

PARKER*scott* COMMERCIAL

301 Bay Street



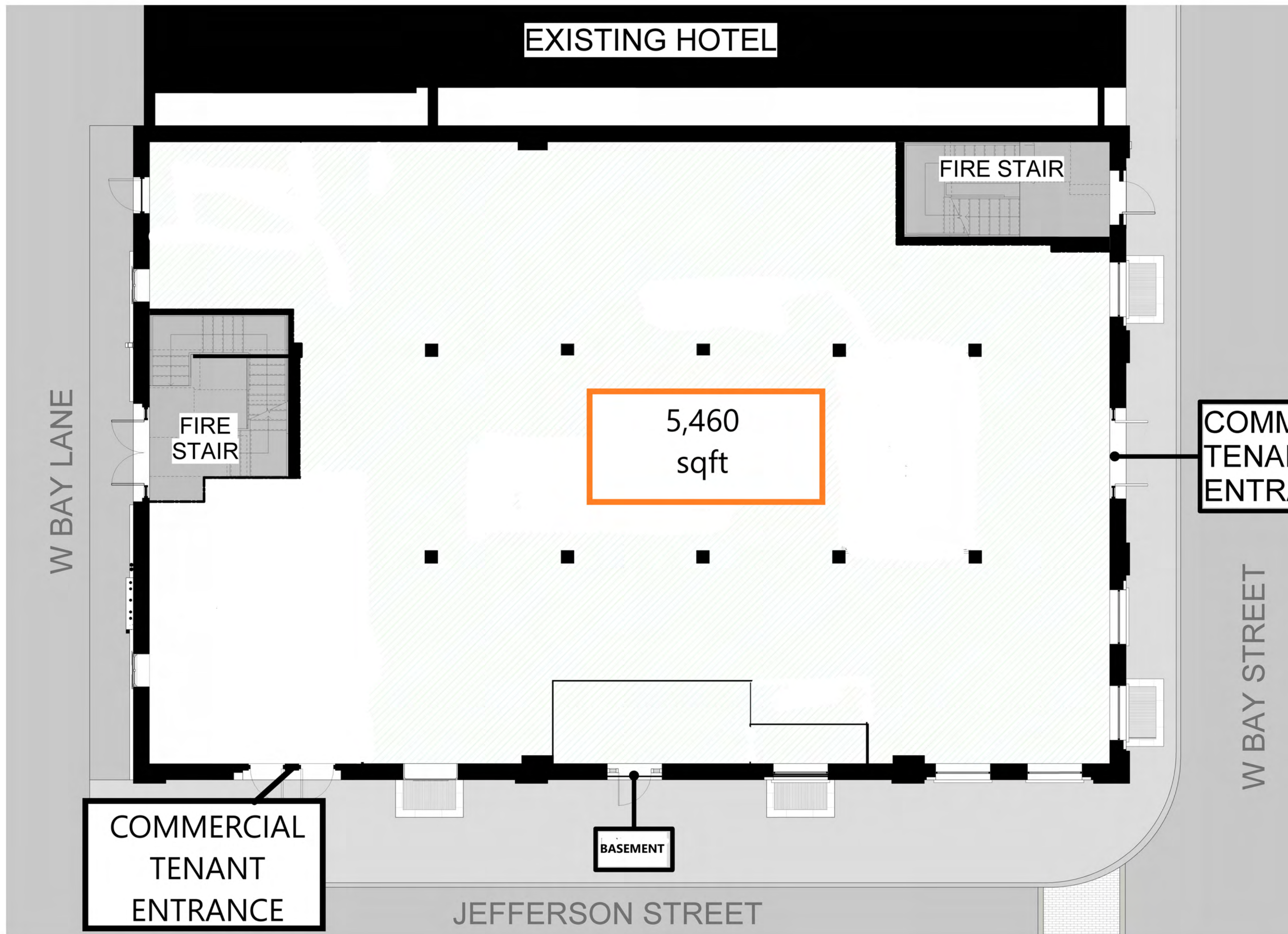
301 WEST BAY STREET



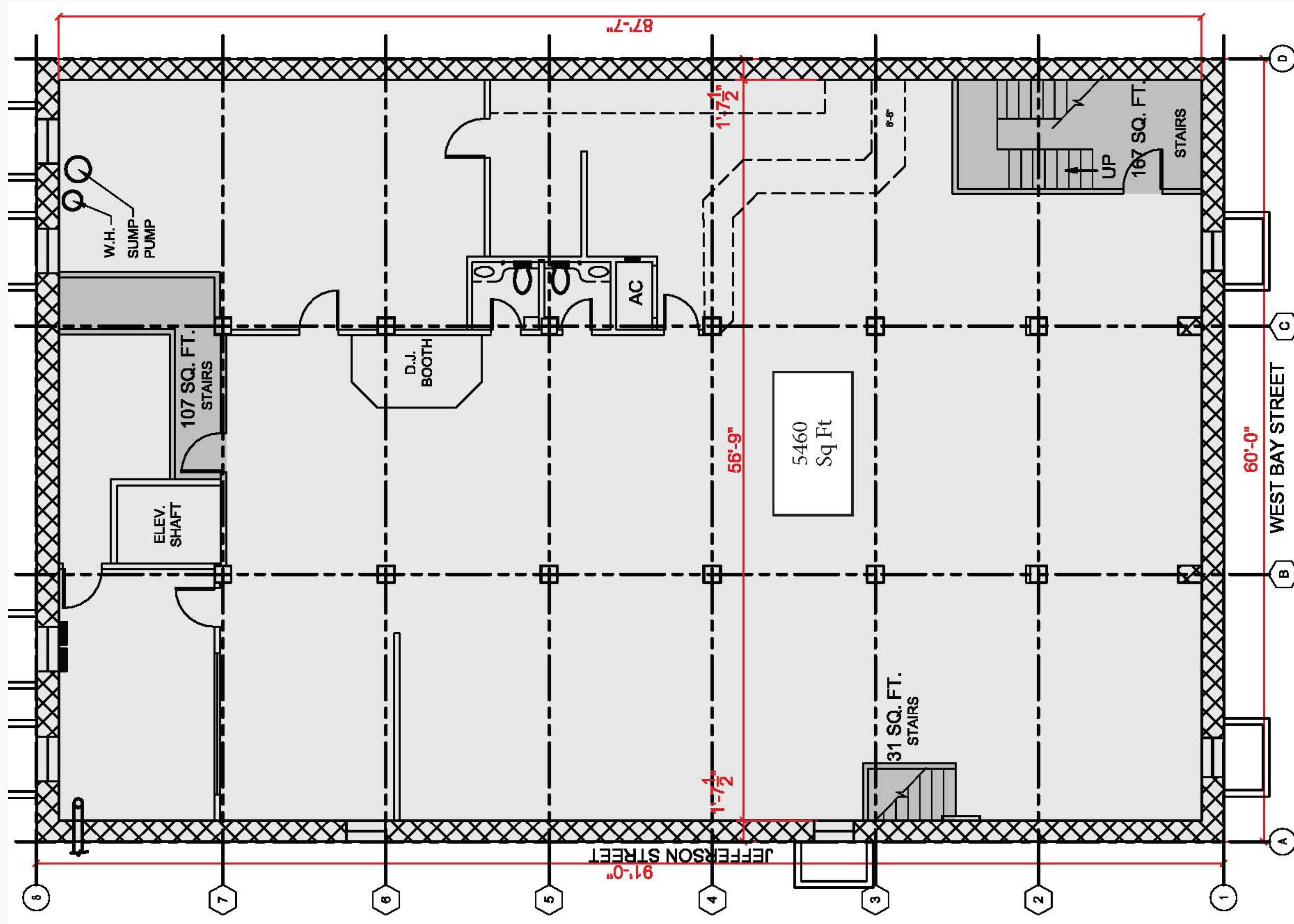
OVERVIEW

Building SqFt	27,300 SqFt
Levels	5
Basement Commercial	5,460 SF
Street Fl Commercial	5,460 SF
2nd FL Future Condo Rentals	5,560 SF
3rd FL Future Condo Rentals	5,460 SF
Rooftop Interior	2,721 SF
Roof Deck	2,739 SF
Bay St Frontage	61 Ft
Jefferson St Frontage	91 Ft
Year Built	1890
Vehicles Per Day	28,000+

