



Leasing Opportunity

- 1,152 SF stand-alone office building
- ADA compliant, wheelchair accessible
- 4 private offices, 3 with sinks/cabinetry
- Reception and waiting room
- Break room/kitchen
- 11 space private parking lot
- Corner location

For more information, please contact:



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Offering Summary

Lease Rate:	\$13.00/SF/Year
Structure:	Modified Gross
Available	1,152 SF
SF:	No
Divisible:	P-1
Zoning:	Average
Condition:	9/1/2025

Available:
Property Description

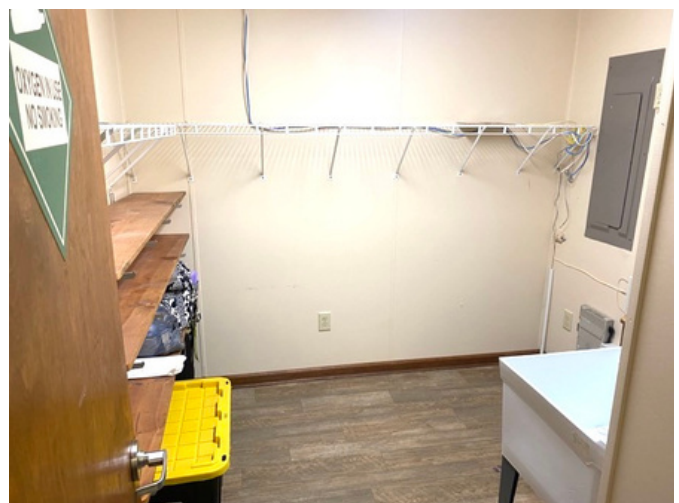
Demographics (10 Miles)

Total Households:	6,625
Total Population:	10,413
Average HH Income:	\$36,867

ADA Compliant stand-alone office building available for lease. Previously occupied by the health department and Veteran Affairs, This 1,152 SF space offers 4 office with 3 of which that have sinks/cabinets. Ample front reception space and seating area wired with fiberoptic, and a secure records room. Wheelchair ramp and handicap parking in the private parking lot that includes 11 parking spaces. Zoning is P-1 which allows for professional office use. Negotiable lease terms available.

