

FOR SALE - INVESTMENT OPPORTUNITY  JUDGE REALTY

125 Park of Commerce Drive, Savannah, GA



OFFERING SUMMARY

125 Park of Commerce Drive



General Information

Sale Price:	\$1,400,000
Square Feet:	7,058 SF
Acres:	1.66 acres M/L
Zoning:	B-C
Condition:	Renovated
Year Built:	1997
Year Renovated:	2026
Parking Lot:	25 Surface
NOI (2025):	\$106,903.16
Cap Rate:	7.64%

Property Description

Investment property available for purchase off Chatham Parkway in Savannah, GA. This 100% leased 7,058 square foot office building consists of a variety of administrative, professional service-type tenants on full-service lease structures, creating marketability and tighter vacancy rates that provide a stronger rent roll. Property just had a new dimensional roof installed, all new LVP flooring throughout the common areas, monument sign replacement, and 4 new windows installed on the front of the building, all completed in Feb 2026.

For more information, please contact:



Alex Hansbarger

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OFFERING SUMMARY

125 Park of Commerce Drive



Location Information

Street Address: 125 Park of Commerce Dr.
City, State, Zip Savannah, GA 31405
Building Name: Dogwood Court
County: Chatham
Road Type: Paved
Market Type: Large
Nearest Highway: I-16, Chatham Parkway

Property Information

Property Subtype: Professional Office
Zoning: B-C
Lot Size: 1.66-acres M/L
Parcel #: 20832 01024
Lot Frontage: Approx. 105 ft
Let Depth: Approx. 530 ft
Free Standing: Yes
Year Built: 1997



Building Information

Building Size:	7,058	Flooring:	New LVP (2026)
Tenancy:	Mutli	Exterior:	Brick
Lot Size:	1.66-acres M/L	Ceiling Height:	10 ft
Number of Floors:	3	Elevator:	No
Years Renovated:	2026	Parking:	25 Surface
Roof:	New Dimensional (2026)	Handicap Ranp:	Yes
		Signage:	Monument

RENT ROLL

125 Park of Commerce Drive



Suite	Tenant	Size	Price Per SF	Annual Rent	Lease Start	Lease End
101	Jun Ku Lee	1,710	\$16.14	\$27,600.00	10/1/2023	6/30/2028
102	Heera, LLC	200	\$48.00	\$9,600.00	11/1/2024	10/31/2026
114	Verna Harden	150	\$59.20	\$8,880.00	11/19/2014	MTM
116	Derek Price	210	\$54.29	\$11,400.00	10/1/2022	9/30/2026
200	Jamie Hoff	150	\$51.60	\$7,740.00	1/1/2020	12/31/2028
201	Ali Awad Law, LLC	150	\$60.00	\$9,000.00	8/8/2025	7/31/2028
203/204	Ark Temporary Staffing, LLC	300	\$40.00	\$12,000.00	9/15/2025	3/31/2026
205	Kim Whyte	120	\$47.50	\$5,700.00	6/15/2023	10/31/2026
206	Moleisha Bowman	150	\$28.00	\$4,200.00	10/1/2020	6/30/2026
207	Office Beta One Security	450	\$15.68	\$7,056.00	11/2/2025	10/31/2026
211	Angela Jackson	150	\$64.00	\$9,600.00	5/1/2023	10/31/2026
212-215	Zack Alderson (Mulitvista)	450	\$46.13	\$20,760.00	8/20/2018	8/31/2026
300	Hotrec, LLC	1,200	\$23.10	\$27,720.00	6/1/2024	5/31/2026
Gross Income				\$161,256.00		

INVESTMENT ANALYSIS

125 Park of Commerce Drive



2025 OpEx	Total
Real Estate Taxes (City)	\$1,813.78
Real Estate Taxes (County)	\$9,202.69
GL/Property Insurance	\$6,613.61
Landscaping	\$3,900.00
GA Power (Electric)	\$13,000.09
Internet	\$3,494.31
Janitorial	\$5,138.92
Water	\$2,371.64
Pest Control	\$310.00
B&J Fire (Spring. Inspection)	\$445.00
Repairs/Maintenace Contingency (5.0%)	\$8,062.80
Total Operating Expenses	\$54,352.84

ProForma	
Gross Income	\$161,256.00
Operating Expense	\$54,352.84
NOI	\$106,903.16
Sale Price	\$1,400,000
Cap Rate	7.64%

