



For Sale

120-124 W Liberty Street | Savannah, GA

# Historic Downtown Savannah Office Redevelopment Opportunity

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# Offering Highlights

Located in Savannah's Historic District, 120-124 W Liberty Street offers a rare opportunity to redevelop a ±10,920 SF four-story building with an ±880 SF carriage house into boutique office space. Ideal for creative firms, professional services, or co-working use, the property features historic charm with original hardwoods, high ceilings, and large windows, plus 6 off-street parking spaces. Its prime location near Forsyth Park, SCAD, and top dining and retail makes it a standout opportunity for a flagship office presence in downtown Savannah.



Sale Price:

**\$3,000,000**

**Main Building:** ±10,920 SF over 4 levels — ideal for open-plan office conversion, executive suites, or creative workspace design

**Carriage House:** ±880 SF – excellent for a private office, break-out space, or exclusive client suite

**Parking:** 6 off-street parking spaces behind building

**Historic Details:** Original hardwoods, high ceilings, large windows, and period architecture throughout

**Redevelopment Potential:** Perfect for boutique office redevelopment, shared workspace operators, law or financial firms, or a corporate headquarters

**Prime Historic District Location:** Just steps from Forsyth Park, SCAD, and Savannah's best dining, shopping, and cultural attractions. Located on high-profile Liberty Street with exceptional walkability and neighborhood appeal







