

Property Summary



PROPERTY DESCRIPTION

Rare opportunity to lease ±8,235 SF on Savannah's iconic River Street, located within a historic 18th-century brick building just steps from the Plant Riverside District. This highly visible riverfront location benefits from exceptional pedestrian traffic driven by Savannah's strong tourism base of approximately 13–17 million visitors annually, as well as a dense concentration of hotels, restaurants, and entertainment venues.

The space features classic historic elements including exposed heart pine beams and columns, large arched window openings, and ceiling heights of approximately 14 feet, creating a distinctive and authentic setting ideal for a destination-oriented concept. The layout offers flexibility for a wide range of uses, including restaurant, bar, entertainment, hospitality, or experiential retail.

Access is available from both River Street and Factors Walk, providing multiple entry points and unique opportunities for branding, signage, and customer flow.

Ownership is planning base-level improvements to the space prior to delivery, providing a strong foundation for tenant buildout. Tenant improvement allowances and additional landlord participation may be considered for qualified operators, subject to lease terms and deal structure.

PROPERTY HIGHLIGHTS

- ±8,235 SF available on the second floor of a historic three-story riverfront building
- Located on Savannah's premier River Street corridor, immediately within Plant Riverside District
- Exceptional pedestrian traffic driven by approximately 13–17 million annual visitors and surrounding hospitality density
- Ideal for restaurant, bar, entertainment, hospitality, or experiential retail users
- Tenant improvement allowance and additional landlord participation negotiable for qualified tenants
- NNN lease structure
- Offered at \$40.00/SF NNN

OFFERING SUMMARY

Lease Rate:	\$40 SF/yr (NNN)
Available SF:	8,235 SF
Building Size:	25,308 SF

Property & Location Description



PROPERTY DESCRIPTION

This offering presents a rare opportunity to lease a highly distinctive space within one of Savannah's most recognizable historic riverfront buildings, positioned along River Street and just steps from Factors Walk. The property benefits from exceptional visibility and consistent pedestrian traffic within one of the city's most active and established commercial corridors.

The space is accessed directly from street level, providing a dedicated and highly visible entry experience for customers. Once inside, the interior opens up to a character-rich environment defined by exposed structural elements, substantial ceiling heights, and expansive window openings that introduce natural light and create a strong architectural presence.

These features provide an ideal foundation for users seeking a space with identity and atmosphere, well-suited for experiential retail, boutique hospitality, creative office, or destination-oriented concepts.

The layout offers flexibility for a variety of configurations, allowing an operator to tailor the space to their specific use while maintaining the integrity of the building's historic fabric. Dual access from River Street and Factors Walk enhances functionality, supporting customer flow, branding, and operational efficiency.

Ownership will deliver the space in a condition that allows for efficient tenant customization. Opportunities exist for tenant improvement allowances and potential landlord participation for qualified operators, creating a pathway for thoughtful and strategic buildout.

This is a unique opportunity to establish a presence in a location where historic character, strong foot traffic, and surrounding hospitality demand converge, offering long-term positioning within one of Savannah's most sought-after commercial districts.

LOCATION DESCRIPTION

Positioned in the heart of Savannah's Historic Riverfront, 313 W. River Street offers a premier location within one of the most heavily trafficked and iconic corridors in the Southeast. The property sits just steps from the Plant Riverside District, a transformative mixed-use destination featuring luxury hospitality, award-winning dining, rooftop entertainment venues, and year-round events that draw both local residents and visitors alike.

Savannah continues to experience strong tourism demand, attracting approximately 13 to 17 million visitors annually, supported by a thriving hospitality sector and more than \$4 billion in annual visitor spending. This consistent influx of both overnight guests and day visitors drives steady, year-round foot traffic along River Street—one of the most active pedestrian corridors in the Southeast.

