



FOR SALE*

Contact us:

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BRANDNAME
REAL ESTATE

CHARLESTON

4 Carriage Lane #106
Charleston SC 29407

SAVANNAH

11901 Idlewood Drive
Savannah GA 31419

3 LEVEL COMMERCIAL BUILDING Downtown Savannah Georgia

408 MLK JR BLVD | Savannah GA 31401

KEY FEATURES

14,100 square feet of office space

Redevelopment Potential for Mixed use Retail, Office Space and Residential apartments.

3 Blocks to Savannah Visitors Center

Easy Access to I-16 and I-19 Corridor

Terrific Visibility

Walking distance to Historic Sights, Retail and the Chatham County Courthouse.

Original details such as original hardwood floors, high ceilings with original tin work, large windows and a fully usable basement.



GROUND FLOOR RETAIL

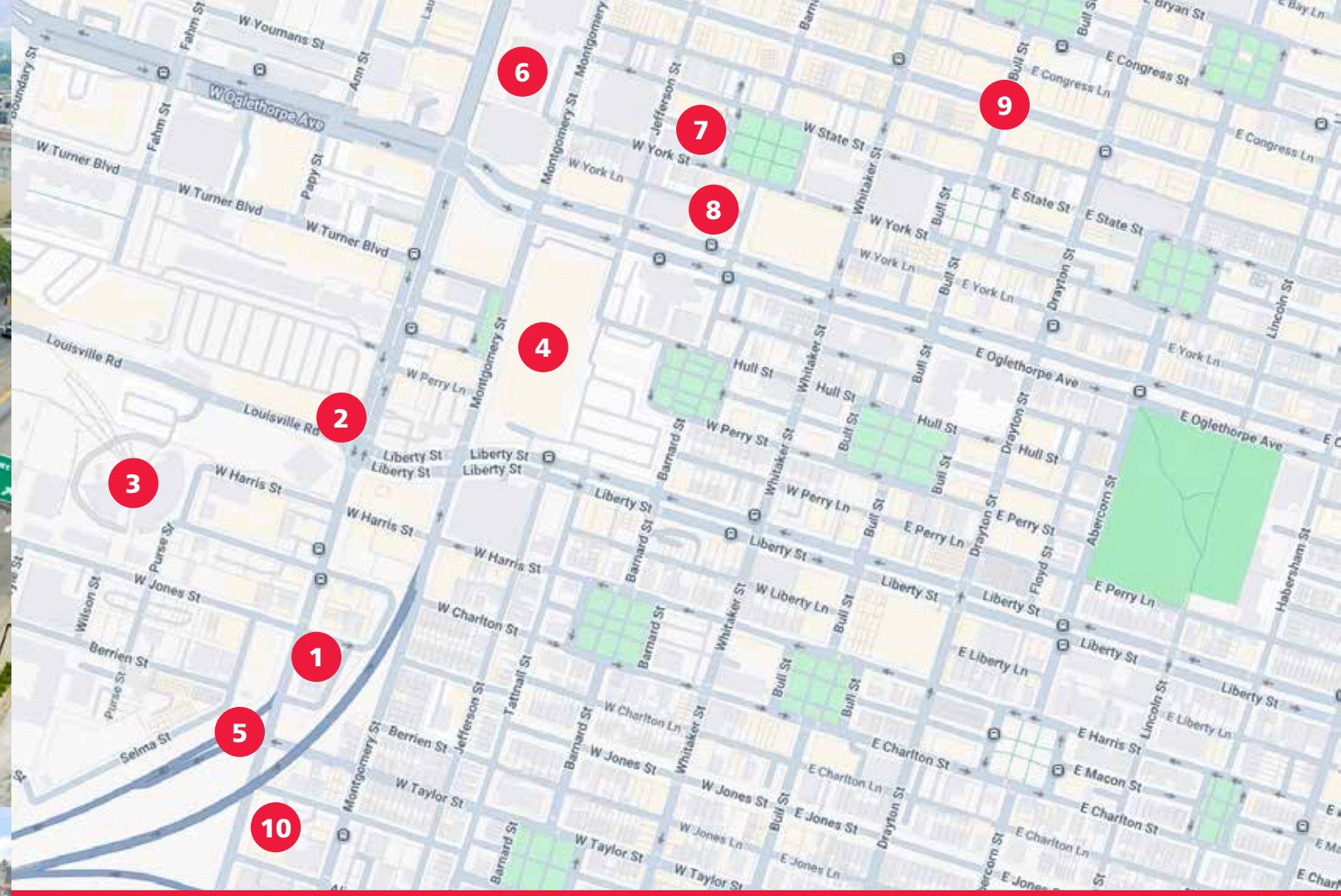
Ground Floor offers 16'+ Ceilings

Original tin ceilings dating back to early 1900s.

Plaster walls and original hardwood floors.

Front mezzanine for store displays and decoration use as additional office space.

The rear is currently built as office space with a mezzanine that gives views to the floor below and offers two private offices.



1. 408 MLK - Subject Property
2. Savannah Visitors Center
3. Roundhouse History Museum
4. The Savannah Civic Center
5. I-16 On-ramp

6. Chatham County Courthouse
7. Telfair Art Museum
8. Jepson Center for the Arts
9. Broughton Street
10. RMG Civil Rights Museum

The property serves Savannah's downtown, midtown, port, medical, tourism and residential markets.

Savannah's population reached 149,440 in 2025, up 1.1% since 2020, while the metro population has grown to approximately 431,600.

The Savannah area welcomed 12.9 million visitors in 2025, generating roughly \$4.1 billion in spending, creating significant demand for retail, dining, lodging and services.

The Port of Savannah handled 5.7 million containers in FY2025, an 8.6% annual increase, and port activity now supports nearly 112,000 coastal Georgia jobs.