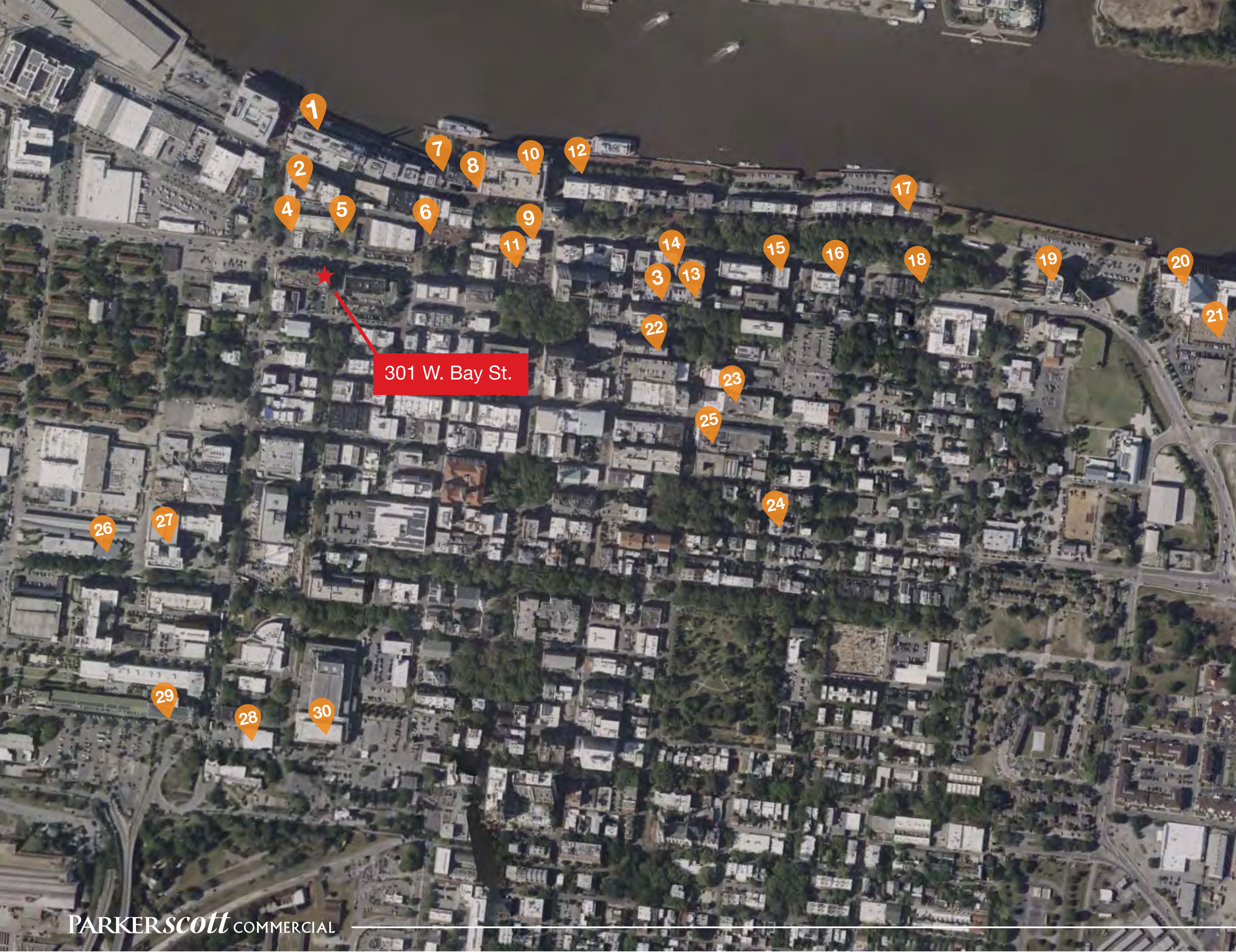




GROUND FLOOR OPTION



BASEMENT (existing layout)



