

# Property Summary



## PROPERTY DESCRIPTION

Located on a prominent corner within Savannah’s Streetcar District, 422 W 43rd Street presents a rare opportunity to acquire a TC-1 (Traditional Commercial) zoned property with exceptional flexibility and potential seller financing, creating an attractive pathway for owner-users and investors alike.

This ±2,800 SF, two-story building is currently configured as a mixed office/residential layout, but is fully zoned for commercial use, allowing a future owner to reposition the property to meet market demand. TC-1 zoning supports a broad range of uses including restaurant, café, professional office, retail, service-oriented businesses, and non-owner occupied short-term vacation rental.

A defining feature of this location is its proximity to The Jardin, a new mixed-use residential and commercial development under construction by The Rhino Collective. Situated at the gateway to the Streetcar Historic District, The Jardin will bring multiple residential buildings with more than 50 apartments and ground-floor commercial space with outdoor seating, enhancing the vibrancy and pedestrian traffic immediately adjacent to this property. This nearby investment reflects growing interest and reinvestment in the area’s urban core and strengthens long-term demand for retail, office, and hospitality uses.

## OFFERING SUMMARY

Sale Price:	\$895,000
Lot Size:	8,158 SF
Building Size:	2,800 SF

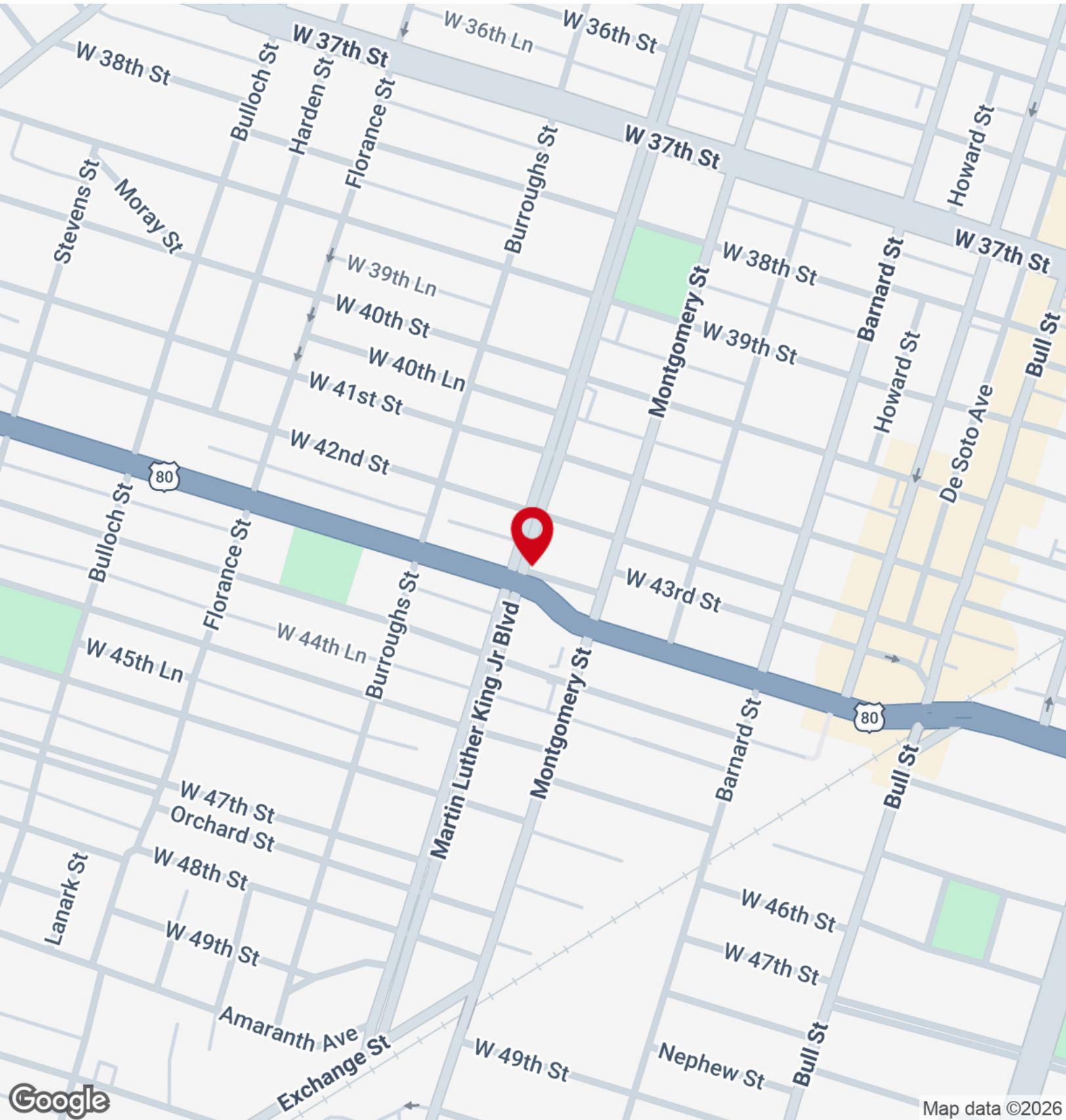
DEMOGRAPHICS	0.5 MILES	1 MILE	3 MILES
Total Households	2,061	7,164	34,512
Total Population	5,178	16,342	82,980
Average HH Income	\$66,098	\$78,059	\$72,073