With continued downtown investment, tourism and port expansion, this central location is positioned within one of Georgia's most active commercial corridors.

Get in on the action with this terrific property and add it to your portfolio.



GROUND FLOOR RETAIL

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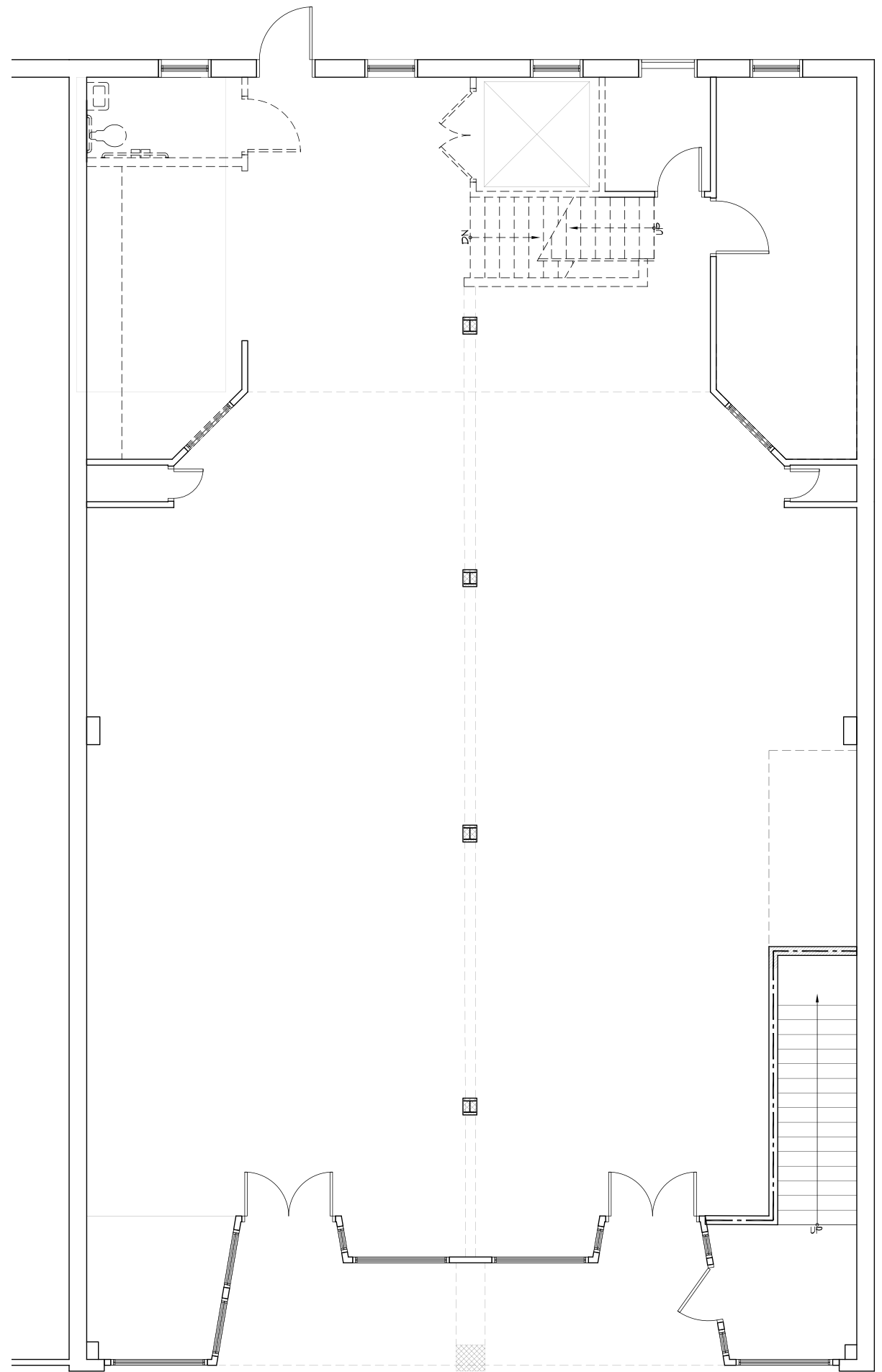
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Drawing on Right is Existing.



