

Multi-Tenant Flex/Office/ Warehouse Building

**702 Mall Blvd
Savannah, Georgia 31406**

Office/retail building for sale located near the Oglethorpe Mall area in Savannah, Georgia.



Property Features

This 15,000 SF property is situated on Mall Boulevard in Savannah, in a busy office and retail corridor near Oglethorpe Mall.

The property is approximately 2 miles from the Harry S. Truman Parkway, and only 5 miles to I-516, making it easily accessible.

Available for sale, the property highlights include:

- At full occupancy, Cap Rate is $\pm 8.0\%$
- Partially leased property with multiple tenants
- Ideal location
- Multiple office/retail units or ideal for a single user

Property Details

Building Size	15,000 SF
Lot Size	.83 Acres (36,155 SF)
Zoning	B-C - Office/Retail
Price	\$2,950,000
Traffic Counts	
Mall Blvd/Mall Ct E	13,276 VPD
Waters Ave/Mall Ter N	17,991 VPD
Waters Ave/Mall Ter S	19,666 VPD
Mall Blvd/Hodgson Memorial Dr SE	13,962 VPD
Hodgson Memorial Dr/E Fairmont Ave S	11,524 VPD
Hodgson Memorial Dr/Commercial Dr N	18,124 VPD

**For more information,
please contact:**

Tony Lembeck
m: 914 393 0041

o: 912 250 6700
e: tlembeck@naisavannah.com

Building Photos



For more information,
please contact:

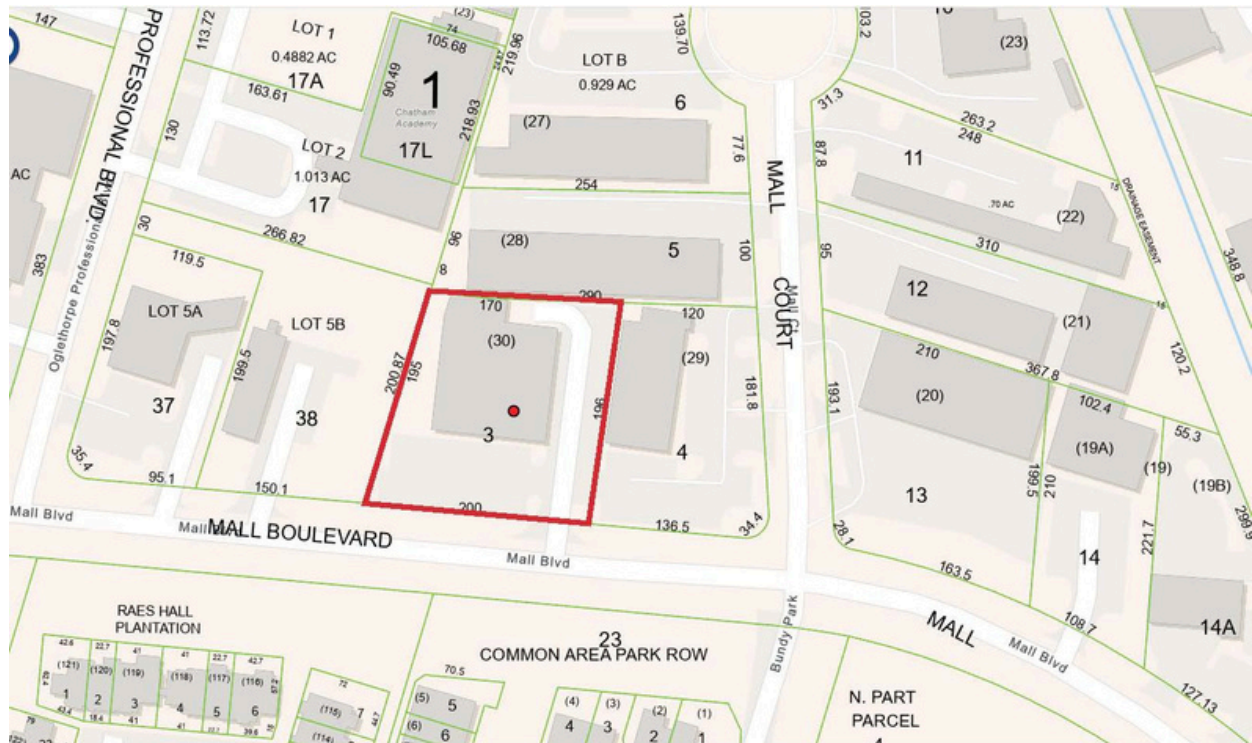
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Parcel Map



