



ABOUT THE PROPERTY

Prime medical office space for lease in Southside Savannah. This turn-key suite, formerly a pediatric practice, features a functional layout ideal for medical or wellness providers.

The space includes a reception area, five exam rooms with sinks, a dedicated lab, a private physician's office with an en-suite restroom, three ADA-compliant restrooms, a breakroom, and multiple storage closets with both front and rear entrances for easy access.

With excellent visibility and accessibility near Abercorn Street/Highway 204 and Highway 17, this location is perfect for medical, dental, therapy, or wellness practices seeking a move-in-ready space in a high-growth location.

Property Features:

- Spacious reception and waiting area
- 5 fully built-out exam rooms
- Dedicated lab space & breakroom (combined)
- Private physician's office with private restroom
- 3 ADA Compliant Restrooms
- Ample storage

HIGHLIGHTS

 **\$30 PSF MODIFIED GROSS**

 **1,940 SF**

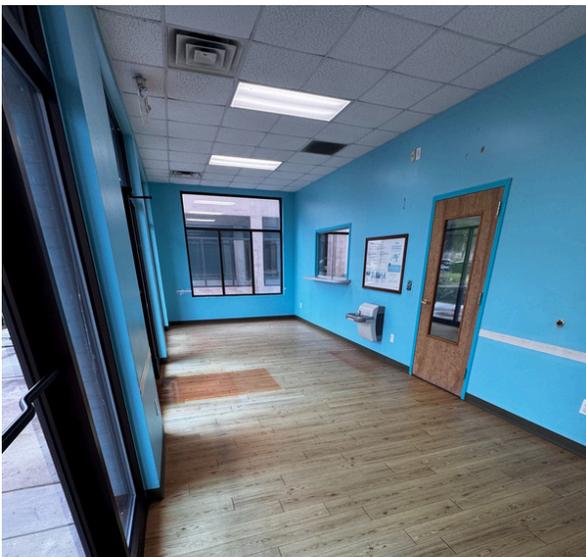
 **PARCEL ID: 11029 01096**
ZONED: P-B-C/C3

 **MEDICAL, DENTAL, THERAPY,**
WELLNESS PRACTICE

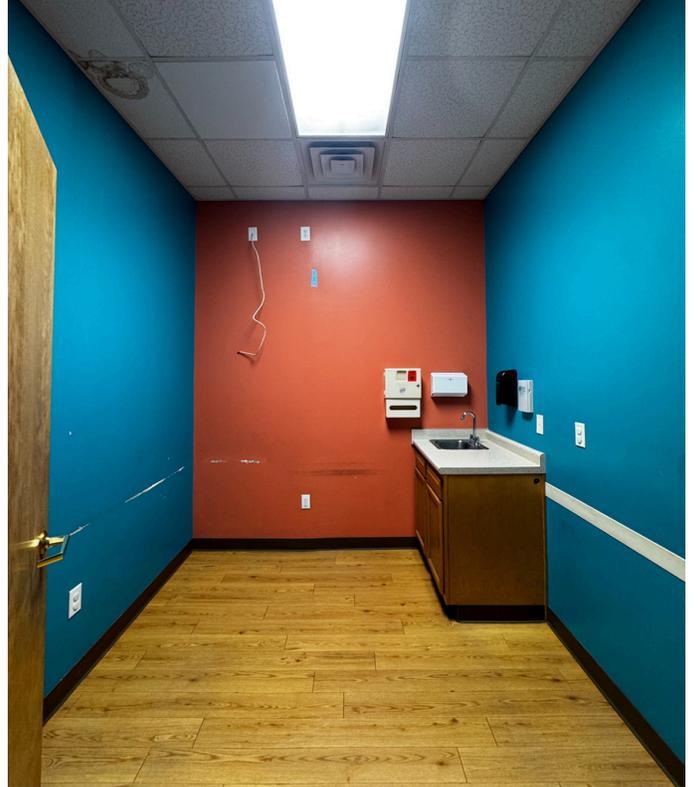
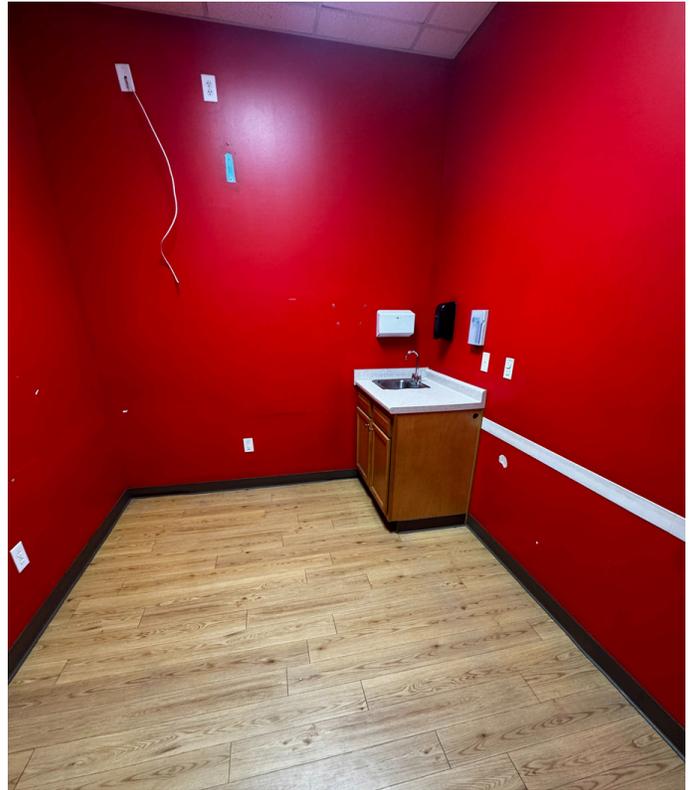
 **CONVENIENT TO**
ABERCORN/HWY 204, HWY
17, LITTLE NECK ROAD