MLK JR BLVD



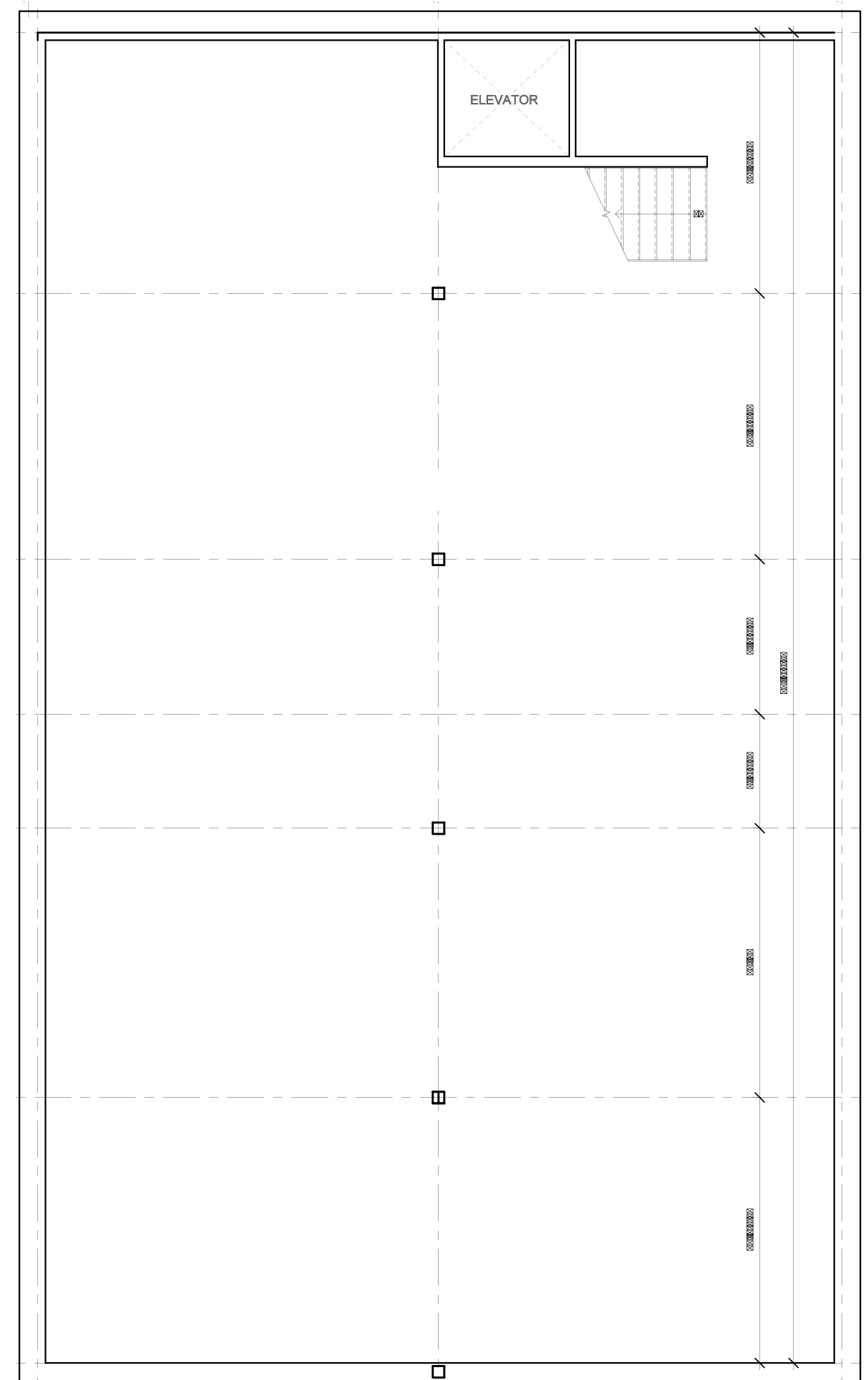
FULL BASEMENT BAR/STORAGE

Full Basement with 8' ceilings

fully built out with HVAC,
Electric and plumbing

Ideal for use as storage, bar or
restaurant space.

Drawing on Right is Existing.