TOP HOTELS

1. Jw Marriott - \$390
2. The Alida - \$440
3. Holiday Inn - \$159
4. Double Tree - \$193
5. Hilton Garden Inn - \$184
6. Hotel Indigo - \$179
7. Cotton Sail - \$286
8. The Bohemian - \$339
9. The Andaz - \$199
10. Hyatt Regency - \$166
11. The Drayton Hotel - \$229
12. River Street Inn - \$278
13. Holiday Inn Express - \$204
14. Hampton Inn - \$207
15. East Bay Inn - \$249
16. Staybridge Suites - \$203
17. Olde Harbour Inn - \$290
18. Kimpton Brice Hotel - \$246
19. Homewood Suites - \$230
20. Marriott Savannah Riverfront - \$340
21. Thompson Savannah - \$305
22. Planters Inn - \$269
23. The Marshall House - \$341
24. Perry Lane hotel - \$503
25. The Desoto - \$334
26. Embassy Suites - \$310
27. Aloft Savannah - \$273
28. Courtyard by Marriott - \$221
29. Residence Inn by Marriott - \$271
30. Cambria Hotel Savannah - \$270

WELCOME TO THE NEIGHBORHOOD

From the meticulously preserved to the thoroughly modern, Savannah's diverse districts and communities are as distinctive as the people who call them home. Here's a guide to help you discover your new home base.

DOWNTOWN

Artsy, eclectic and steeped in history, the Historic District strikes the perfect balance between urban living and southern charm.

EAST & THE ISLANDS

Quintessential vast marshes and meandering rivers characterize these coastal neighborhoods along Savannah's idyllic Atlantic Ocean coast, including "Savannah's Beach", Tybee Island.

WEST SAVANNAH

Emerging cities and towns meet peaceful countryside.

MIDTOWN

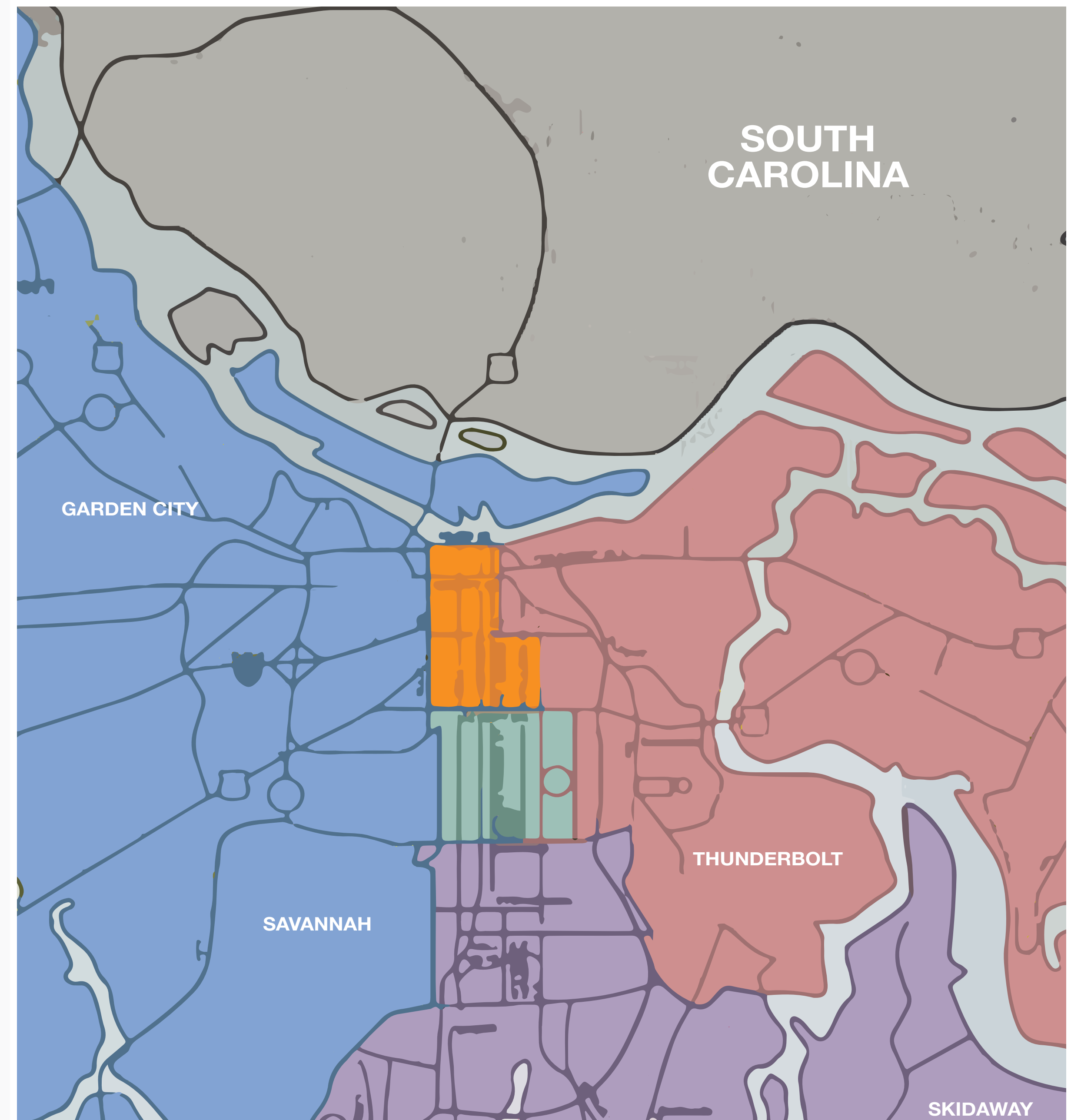
Separated from downtown by palm-adorned Victory Drive, this peaceful part of town attracts families and young professionals with its early 20th century craftsmanship, and oak-lined avenues.

