



\$25/SF + NNNs

Leasing Opportunity

- 3,688 SF office or retail space available
- Second floor unit with separate ground floor entrance.
- 3 Transferable parking spaces
- Located on the main retail area in the heart of downtown Savannah
- Surrounded by outstanding local restaurants, flourishing businesses and specialty retail shopping.
- High Traffic & tourist locations: Savannah sees over 14 Million visitors annually.

For more information, please contact:



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INTERIOR PHOTOS

317 W BROUGHTON





MARKET OVERVIEW

317 W BROUGHTON



TOURISM

ANNUAL VISITORS: **14 MILLION**

\$4.4 BILLION IN VISITOR SPENDING

NATION'S **LARGEST** HISTORIC LANDMARK DISTRICT

OVER-NIGHT VISITORS STAY APPROXIMATELY **2.5 NIGHTS**

\$265 AVG SPEND PER PERSON ON OVERNIGHT TRIPS

ESTIMATED RETAIL SALES

2021 **\$8.9 BILLION**

2020 **\$7.4 BILLION**

"The World's Greatest
Places of 2021"

Time Magazine

"10 Most Beautiful Cities to
Visit in the United States"

Redbook

"Top 25 Places to Visit in
the United States"

insider Monkey

\$5B

Economic impact from
Fort Stuart and
Hunter Army Air field

40%

Projected population
increase by 2050

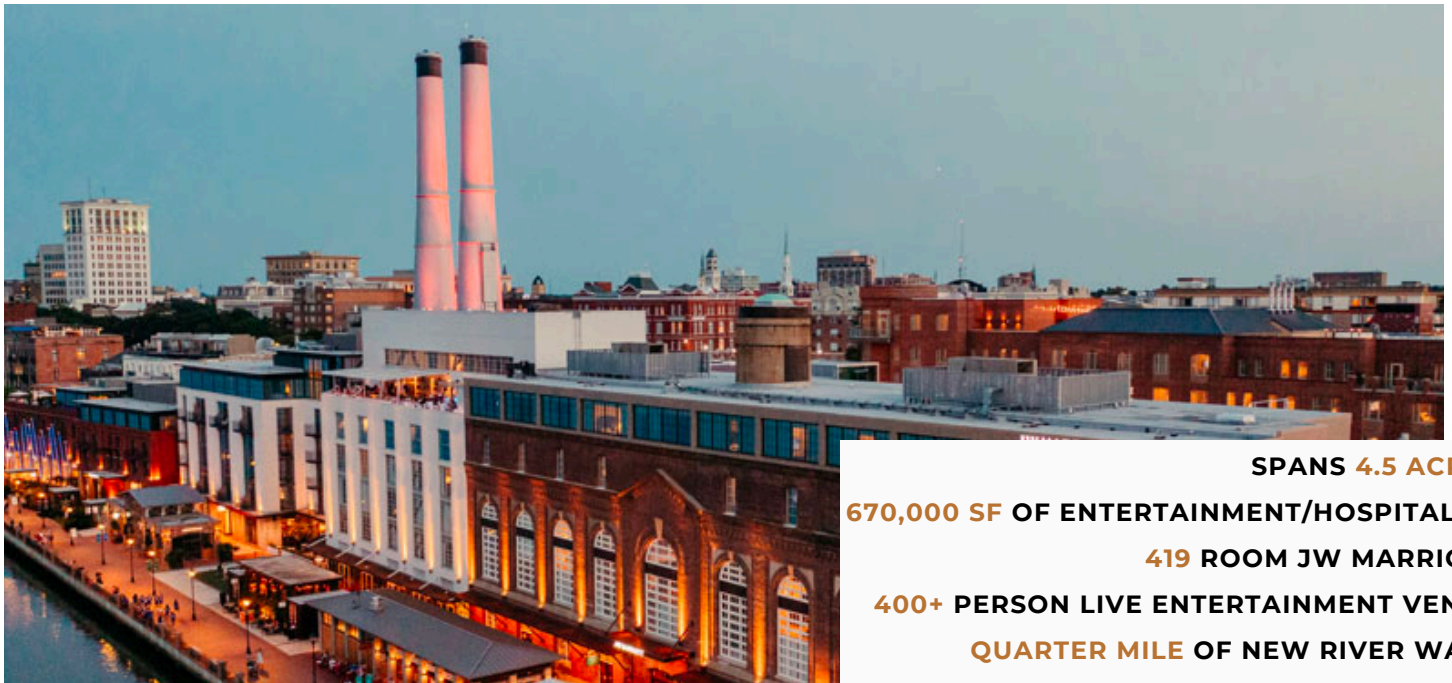
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Favorite Foodie City
Trazee Travel

#95

Best place to retire in the United States
Travel + Leisure

PLANT RIVERSIDE DISTRICT - RIVER STREET



SPANS **4.5 ACRES**

670,000 SF OF ENTERTAINMENT/HOSPITALITY

419 ROOM JW MARRIOTT

400+ PERSON LIVE ENTERTAINMENT VENUE

QUARTER MILE OF NEW RIVER WALK



About Judge Realty

Judge Realty is the leader in Savannah Commercial Real Estate. We manage and lease over 500 properties in the Savannah area and work with local and national clients across the USA.

COMMERCIAL

RESIDENTIAL

PROPERTY MANAGEMENT

DEVELOPMENT



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