MLK JR BLVD



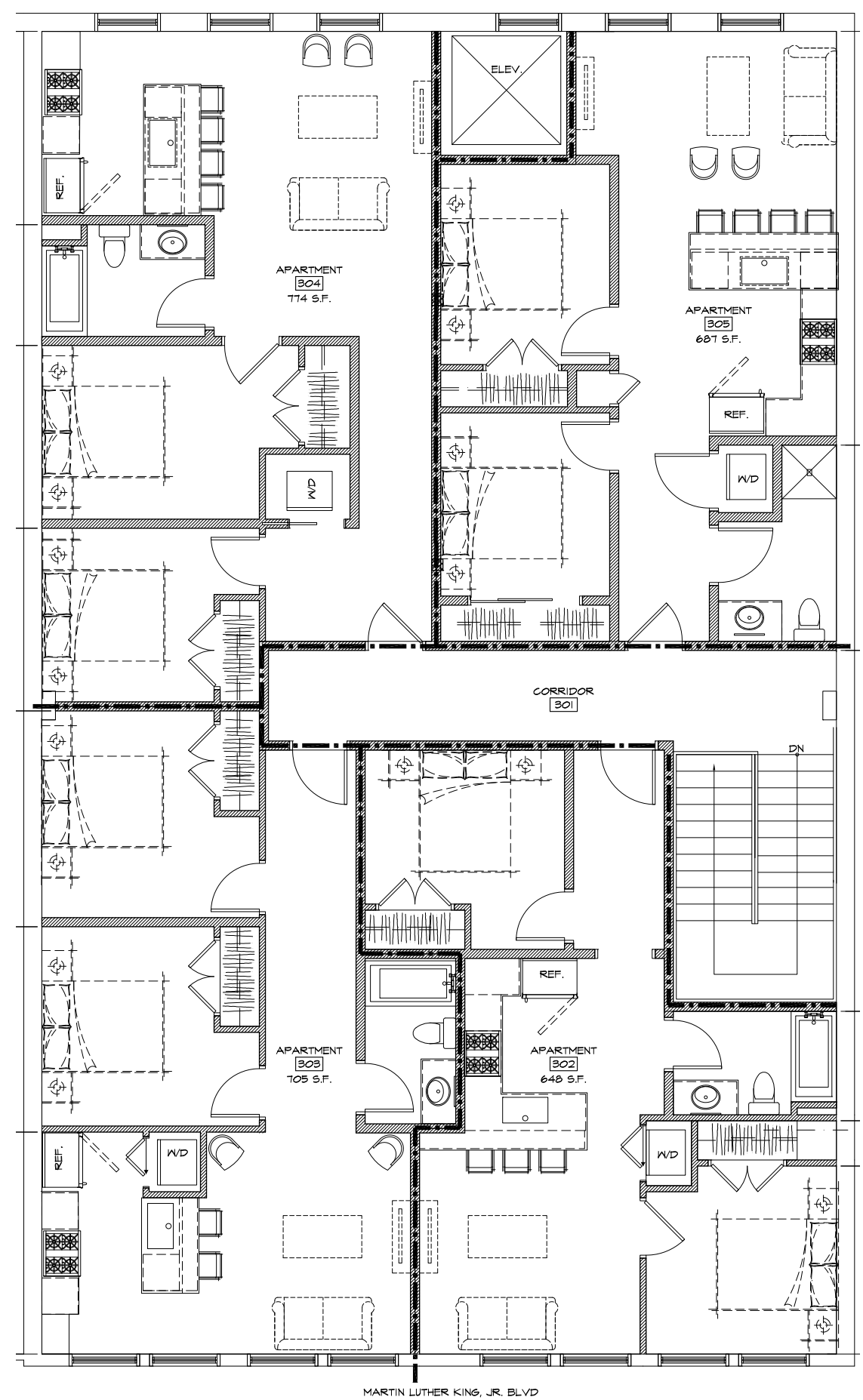
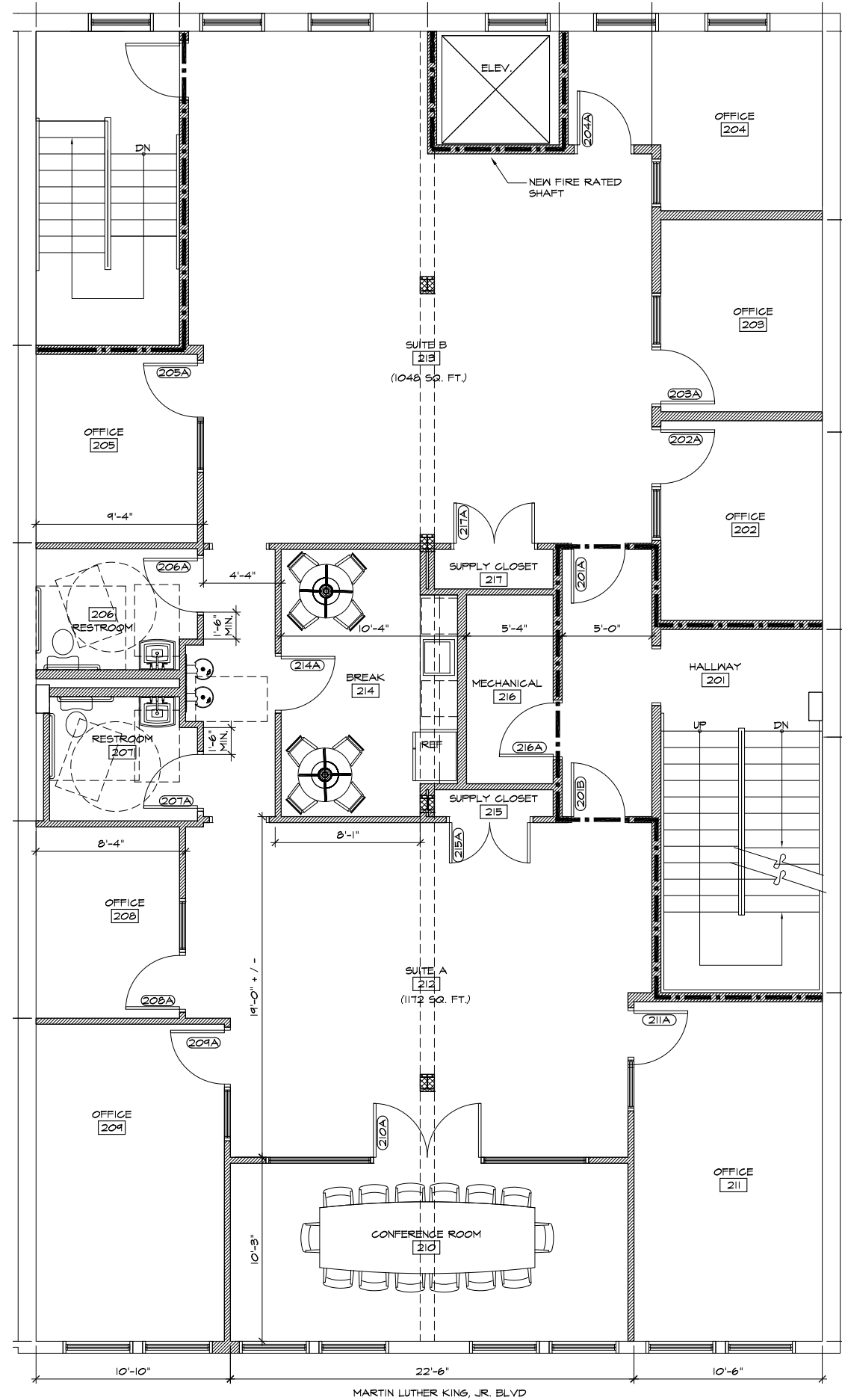
PROPOSED PLANS "2016"

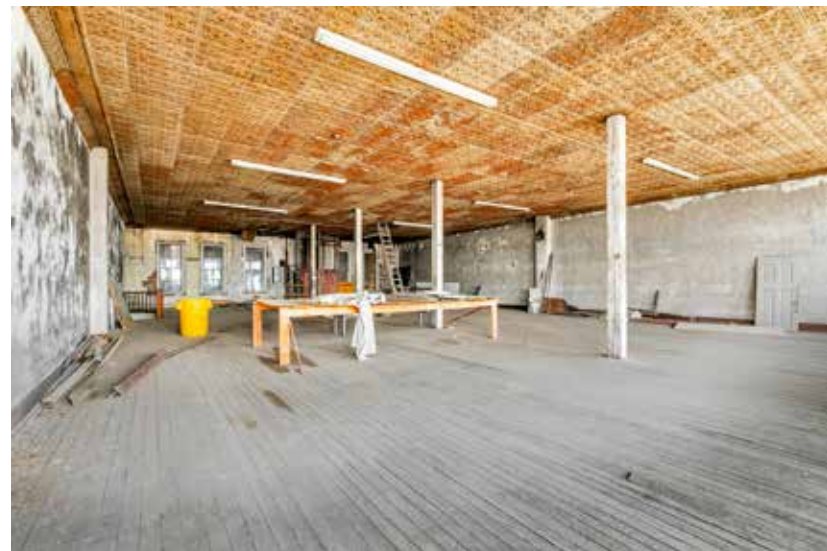
These plans were proposed to offer 2nd level office space and 3rd floor apartments.