THE SOUTHSIDE

From mid-century ranches to luxury waterfront mansions, enclaves in Savannah's southern regions draw connoisseurs of the good life.

NEIGHBORING COUNTY

Noteworthy for their friendly, agrarian communities, the pastoral farms, pine woods and marshlands just beyond Chatham County make for a bucolic atmosphere.



#1

CITY FOR CREATIVE
PROFESSIONALS
-*SMARTASSET*

#1

HOTEL IN THE U.S
PERRY LANE

14.8M

ANNUAL VISITORS TO SAVANNAH -
GENERATING \$3 BILLION IN
VISITOR SPENDING

#4

SOUTH'S BEST CITIES
-*SOUTHERN LIVING*

\$4.9B

ECONOMIC IMPAT FROM FORT STEWART
AND HUNTR ARMY AIRFIELD

#2

BEST RELAXING GETAWAY
IN THE U.S
-*US NEWS & WORLD
REPORT*

#2

BEST CITY IN THE U.S
-*TRAVEL & LEISURE*

72K+

STUDENTS PERSUING HIGHER
EDUCATION AT 17 COLLEGES AND
UNIVERSITIES IN THE SAVANNAH AREA

BY THE NUMBERS

POPULATION

Savannah:

147,780

Savannah MSA:

395, 983

AVERAGE TEMPERATURE

Spring	65.26
Summer	81.40
Fall	67.87
Winter	51.13

CLIMATE

216

days of summer per year

PRECIPITATION

48"

average rain per year

COST OF LIVING

The number below reflect the cost of living - the amount of money needed to sustain a certain level of living, including basic expenses such as housing, food, taxes, and healthcare - in US cities.

Savannah	97.3
Charlotte, NC	97.9
Dallas, TX	98.5
Jacksonville, FL	99.0
Chicago, IL	100.1
Atlanta, GA	100.3
Charleston, SC	101.7
Austin, TX	106.6
Miami, FL	110.1
New York, NY	128.0
San Fransisco, CA	178.6

SAVANNAH MSA HOUSEHOLD INCOME

\$82,125

AVERAGE ONE-WAY COMMUTE (IN MINUTES)

Savannah	20.7
Charleston, SC	22.9
Austin, TX	24.6
Jacksonville, FL	24.9
Charlotte, NC	25.6
Atlanta, GA	27.5
San Fransisco, CA	33.3
New York, NY	41.4

COMPARABLE HOME PRICES

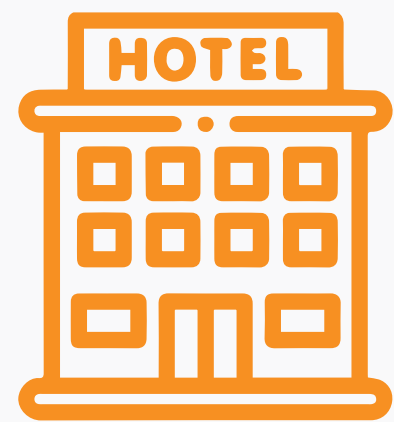
Single Family Home
(Average of Middle Price Tier)