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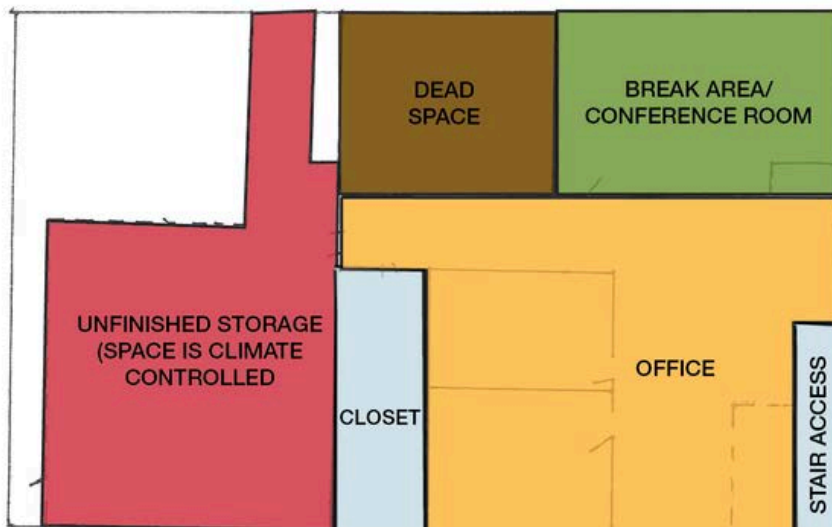
First Floor Plan with Key



AVAILABLE SECOND FLOOR OFFICE WITH STORAGE - 5,000 SF: \$15/SF

Second Floor

APPROXIMATELY 5,000 SF INCLUDING WAREHOUSE



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Aerial



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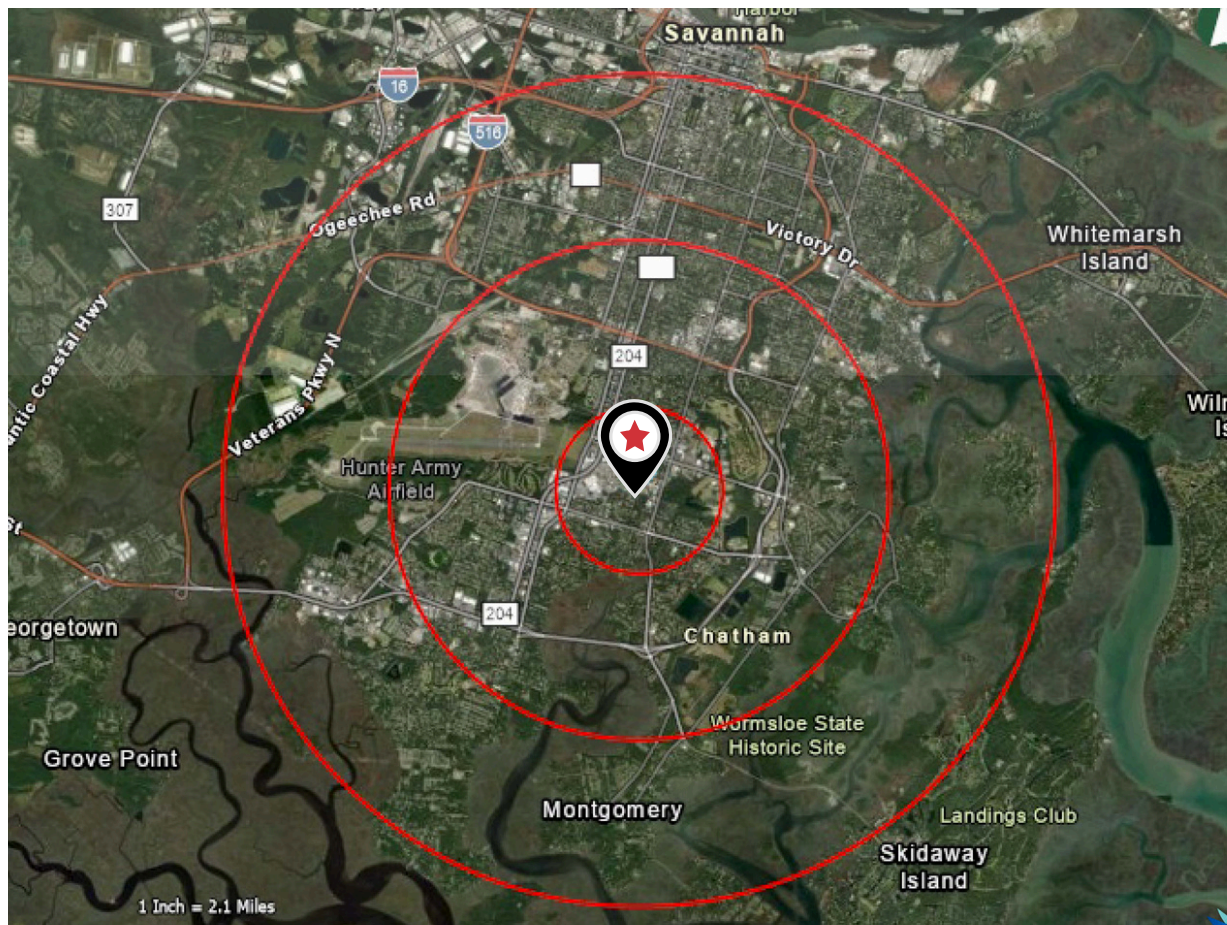
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Demographics



Population	1 Mile	3 Miles	5 Miles
2020 Population	7,036	58,777	136,827
Median Age	33	37	37
Total Workers	3,732	29,390	65,474

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,238	23,906	56,144
Median HH Income	\$52,350	\$63,322	\$63,687

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