The flexibility that this offers would create much needed office space and apartments in the core of Savannah.

The apartments would each be 2 bedroom 1 bath which offer flexibility and are always in high demand by professionals.

Plans designed by
Felder & Associates



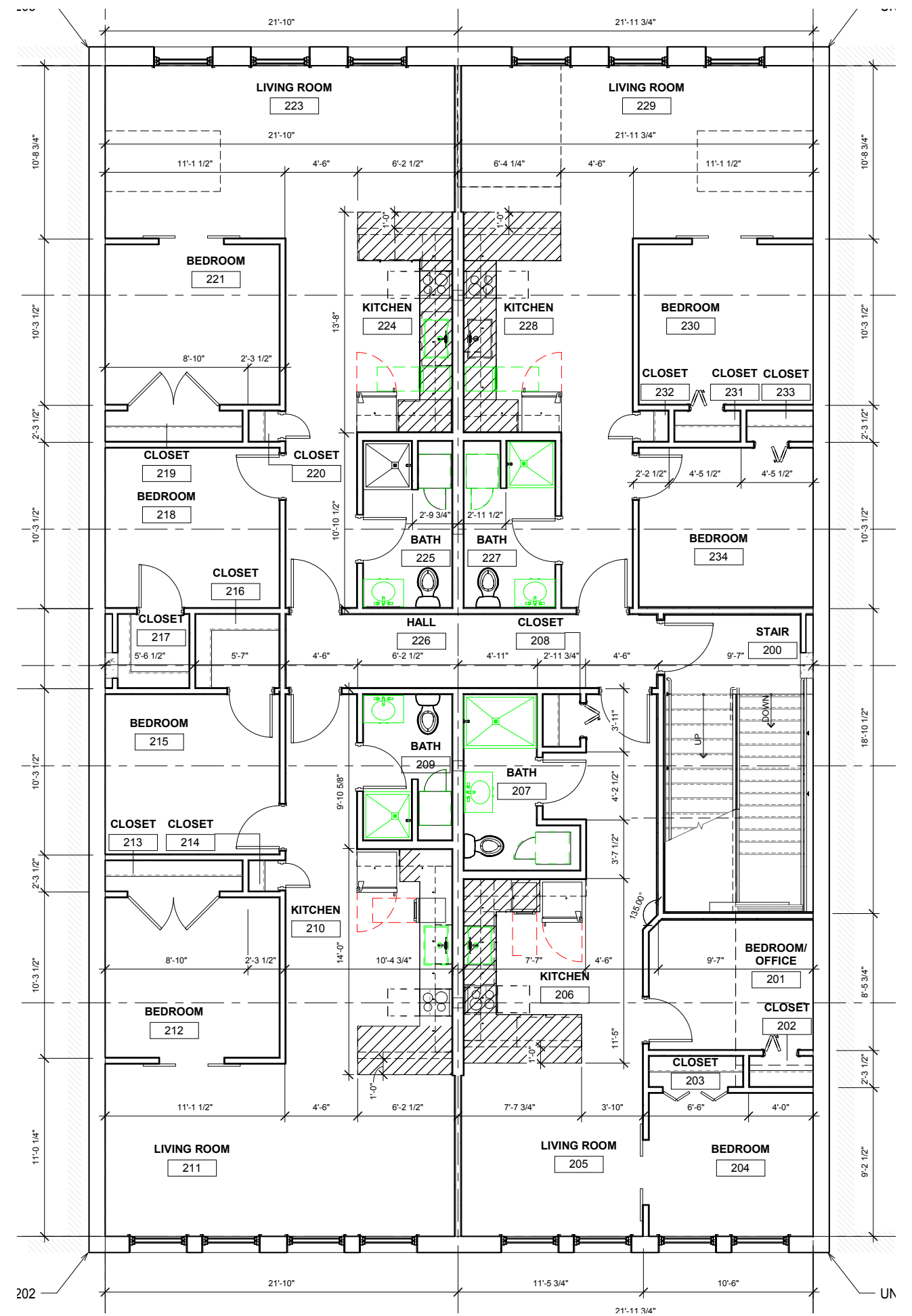


PROPOSED PLANS "2019"

These plans were proposed to offer 2nd and 3rd floor apartments.

These plans maximize the property to offer a total of 8 two bedroom one bath units.