Savannah	\$252,000
Gainesville, FL	\$282,000
Orlando, FL	\$357,000
Charlotte, NC	\$402,000
Nashville, TN	\$442,000
Ralegih, NC	\$444,000
Atlanta, GA	\$495,000

TOP EMPLOYMENT INDUSTRIES

1. Professional and Business Services
2. Education and Health Services
3. Leisure and Hospitality
4. Retail Trade
5. Government - State and Local
6. Manufacturing
7. Transportation and Utilities
8. Construction, Mining, and Lodging
9. Other Services

Sources: Advisorsmith Cost of Living Index,Savannah 2022 Economic Trends, Savannah Area Chamber of Commerce, Savannah Economic Development Authority, Georgia Southern University Center for Business Analytics and Economic Research, bestplaces.net, zillow.com, and public sources including U.S. Census Bureau Quick Facts, Georgia Department of Labor, Georgia Department of Revenue, Savannah Airport Commission and Chatham Area Transit



There are **94** hotels in Savannah with an average stay of 3 nights



Of people **traveling** to Savannah
67% are couples
17% are solo travelers
17% are families



Downtown Savannah is home to over **1000** Airbnbs with an average occupancy rate of 80% generating 57 million in revenue



Average price of a hotel in Downtown Savannah is \$228 per night
– *Savannah Morning News*