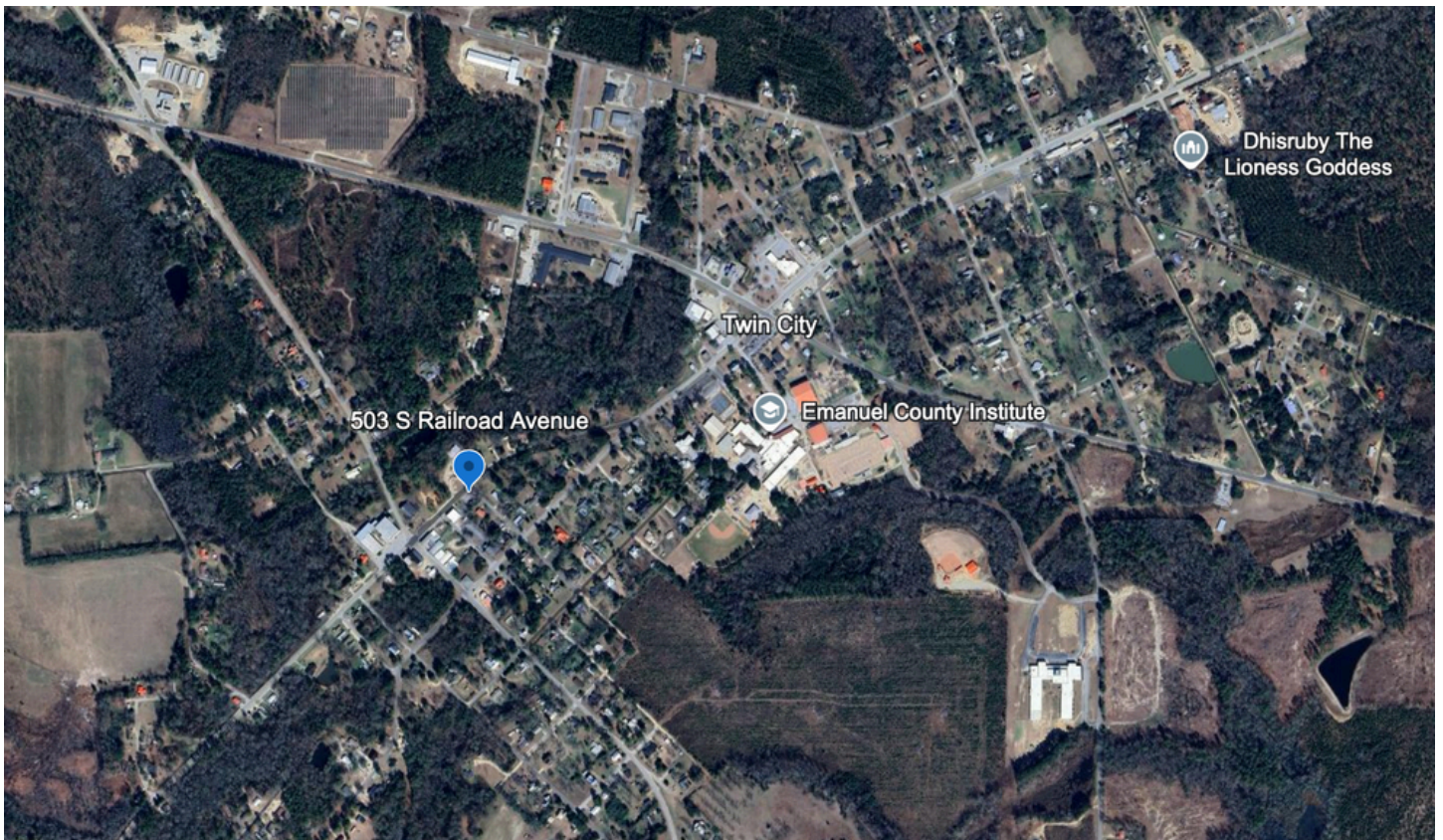
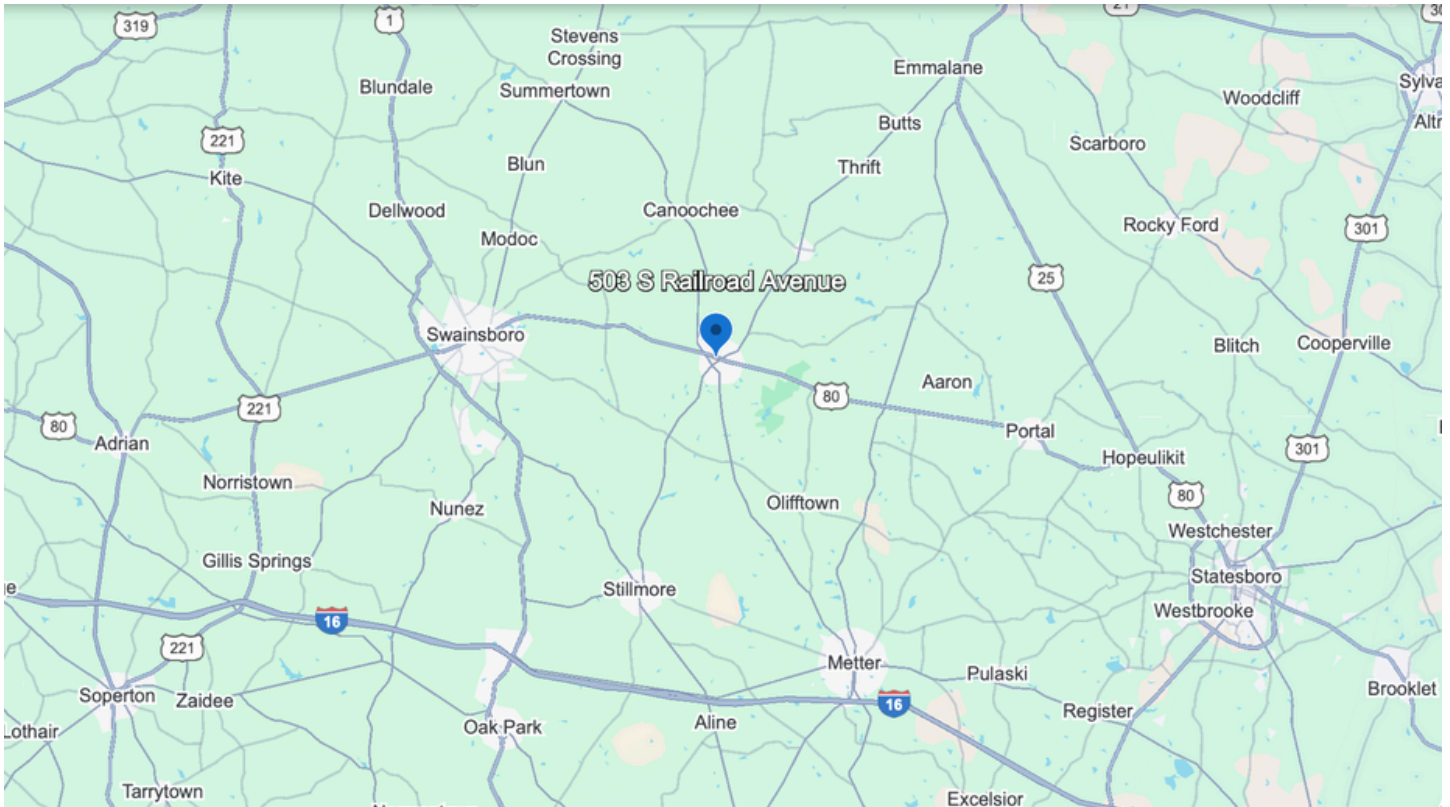
Commercial Space Photos

503 S RAILROAD AVENUE



LOCATION MAP

503 S RAILROAD AVENUE





1,634-Acre, George L. Smith State Park (Top 7 Kayak Destinations in Georgia)



2021- Centennial Park & Trail Ground Breaking



Twin City Historic Water Tower



"Little City, Big History"



Main Street- The Charlie Oglesby Memorial Welcome Center



About Judge Realty


Judge Realty 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.


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