Plans designed by Kern & CO

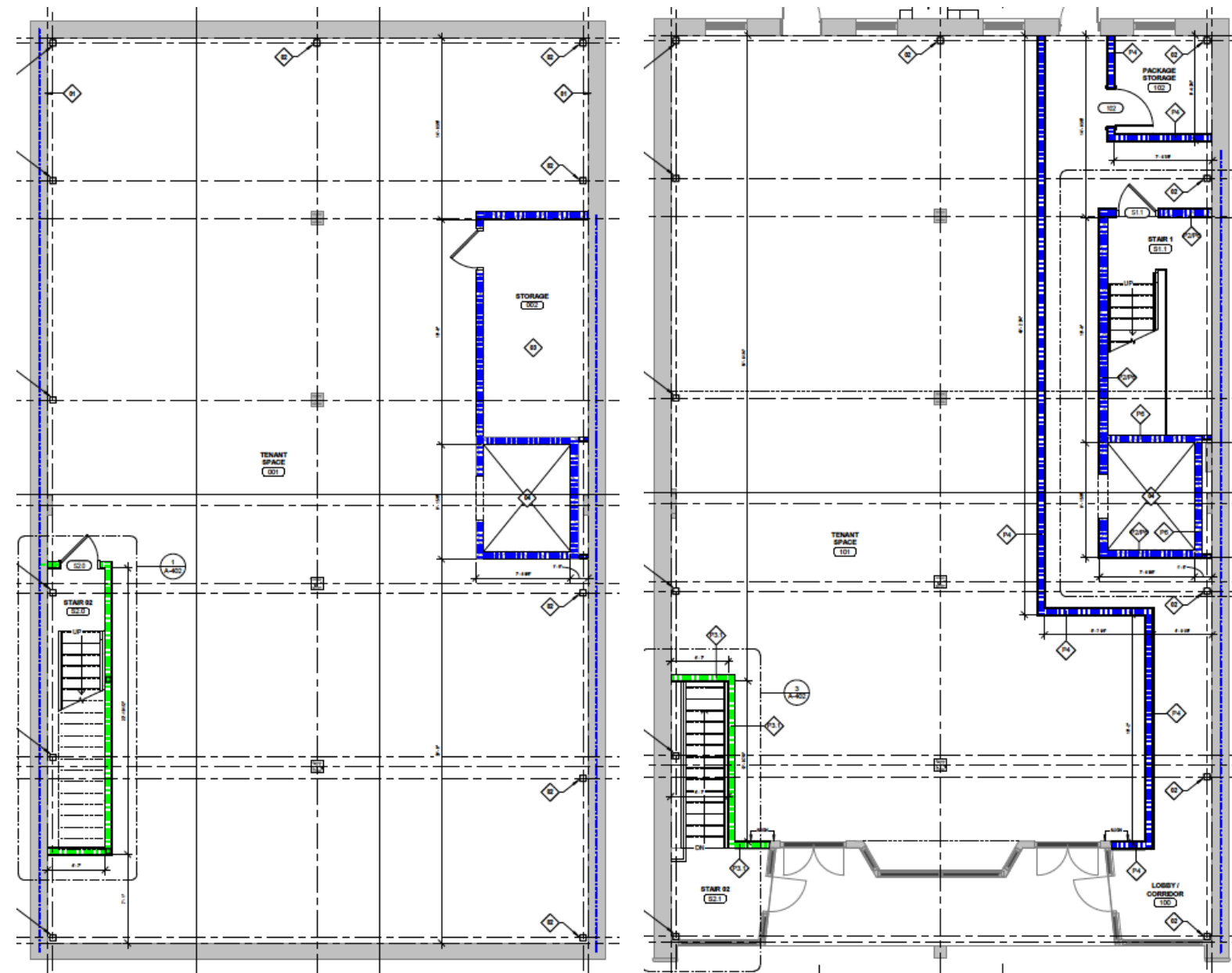
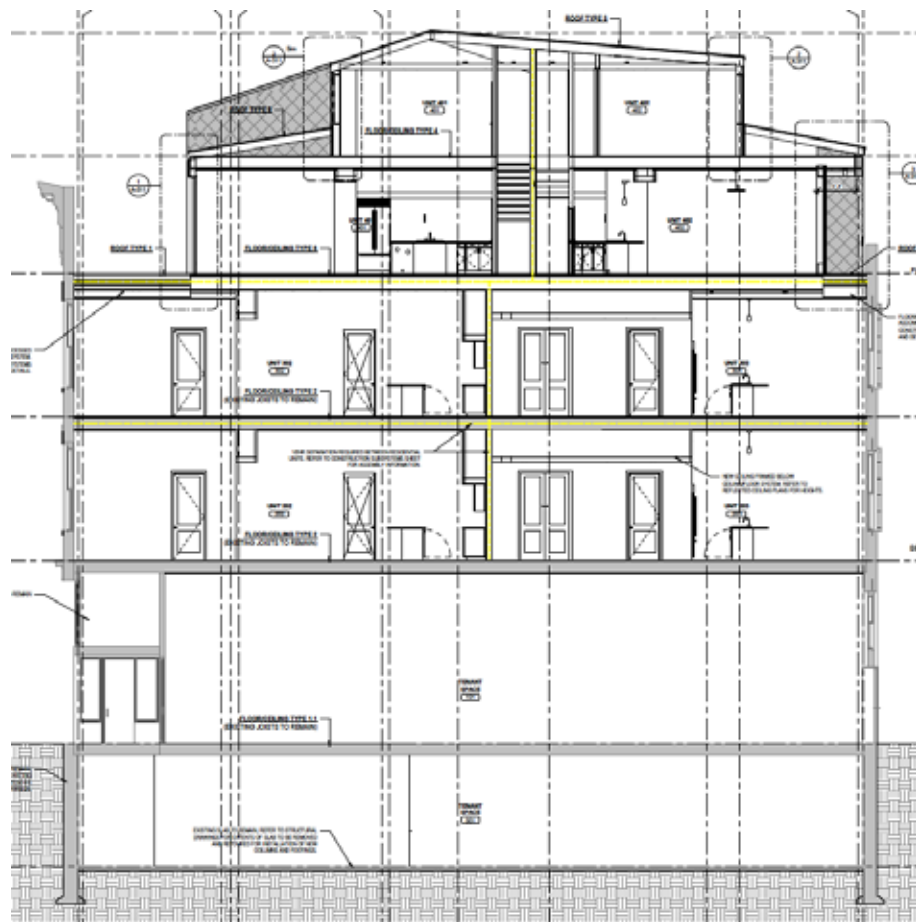




PROPOSED PLANS "2024"

These plans are the most ambitious and maximize the buildings potential by creating multiple apartments and adding two additional rooftop penthouse style units on top of the building along with rooftop access for the two penthouse units.