Key Statistics - Based On 10 Minute Walk Time



Key Statistics

894 Total Businesses	13.4K Total Employees	\$1.45B Total Sales	8.2% Unemployment Rate
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Daytime Population

3,396
Total Population

15,865
Total Daytime Population

Ratio of daytime to total population:

4.67

Values > 1.0 mean that more people come to the area during the day than live there.



Urban Core

Dominant Urbanicity Type



7.0
Avg Number of Employees



2,088
Total Businesses Per Square Mile

Largest Businesses in Area

11
100 or More Employees

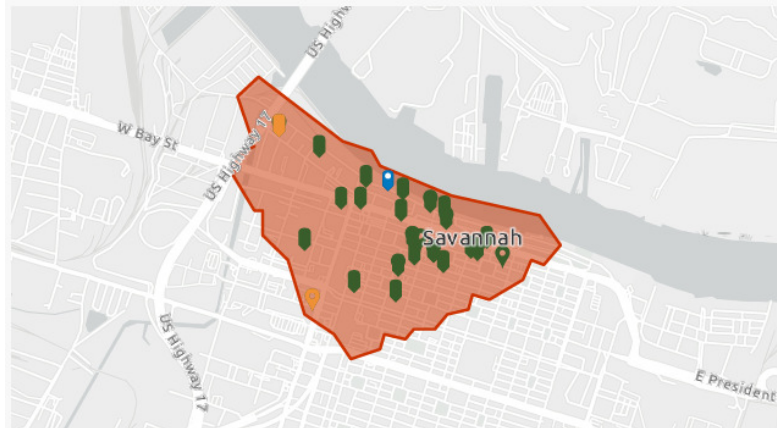
23
\$10M+ Annual Sales Vol

Most Employees

Savannah College-Art-Design	Branch	2,200
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Highest sales volume

UTC Overseas Inc	Branch	\$132M
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Food & Beverage - 10 Minute Walk Time

313 W River St, Savannah, Georgia, 31401

Walk time: 10 minute radius

 **Eating Places**



9

Bakers (Retail)



