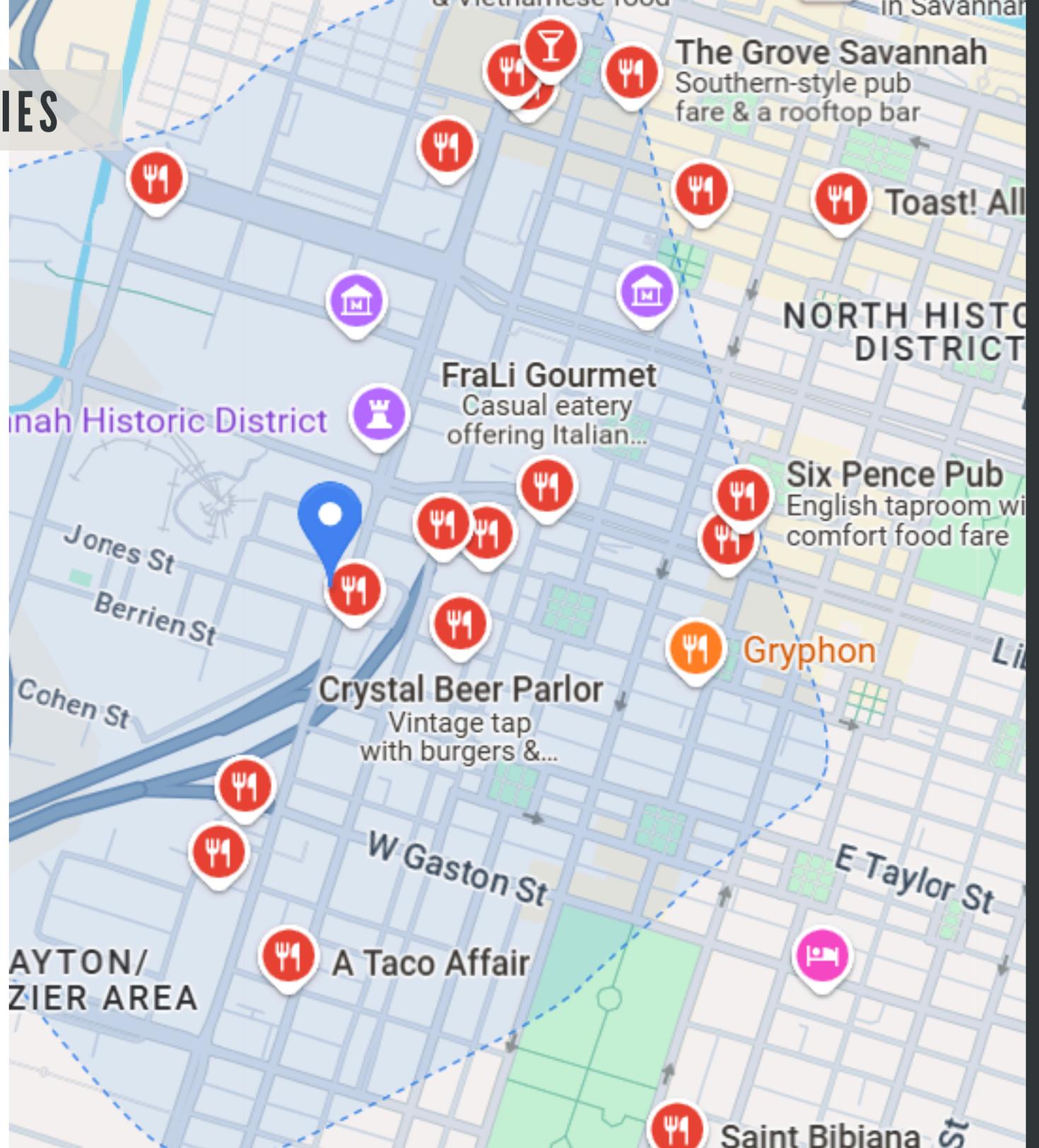
## SAVANNAH, GA

This retail space offers an exceptional opportunity in a high-visibility area undergoing extensive redevelopment. The property is being renovated and will be delivered as a cold hard shell, ready for customization. Large windows provide abundant natural light and excellent display opportunities to attract pedestrians and passing vehicles. Located near the Savannah College of Art and Design (SCAD), the space benefits from steady foot traffic from students, faculty, and visitors. Surrounded by shopping, dining, hotels, parks, and schools, the area draws both locals and tourists year-round. With significant pedestrian and vehicular traffic, this property is an ideal opportunity for businesses looking to thrive in Savannah's dynamic commercial landscape.