Plans designed by J. Elder Studio

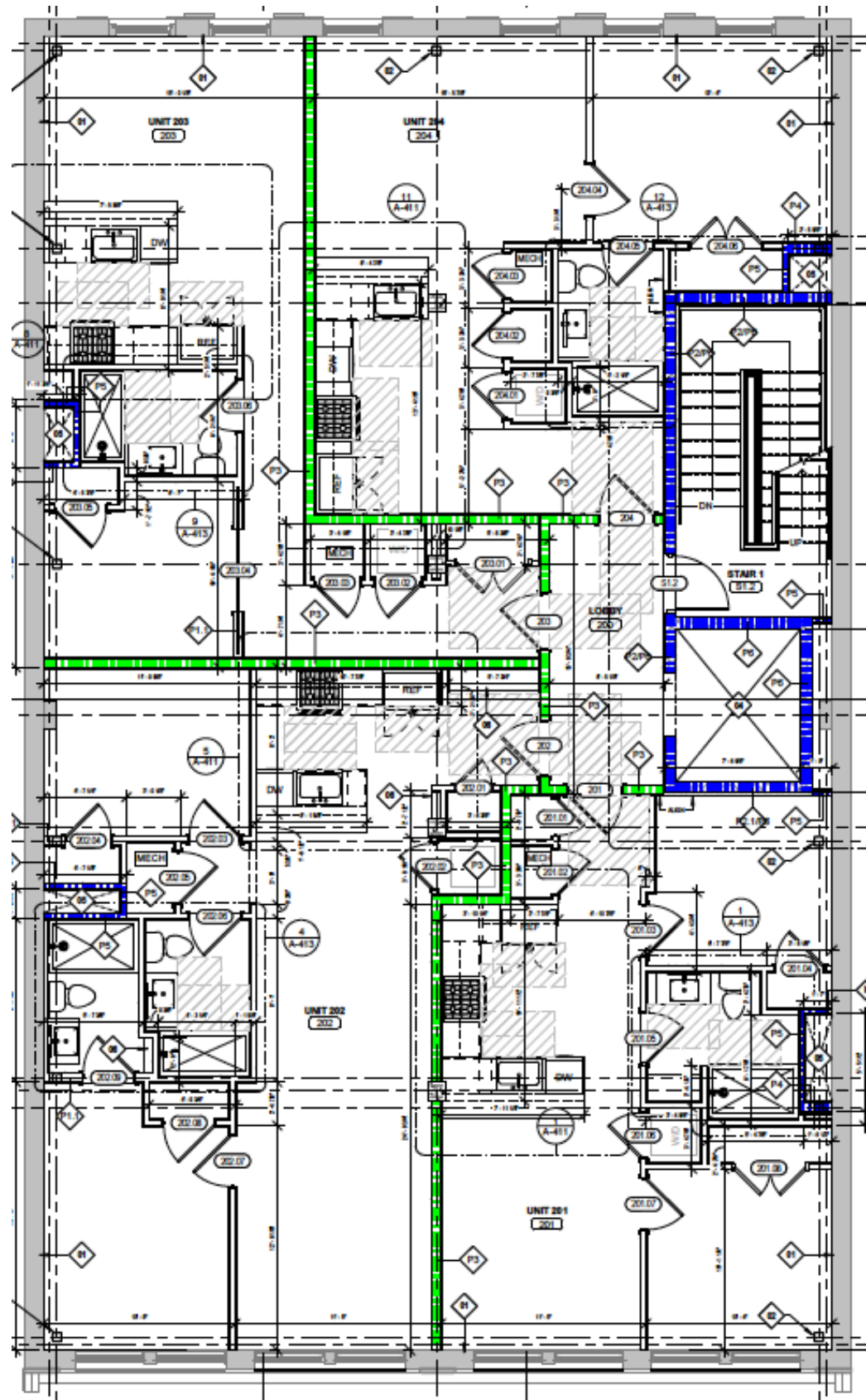


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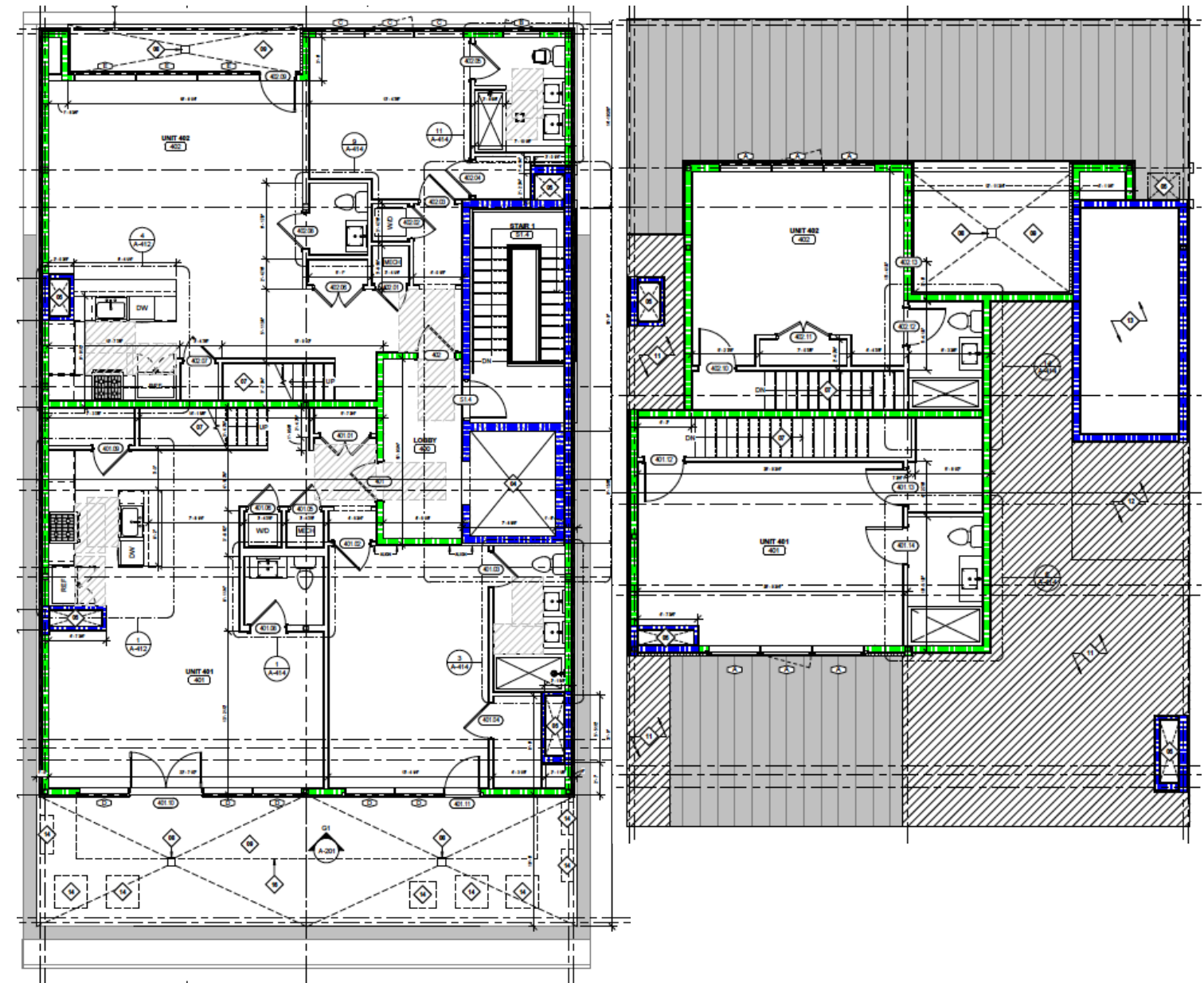
The Basement level would be served by the addition of a front stairwell in addition to elevator access on the south wall.

The main level would be reconfigured to allow elevator and stairwell access through the space on the south wall.

This is key to making the basement and main level two self sustaining retail spaces great for either store front, restaurant or bar uses.

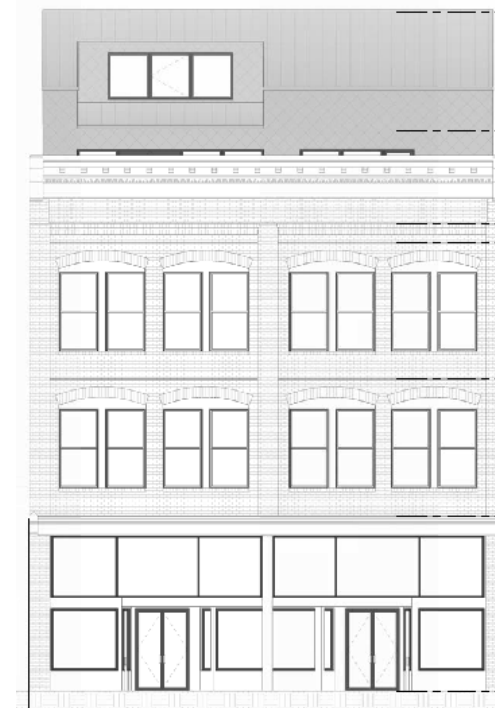