ADDITIONAL PHOTOS

125 Park of Commerce Drive



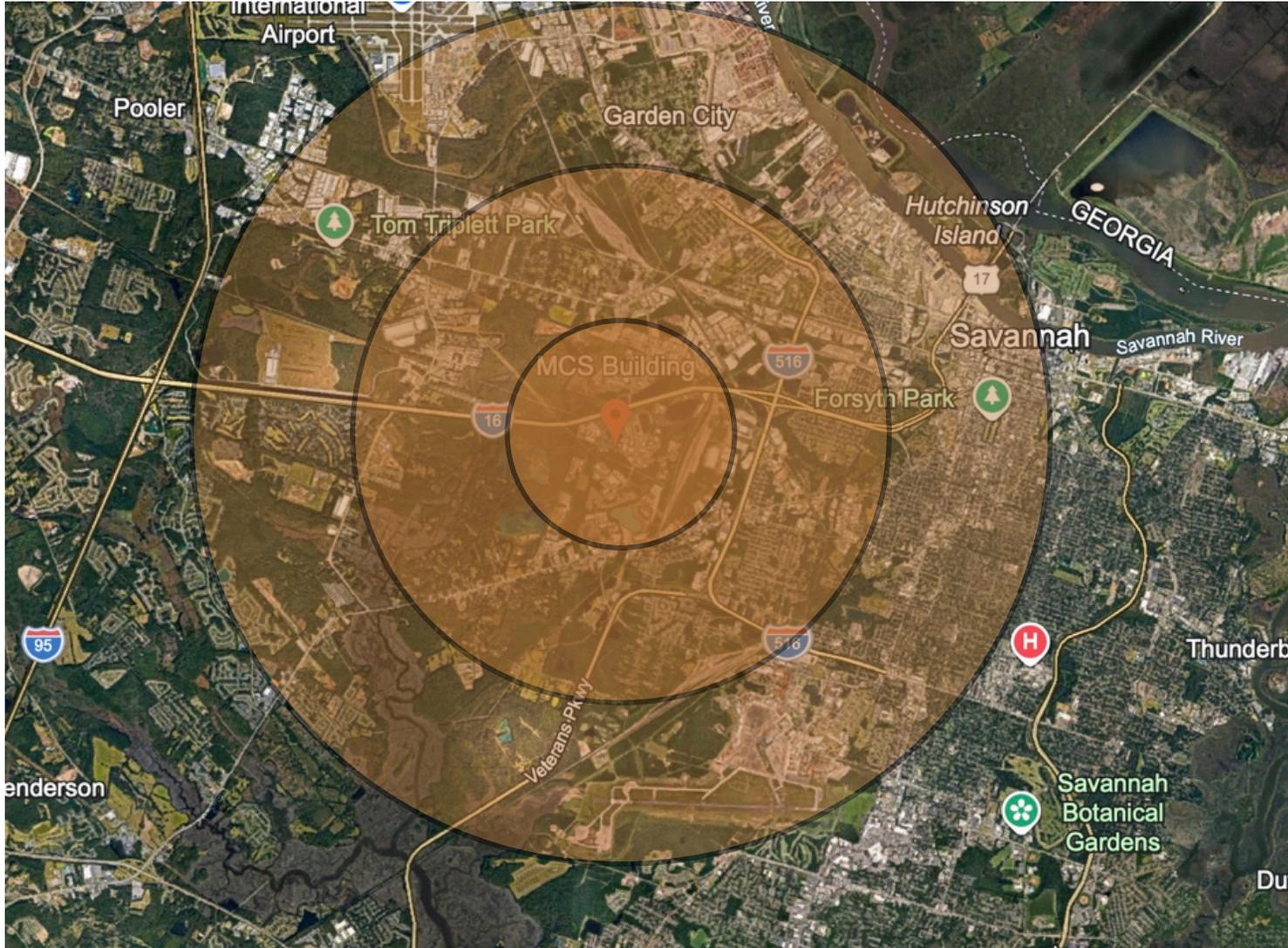
RETAILER MAP

125 Park of Commerce Drive



LOCATION/DEMOGRAPHICS

125 Park of Commerce Drive



2024 Demo's

Population

1 Mile: 3,451
3 Miles: 29,251
5 Miles: 103,860

Households

1 Mile: 1,158
3 Miles: 11,076
5 Miles: 41,992

Average HH Income

1 Mile: \$49,276
3 Miles: \$59,445
5 Miles: \$73,157

Median Age

1 Mile: 30.9
3 Miles: 36.4
5 Miles: 35.4



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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RESIDENTIAL

PROPERTY MANAGEMENT

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