

# FOR SALE

1522

1522

**Level**  
COMMERCIAL REAL ESTATE

# 1522 BULL STREET

SAVANNAH, GEORGIA 31401

# OFFERING MEMORANDUM

**LEVEL CRE LLC ("Broker") has been retained by the Seller of 1522 Bull Street, Savannah, GA 31401 ("Property") as the Exclusive Broker for this disposition.**

This Offering Memorandum (OM) has been prepared by the Broker. The information contained herein is based upon sources believed to be reliable. Seller and Broker, on their own behalf, and on behalf of their respective officers, shareholders, partners, and other affiliates, disclaim any responsibility or liability for inaccuracies, representations and warranties (expressed & implied) contained in or omitted from this OM.

Prospective purchasers of the Property should make their own investigations and conclusions without reliance upon this OM. Additional information and an opportunity to inspect the Property will be made available upon written request by interested and qualified prospective purchasers.

Seller reserves the right to withdraw the Property from being marketed for sale at any time and for any reason. Broker is not authorized to make any representations or agreements on behalf of Owner. Owner shall not have any legal commitment or obligation to any entity reviewing the OM or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed by all parties involved.

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↑ Historic District

# PROPERTY HIGHLIGHTS

Forsyth Park

Victorian District

Thomas Square

1522 BULL STREET

↓ Starland District



Turn-Key Office Space



Central Thomas Square Location



Strong Foot Traffic



10' Ceilings

# MARKET OVERVIEW

## LOCATION

Located just south of Savannah’s iconic Forsyth Park, 1522 Bull Street is well-positioned for a business seeking strong visibility and diverse foot traffic. The building is located on the busy Bull Street corridor, which connects Downtown with the increasingly popular Starland commercial district and residential neighborhoods like Ardsley Park, Baldwin Park, and Ardmore.

The space is within a mile of over two dozen SCAD buildings, putting it at the heart of the university’s urban campus.

1522 Bull shares a block with long-standing local businesses such as Henny Penny, Bell Barbers, Woof Gang Bakery, Bull Street Taco, and Goody’s Cafe.

## DEMOGRAPHICS

	<b>SAVANNAH MSA</b>
TOTAL POPULATION	429,418
MEDIAN AGE	37.0
TOTAL HOUSEHOLDS	167,969
# OF PERSONS PER HH	2.48
AVERAGE HH INCOME	\$78,010
DAYTIME POPULATION	431,797
TOTAL BUSINESSES	14,965
TOTAL EMPLOYEES	186,329
AVERAGE RETAIL SPENDING/YEAR/HH	\$23,472.71
AVERAGE F&B SPENDING/YEAR/HH	\$4,005.69



**10.3 MILES**

To the Savannah (SAV) Airport



**18,000+**

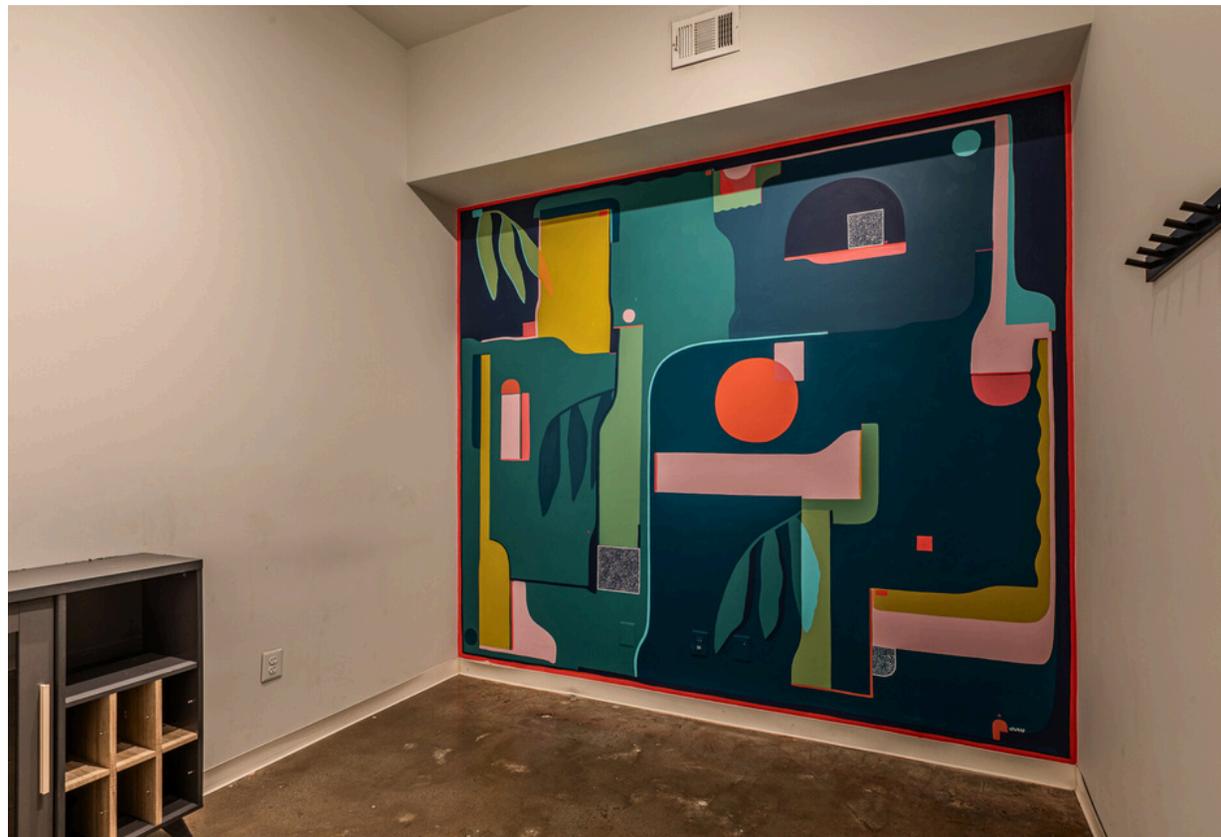
SCAD Students



**14,000,000**

Tourists / Year







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## CONTACT



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