422 W 43RD ST | SAVANNAH, GA

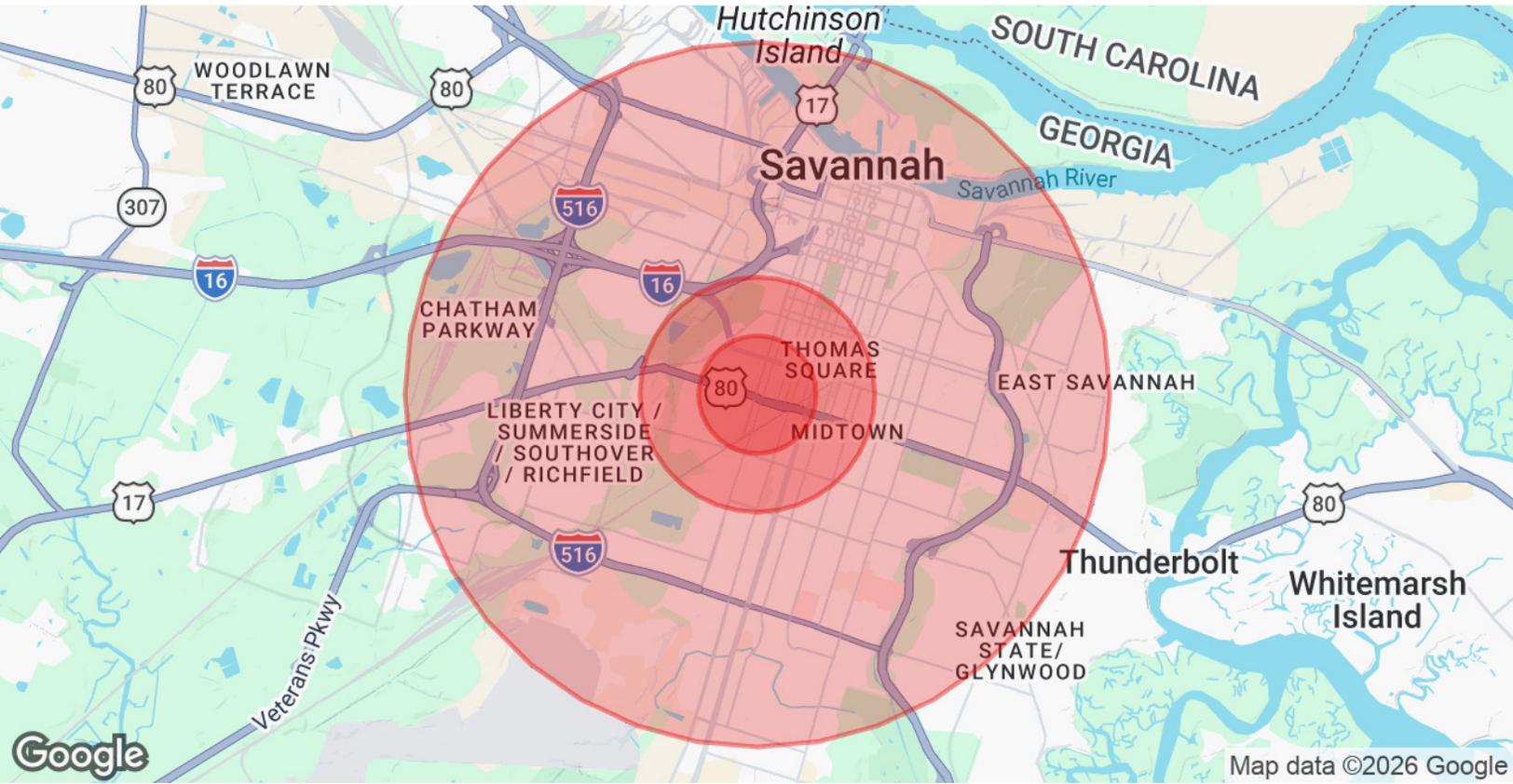
# Additional Photos



# Location Map



# Demographics Map & Report



POPULATION	0.5 MILES	1 MILE	3 MILES
Total Population	5,178	16,342	82,980
Average Age	38	38	39
Average Age (Male)	38	37	37
Average Age (Female)	38	38	40
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	3 MILES
Total Households	2,061	7,164	34,512
# of Persons per HH	2.5	2.3	2.4
Average HH Income	\$66,098	\$78,059	\$72,073
Average House Value	\$369,739	\$510,322	\$398,261

Demographics data derived from AlphaMap

# Advisor Bio 1



SHANE LITTS

Commercial | Investment Real Estate Advisor

shane.litts@engelvoelkers.com

Direct: 912.659.0464 | Cell: 912.659.0464

GA #375076

## 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

Engel & Völkers - Savannah  
1650 East Victory Drive  
Savannah, GA 31404  
984.389.3070