FOR SALE | 12,616 SF BUILDING ON A 4.7 ACRES ZONED RESIDENTIAL MULTI-FAMILY (RMF-2-25)

EXCEPTIONAL MULTI-FAMILY DEVELOPMENT OPPORTUNITY

309 TIBET AVE, SAVANNAH, GA 31406

ZOONING RMF 2-25

12,616 SF USABLE SPACE

MULTI-PURPOSE

ABUNDANT PARKING SPACES

We are pleased to present 309 Tibet Avenue, a premier investment opportunity featuring a well-maintained 12,616-square-foot multi-purpose building with ample on-site parking.

The structure includes 17 rooms: two large auditoriums, two conference rooms, eleven offices, two corner executive offices, two meeting rooms, two changing rooms, two restrooms, and a fully equipped commercial-grade kitchen. With its flexible layout and modern finishes, the building is ideal for continued operational use while future development plans are explored.

Situated on 4.7 acres in a highly central location, this site is zoned Residential Multifamily 2-25 (RMF-2-25) and is ideally suited for multifamily or townhome development. The property offers the potential for up to approximately 100 residential units, creating a compelling opportunity for investors and developers seeking growth in a strong and rapidly expanding residential corridor.

Located just off Abercorn Street, the property benefits from excellent visibility and accessibility, with traffic counts exceeding 63,000 vehicles per day on Derenne Avenue and 42,000 vehicles per day on Abercorn Street. More than 9,000 residents live within a one-mile radius, and the site offers convenient access to Route 204, I-95, and I-16. Nearby institutions include major medical facilities, Savannah Technical College, and Hunter Army Airfield.

This is a rare opportunity to acquire a centrally located property with both immediate utility and significant redevelopment upside in one of Savannah's most active and expanding areas.

BUILDING FEATURES

LOT SIZE :	239,580 SF
TOTAL SPACE:	12,616 SF
ACRE:	4.7
PARKING:	50 PARKING SPACES
AIR CONDITIONING:	CENTRAL AIR
HEATING:	GAS HEATING
RAMP:	ACCESSIBLE APPROACH WITH RAMP
PROPERTY TYPE:	MULTI-PURPOSE
ZONING:	RMF-2-25

FLOOR PLAN
EXISTING BUILDING

MULTI-FAMILY DEVELOPMENT OPPORTUNITY

CONCEPTUAL PLAN

100 UNITS

MULTI-FAMILY DEVELOPMENT OPPORTUNITY

CONCEPTUAL PLAN

100 UNITS

EXTERIOR

EXTERIOR

INTERIOR

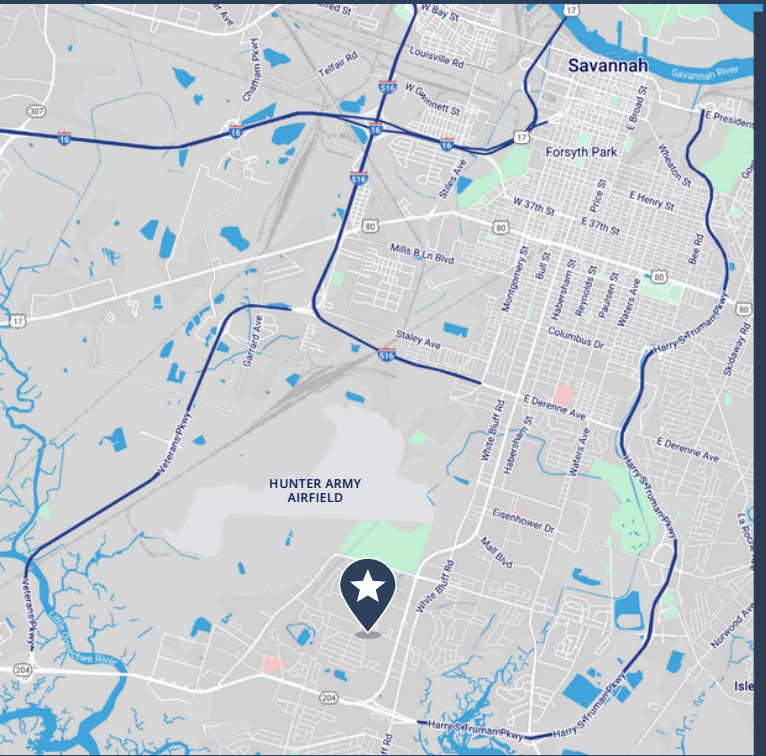
INTERIOR

AERIAL

Greater Friendship Baptist Church
Tibet Ave
Southside Assembly of God
Brockington Square
SITE
Willowtree Apartments
Savan Pointe Townhomes East and West
Tibet Ave
Brandon Ln
La Brea Blvd
309 Tibet Ave
Savannah, GA 31406
Carriage House Apartments
Montclair Blvd
Pasadena Dr
San Fernando Blvd

SITE LOCATION

LOCATION & DEMOGRAPHICS



5 Mile Radius Demographics

Source: Costar

2024 Population **103,990**	No. of Households **42,192**
Daytime Employees **61,188**	Average Household Income **$75,159**

10 Mile Radius Demographics

Source: Costar

2024 Population **248,402**	No. of Households **100,375**
Daytime Employees **130,675**	Average Household Income **$83,982**

Distances

Abercorn Street	0.4 Miles
Truman Parkway	1.2 Miles
Veterans Parkway	4.3 Miles
Interstate 516	4.7 Miles
Downtown Savannah	6.0 Miles

CONTACT US

Don't miss your chance to secure a prestigious address at 309 Tibet Avenue, situated in one of the busiest intersections in Savannah. With Savannah being a popular tourist destination and boasting a diverse economy supported by major employers!

309 TIBET AVE,
SAVANNAH, GA 31406

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