67

Bars and Pubs



15

Coffee Shops



0

Juice Bars



0

Doughnut Shops



5

Ice Cream Parlors



5

Pizza Restaurants



149

Other Restaurants

3,396
Population

1,094
Households

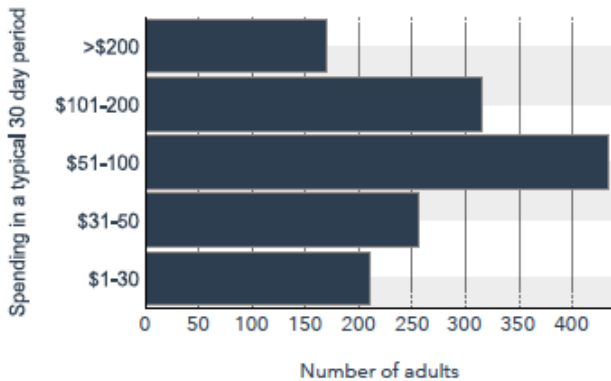
2.04
Avg Size Household

22.3
Median Age

\$23,311
Median Household Income

\$460,714
Median Home Value

Family Restaurants Market Potential



Annual Household Spending


\$2,001
Meals at Restaurants

\$343
Food & Drink on Trips

Local Business Summary

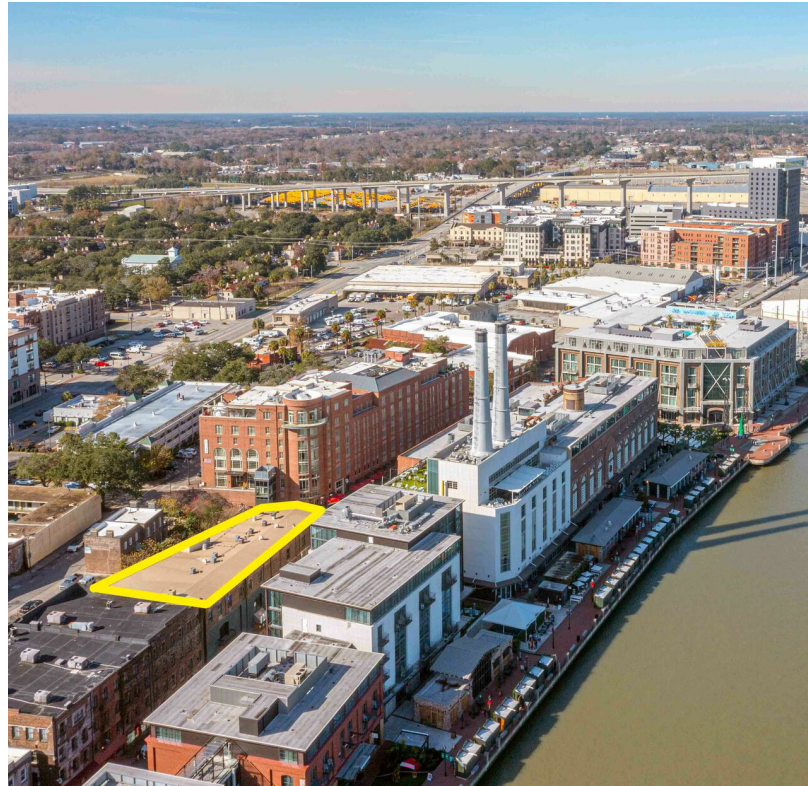
894
Total Businesses

13,447
Total Employees

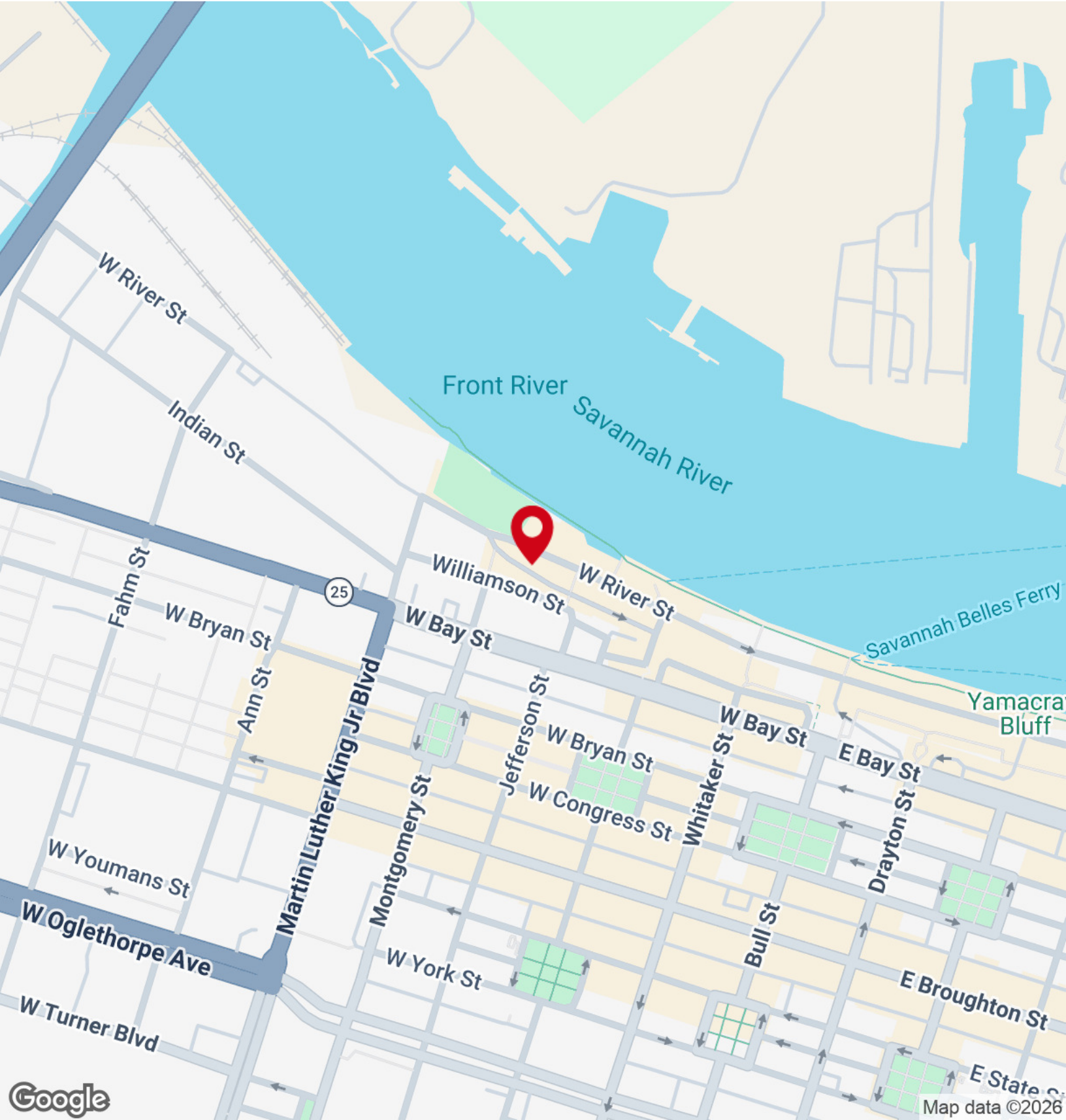
 **Source:** This infographic contains data provided by Esri (2025, 2030), Esri-MRI-Simmons (2025), Esri-U.S. BLS (2025), Esri-Data Axle (2025). **Data Axle** POI data updated 3 times per year. * Indicates the number of locations has reached the maximum. Note that the BLS has redefined Meals at Restaurants/Other by removing the mealtime distinction: breakfast, lunch, dinner, and snacks. Where food purchases were made has been maintained. © 2026 Esri