 **85,600 ROOFTOPS WITHIN**
10 MILES

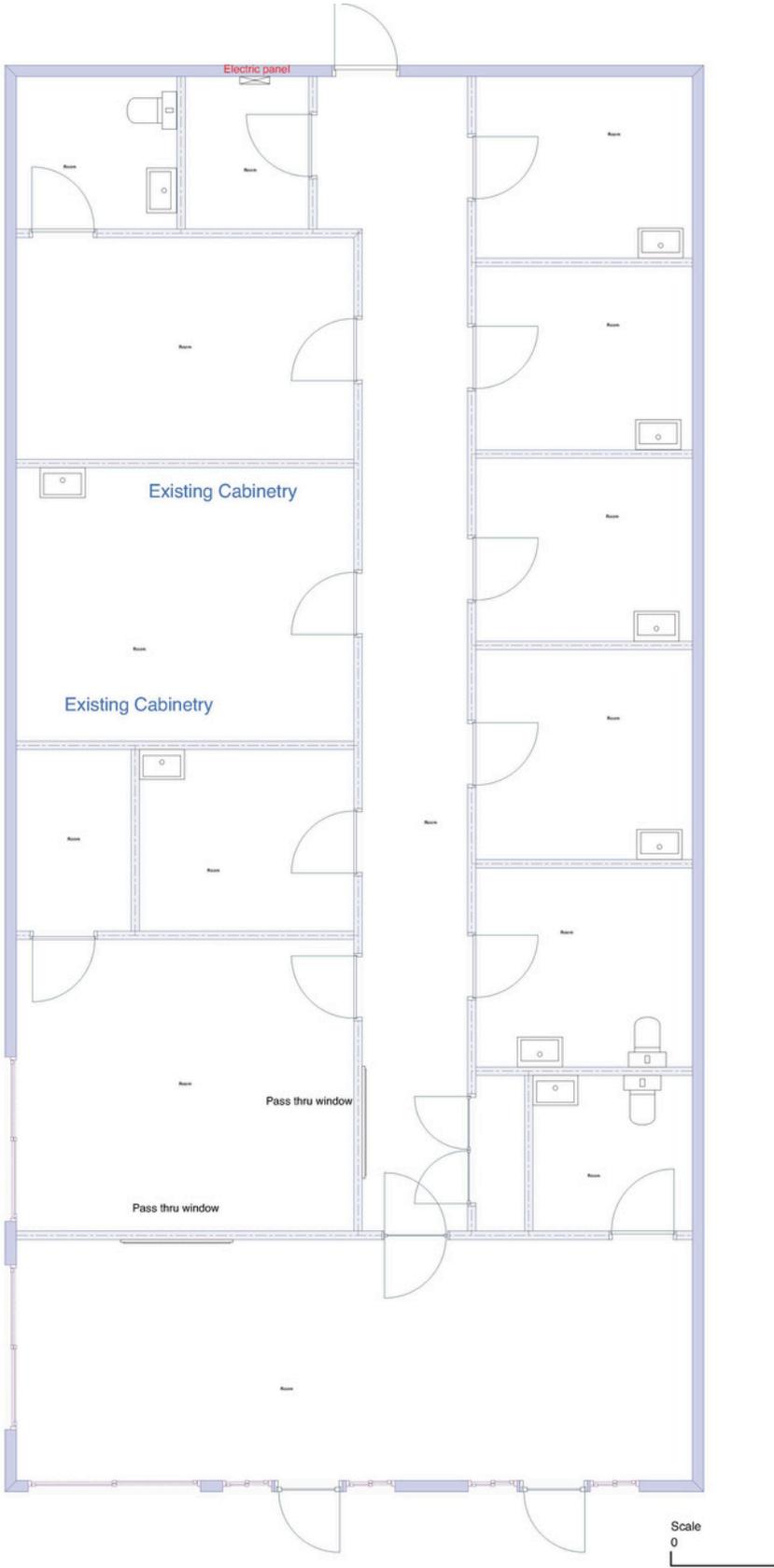
INTERIOR IMAGES



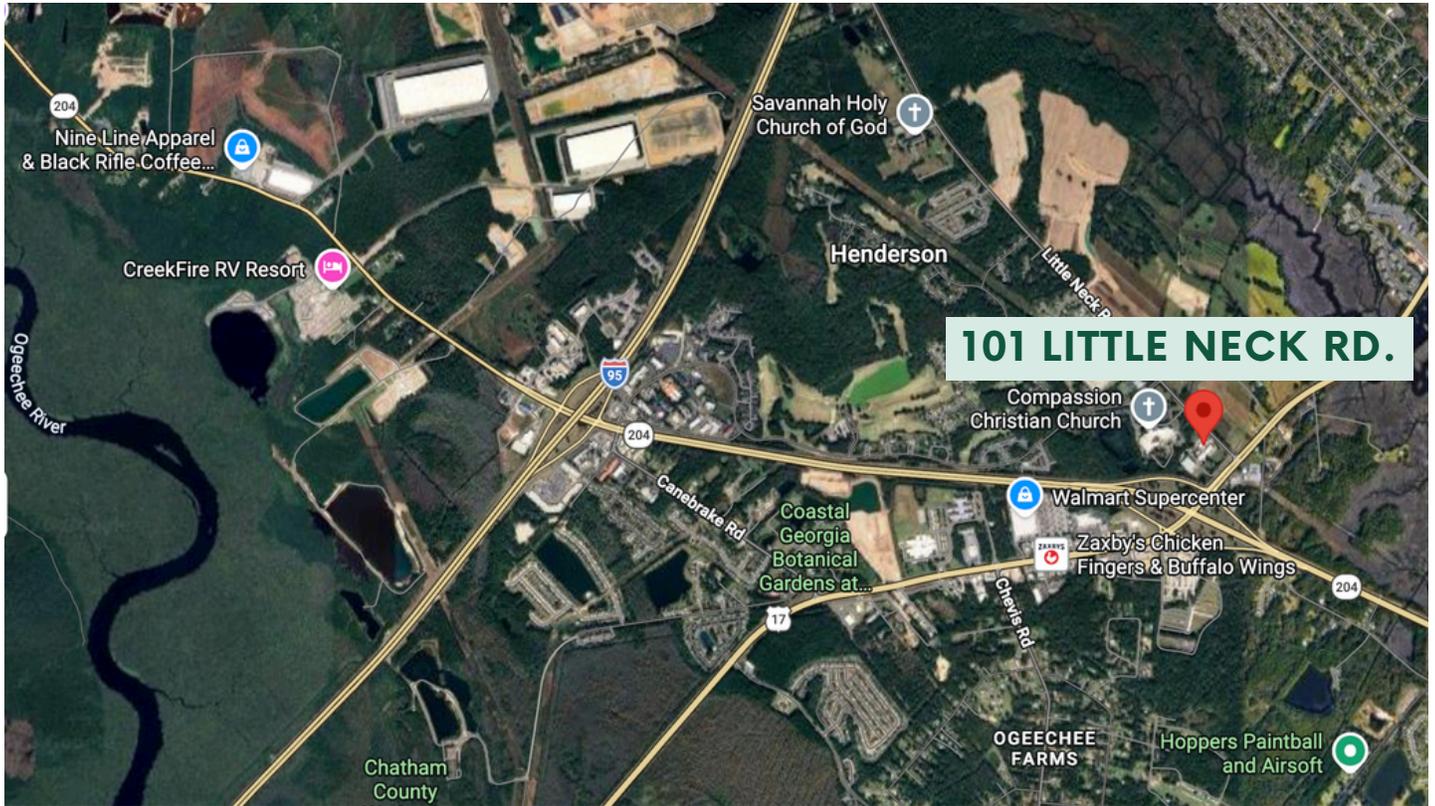
INTERIOR IMAGES (EXAM ROOMS)



FLOOR PLAN



LOCATION MAP



AREA DEMOGRAPHICS

2024 AREA DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
 POPULATION	16,812	47,322	206,616
 AVG. HH INCOME	\$74K	\$90.5K	\$81,9K
 NO. OF HOUSEHOLDS	6,757	18,987	85,600
 HEALTHCARE SPEND/HH	\$1,177	\$1,356	\$1,279