VEHICLES PER DAY 28,000+

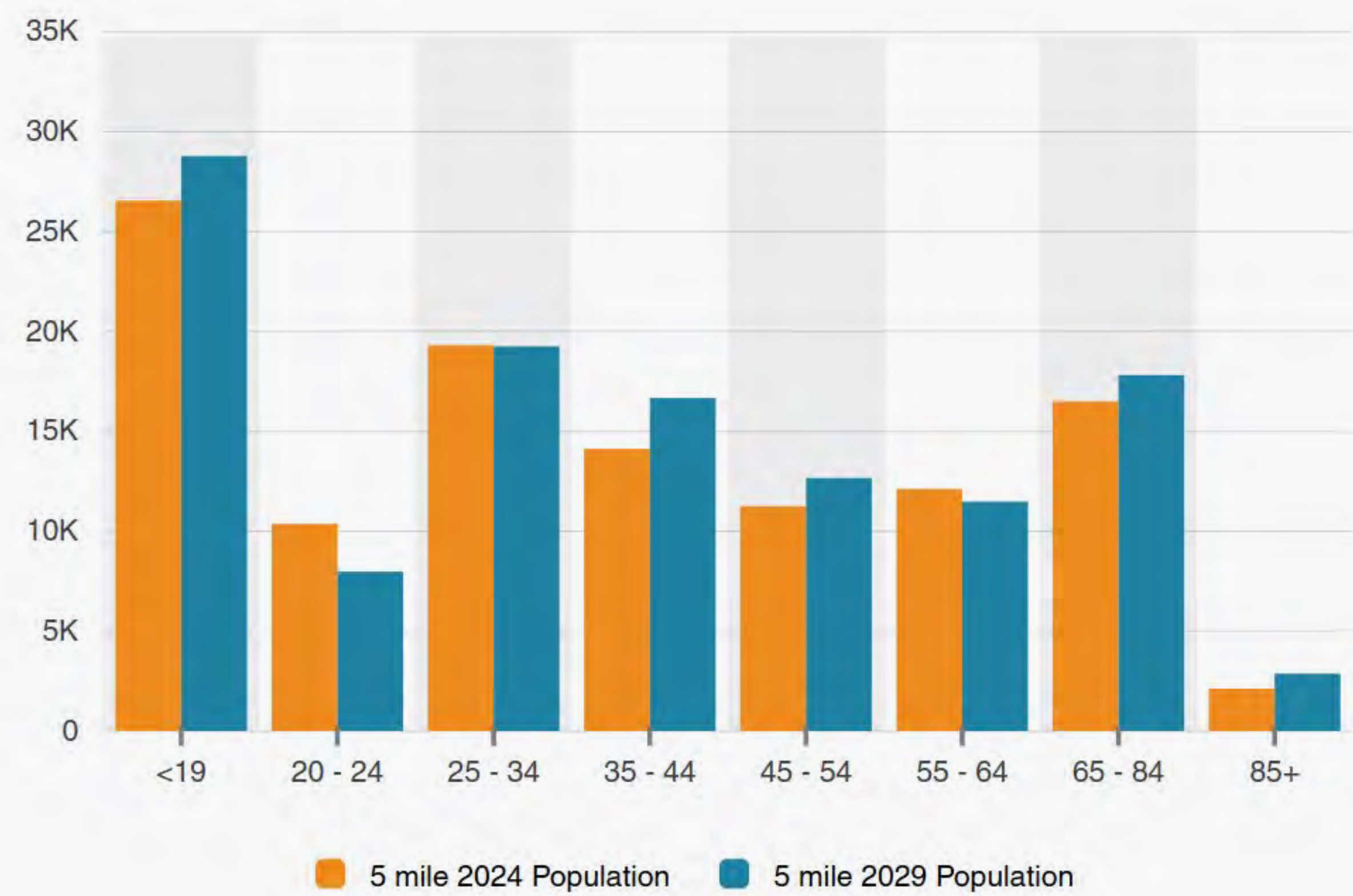
Daytime Employment

Radius	2 mile			5 mile			10 mile		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
Service-Producing Industries	28,446	2,581	11	66,331	7,676	9	123,985	14,126	9
Trade Transportation & Utilit...	3,406	428	8	9,499	1,076	9	24,367	2,236	11
Information	437	40	11	2,140	119	18	3,047	205	15
Financial Activities	2,158	320	7	4,596	806	6	8,975	1,720	5
Professional & Business Se...	3,224	532	6	7,497	1,061	7	13,721	2,007	7
Education & Health Services	7,144	317	23	21,100	2,788	8	35,474	4,485	8
Leisure & Hospitality	8,558	462	19	12,495	738	17	21,604	1,394	15
Other Services	1,840	359	5	4,487	894	5	8,810	1,785	5
Public Administration	1,679	123	14	4,517	194	23	7,987	294	27
Goods-Producing Industries	1,793	169	11	7,559	543	14	18,853	1,121	17
Natural Resources & Mining	3	1	3	39	5	8	108	18	6
Construction	788	110	7	3,170	371	9	7,397	793	9
Manufacturing	1,002	58	17	4,350	167	26	11,348	310	37
Total	30,239	2,750	11	73,890	8,219	9	142,838	15,247	9