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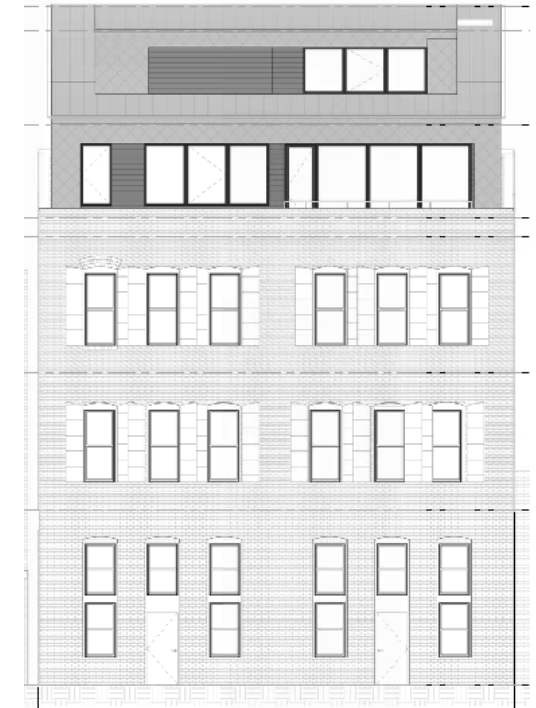


MLK JR BLVD

FRONT
ELEVATION



REAR
ELEVATION



The 2nd and 3rd Floor would be identical layouts on both floors.
Offering a total of four 2 bedroom 1 bath units and four 1 bedroom 1 bath units.

The two penthouses would provide additional two 2 bedroom 2 bath units with skyline views of Downtown Savannah.



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SCAN THE QR CODE ABOVE TO LEARN MORE
via LOOPNET.com

ALL PLANS are available for review and download
on loopnet

For more information contact

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