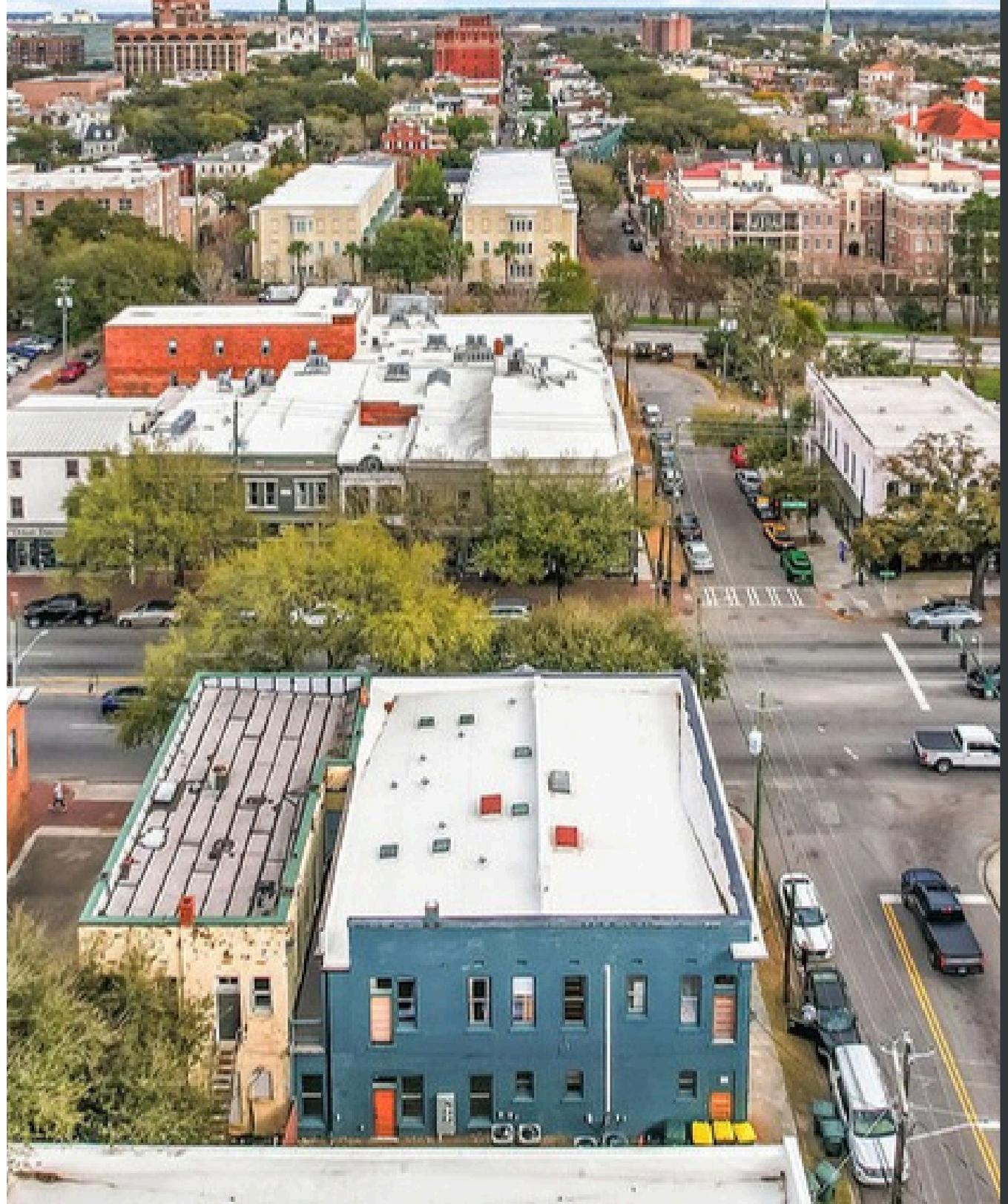
# NEARBY AMENITIES

The retail space at 351 Martin Luther King Jr. Blvd offers a prime location that benefits immensely from its proximity to the Savannah College of Art and Design (SCAD), placing it near a constant flow of students and faculty who add vibrancy and potential customer base to the area. Beyond the educational sphere, this location is surrounded by a plethora of shopping and dining options, from boutique stores to popular eateries, which attract locals and tourists alike, ensuring a steady stream of foot traffic. Additionally, this property is conveniently located near many amenities including museums, banks, gyms, several well-regarded hotels, and lush parks, enhancing the daily convenience for any business operating here. Proximity to major event venues also boosts potential for higher customer engagement during numerous events held throughout the year. This ensemble of nearby facilities not only caters to everyday needs but also enriches the location, making 351 MLK Blvd a nexus of opportunity for any retailer looking to tap into a vibrant urban market.



# 04

## AERIALS



# AERIALS





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