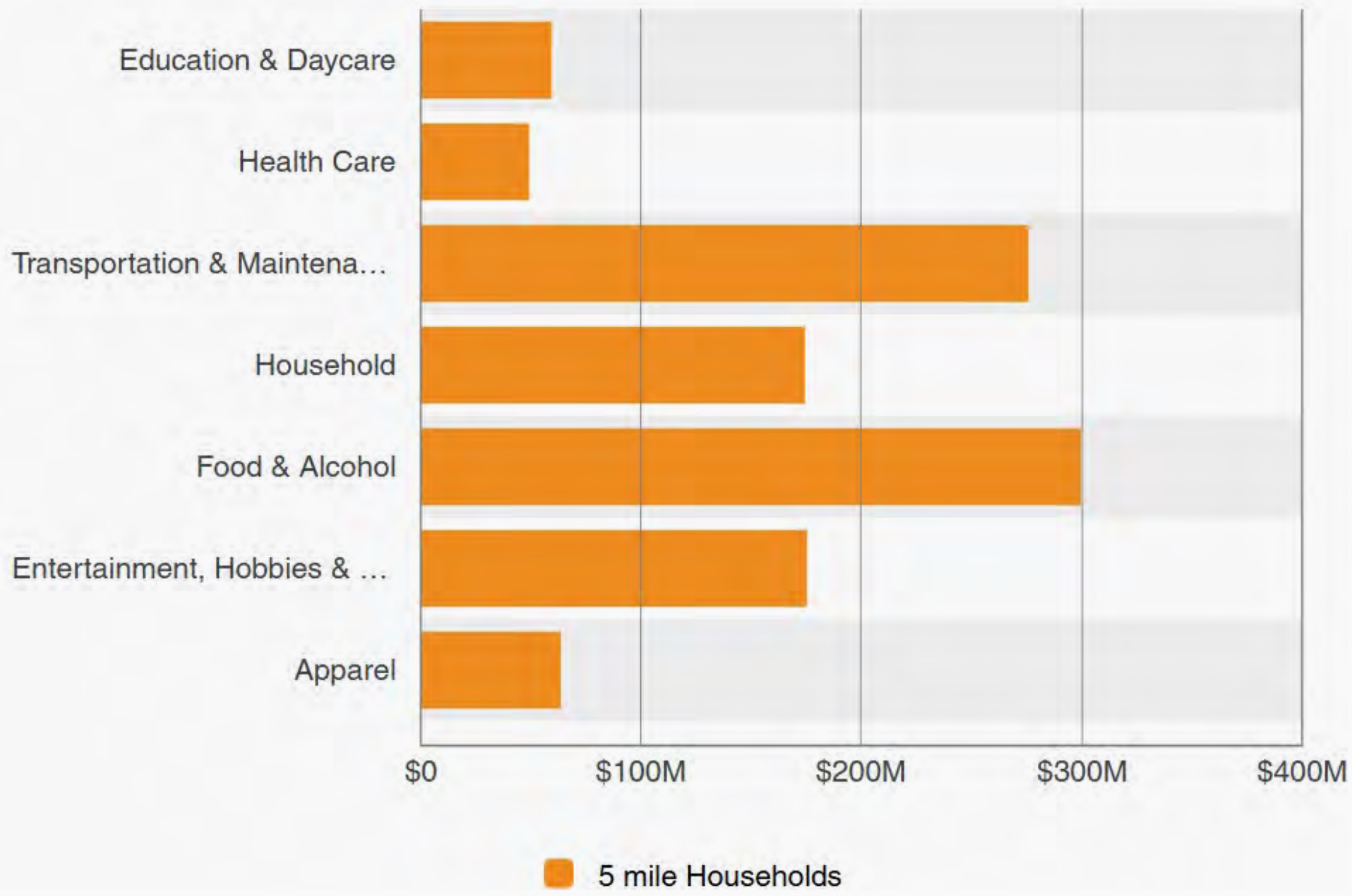
POPULATION COUNT

Population				Income				Households			
	2 mile	5 mile	10 mile		2 mile	5 mile	10 mile		2 mile	5 mile	10 mile
2020 Population	32,841	105,941	234,441	Avg Household Income	\$69,794	\$69,536	\$80,702	2020 Households	13,614	42,287	93,781
2024 Population	38,029	112,346	240,889	Median Household Income	\$44,608	\$47,985	\$58,537	2024 Households	16,154	45,555	97,078
2029 Population Projection	40,351	117,533	251,227	< \$25,000	5,482	12,435	19,505	2029 Household Projection	17,216	47,820	101,441
Annual Growth 2020-2024	4.0%	1.5%	0.7%	\$25,000 - 50,000	3,269	11,029	21,109	Annual Growth 2020-2024	2.0%	1.1%	0.9%
Annual Growth 2024-2029	1.2%	0.9%	0.9%	\$50,000 - 75,000	2,660	8,513	20,172	Annual Growth 2024-2029	1.3%	1.0%	0.9%
Median Age	31.8	35	37.7	\$75,000 - 100,000	1,645	5,052	12,413	Owner Occupied Households	5,271	19,597	51,509
Bachelor's Degree or Higher	31%	27%	30%	\$100,000 - 125,000	735	2,254	6,238	Renter Occupied Households	11,944	28,223	49,932
U.S. Armed Forces	181	1,005	2,508	\$125,000 - 150,000	571	1,983	5,740	Avg Household Size	2.1	2.2	2.3
				\$150,000 - 200,000	620	1,650	5,314	Avg Household Vehicles	1	1	2
				\$200,000+	1,171	2,639	6,586	Total Specified Consumer Spe...	\$370.7M	\$1.1B	\$2.7B

Population By Age



Consumer Spending





PARKER DENMARK

COMMERCIAL SALES, LEASING/MANAGEMENT

CELL: 912-658-8362

EMAIL: parker@parkerscottproperties.com



MICHELLE PARKER-SCOTT

COMMERCIAL BROKER GA & SC

CELL: 972.604.7797

EMAIL: mps@parkerscottproperties.com

At Parker Scott Commercial, we recognize that every property tells a unique story. Our team possesses the expertise and insight necessary to navigate the complexities of commercial real estate transactions, ensuring that each property is valued accurately and marketed effectively.

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