

OFFICE SUITE FOR LEASE

351 Commercial Drive Savannah, GA



Leasing Opportunity

- 616 square foot office suite
- Off street parking lot
- 2nd floor unit
- Directly off Eisenhower Drive
- Private restroom
- Negotiable lease terms available

For more information, please contact:



Alex Hansbarger
Commercial Sales & Leasing
cell: 912-509-2108
office: 912-236-1000
alex@judgerealty.com

PROPERTY OVERVIEW

351 Commercial Drive Savannah, GA



Offering Summary

Lease Rate:	\$1,000.00/month
Structure:	MG
SF Available:	616 SF
Divisible:	No
Zoning:	B-C
Condition:	Average
Available:	Today

Property Description

Centrally located 2nd floor office suite available for lease in Savannah, GA. Property is situated off Eisenhower Drive between Abercorn Street and Waters Avenue. Suite is fully carpeted with plenty of windows, 2 private offices, entry/waiting room, kitchenette area and storage closet. Surrounding business include McDonalds, Clean EatZ, Glow Medspa and Children's Eye Institute. Modified gross lease structure and negotiable lease terms available.

INTERIOR PHOTOS

351 Commercial Drive Savannah, GA



MARKET OVERVIEW

351 Commercial Drive Savannah, GA



TOURISM

ANNUAL VISITORS: 14 MILLION

\$4.4 BILLION IN VISITOR SPENDING

NATION'S LARGEST HISTORIC LANDMARK DISTRICT

OVER-NIGHT VISITORS STAY APPROXIMATELY 2.5 NIGHTS

\$265 AVG SPEND PER PERSON ON OVERNIGHT TRIPS

ESTIMATED RETAIL SALES

2021 **\$8.9 BILLION**

2020 **\$7.4 BILLION**

**"The World's Greatest
Places of 2021"**

Time Magazine

**"10 Most Beautiful Cities to
Visit in the United States"**

Redbook

**"Top 25 Places to Visit in
the United States"**

insider Monkey

\$5B

Economic impact from
Fort Stuart and
Hunter Army Air field

40%

Projected population
increase by 2050

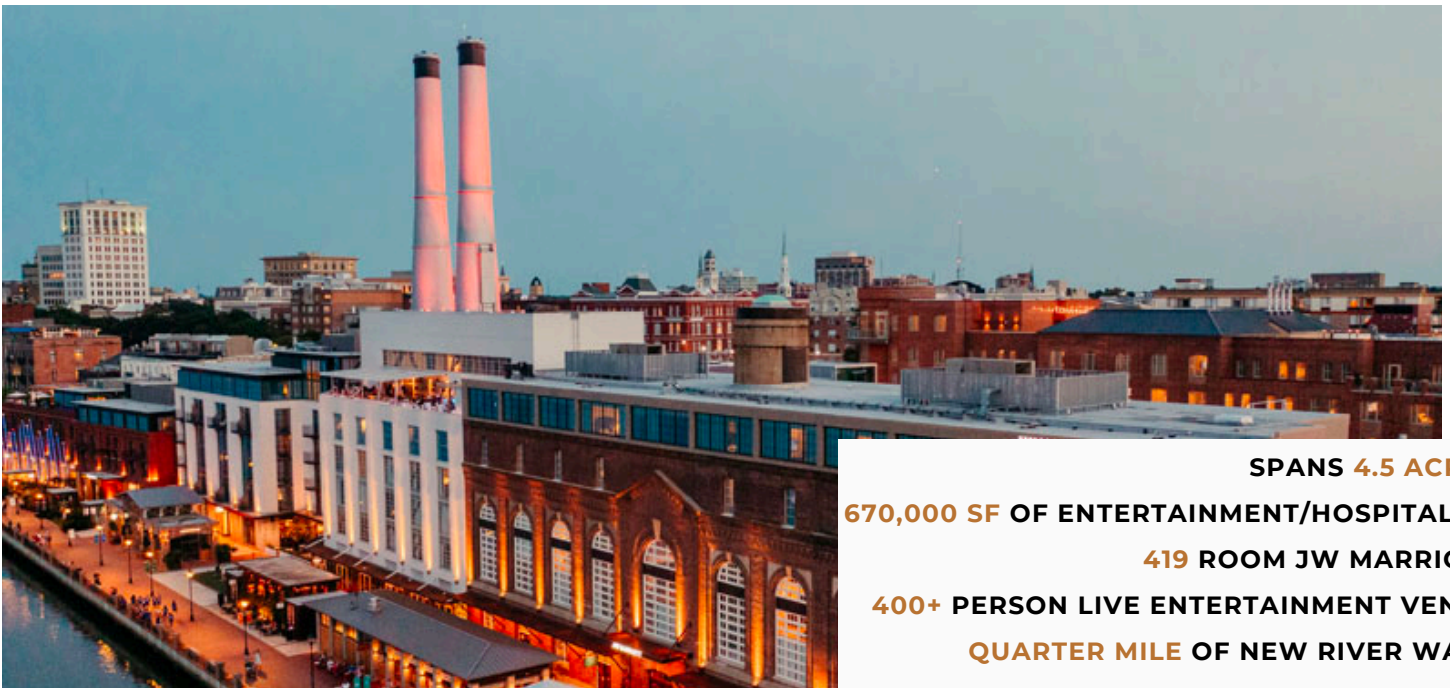
#2

Favorite Foodie City
Trazee Travel

#95

Best place to retire in the United States
Travel + Leisure

PLANT RIVERSIDE DISTRICT - RIVER STREET



SPANS 4.5 ACRES

670,000 SF OF ENTERTAINMENT/HOSPITALITY

419 ROOM JW MARRIOTT

400+ PERSON LIVE ENTERTAINMENT VENUE

QUARTER MILE OF NEW RIVER WALK



About Judge Realty

Full service, commercial and residential relationship-driven property management that combines local expertise, transparent operations, and proactive care for every property we manage.

COMMERCIAL

RESIDENTIAL

PROPERTY MANAGEMENT

DEVELOPMENT



Savannah, GA 31401



912-236-1000



info@judgerealty.com



judgerealty.com