313 W RIVER ST | SAVANNAH, GA

Additional Photos



Location Map



Retailer Map



Map data ©2021 Google

Advisor Bio 1



SHANE LITTS

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PROFESSIONAL BACKGROUND

Shane Litts is a commercial & Investment real estate advisor serving Savannah and Coastal Georgia, specializing in investment sales, leasing, and tenant/landlord representation across industrial, retail, office, multifamily, and land. With 12+ years of prior environmental consulting experience and strong knowledge of the Georgia Brownfield Program, Shane brings a unique ability to evaluate risk and unlock value for investors, owners, and small businesses. He is passionate about supporting local entrepreneurs and helping landlords strengthen their assets. Shane is also an active real estate investor and brings an owner's mindset to every engagement.

EDUCATION

Shane Litts brings a multidisciplinary background to commercial real estate, combining environmental consulting, project management, operations leadership, and investment brokerage experience.

He began his career in environmental and geotechnical engineering, serving as an Environmental Specialist with WPC Environmental & Geotechnical Engineering from 2005 to 2009. He then spent nine years as a Project Manager with Terracon Consultants, Inc., where he oversaw complex environmental due diligence, site investigations, regulatory coordination, and development-related consulting assignments. This foundation provides clients with a unique advantage when navigating redevelopment sites, environmental considerations, and risk mitigation strategies.

In addition to his consulting background, Shane served as Director of Operations for Rhino Hospitality Group, gaining operational insight into hospitality assets and investment performance.

Since 2017, Shane has focused on commercial and investment real estate brokerage, advising clients on acquisitions, dispositions, landlord and tenant representation, and development opportunities. He previously served with Berkshire Hathaway HomeServices Bay Street Realty Group before joining Engel & Völkers Savannah as a Commercial & Investment Real Estate Advisor.

Shane holds degrees from the State University of New York College of Environmental Science and Forestry and SUNY Schenectady. His academic and professional training allows him to approach transactions with both analytical rigor and practical market insight.

MEMBERSHIPS

Realtors Commercial Alliance

CCIM Candidate

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