# Floor Plan | *Ground Floor*



W Liberty Street

# Floor Plan | *Parlor Floor*



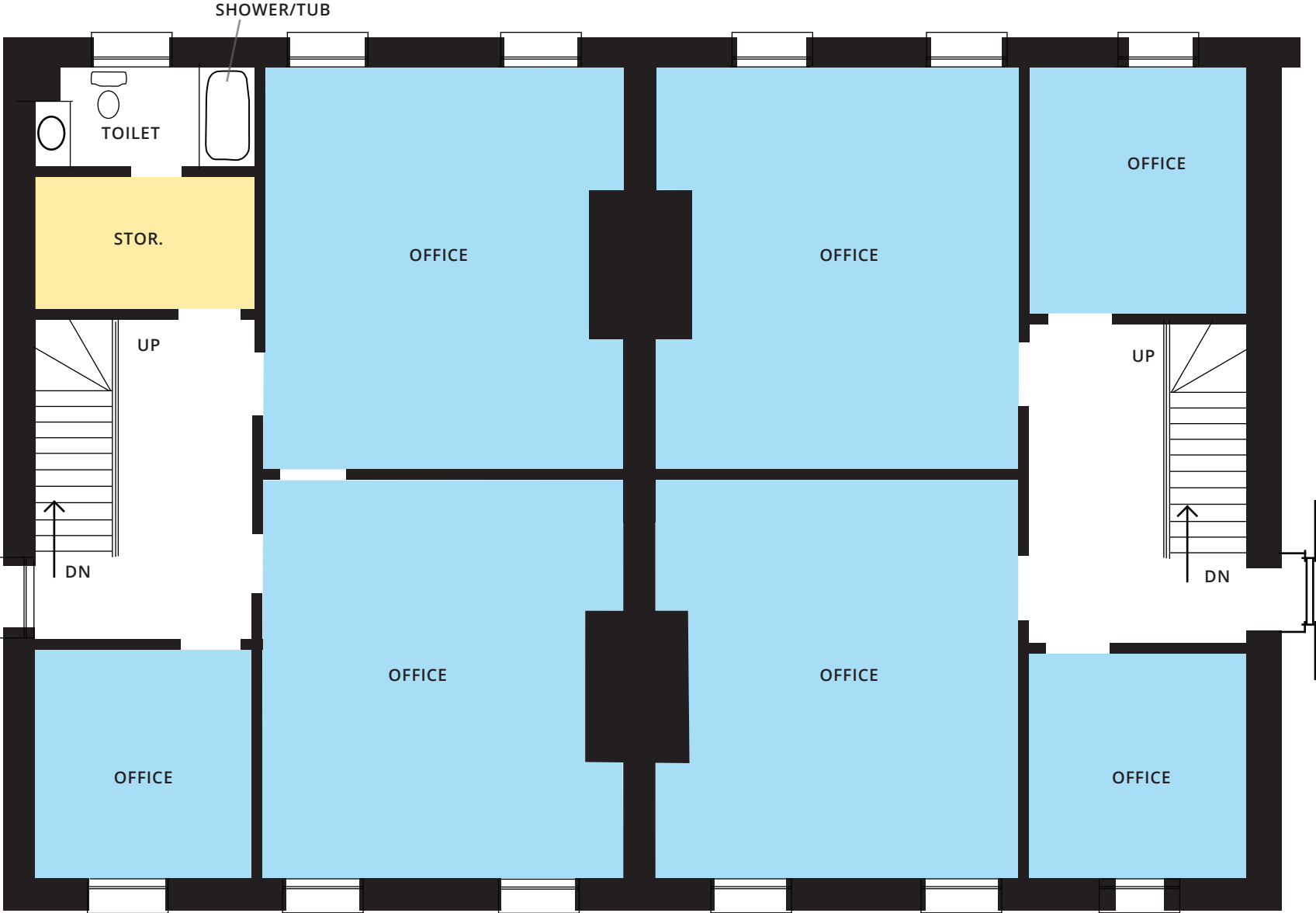
W Liberty Street

# Floor Plan | *Second Floor*

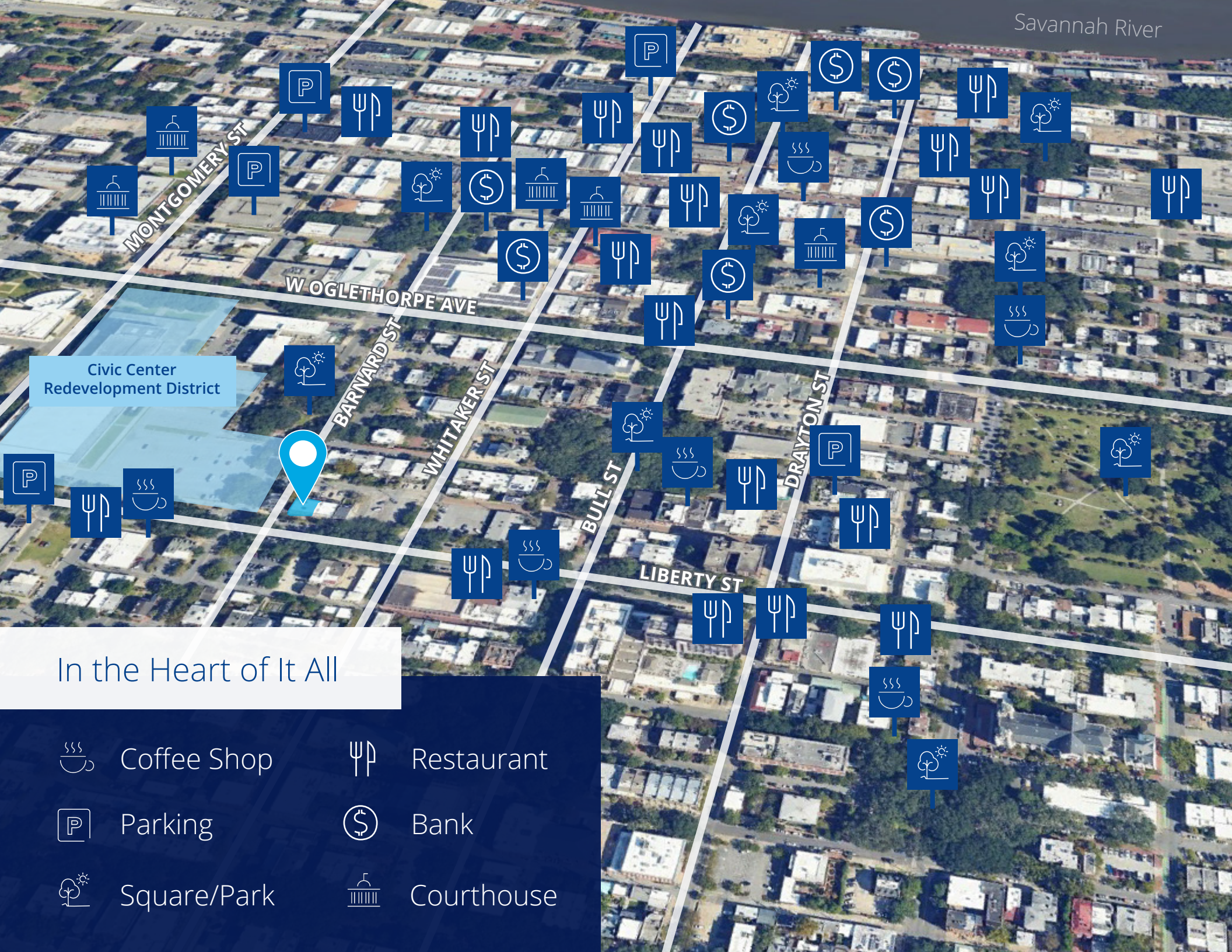


W Liberty Street

# Floor Plan | *Third Floor*



W Liberty Street



Civic Center  
Redevelopment District



### In the Heart of It All

-  Coffee Shop
-  Restaurant
-  Parking
-  Bank
-  Square/Park
-  Courthouse

# Civic Center Redevelopment

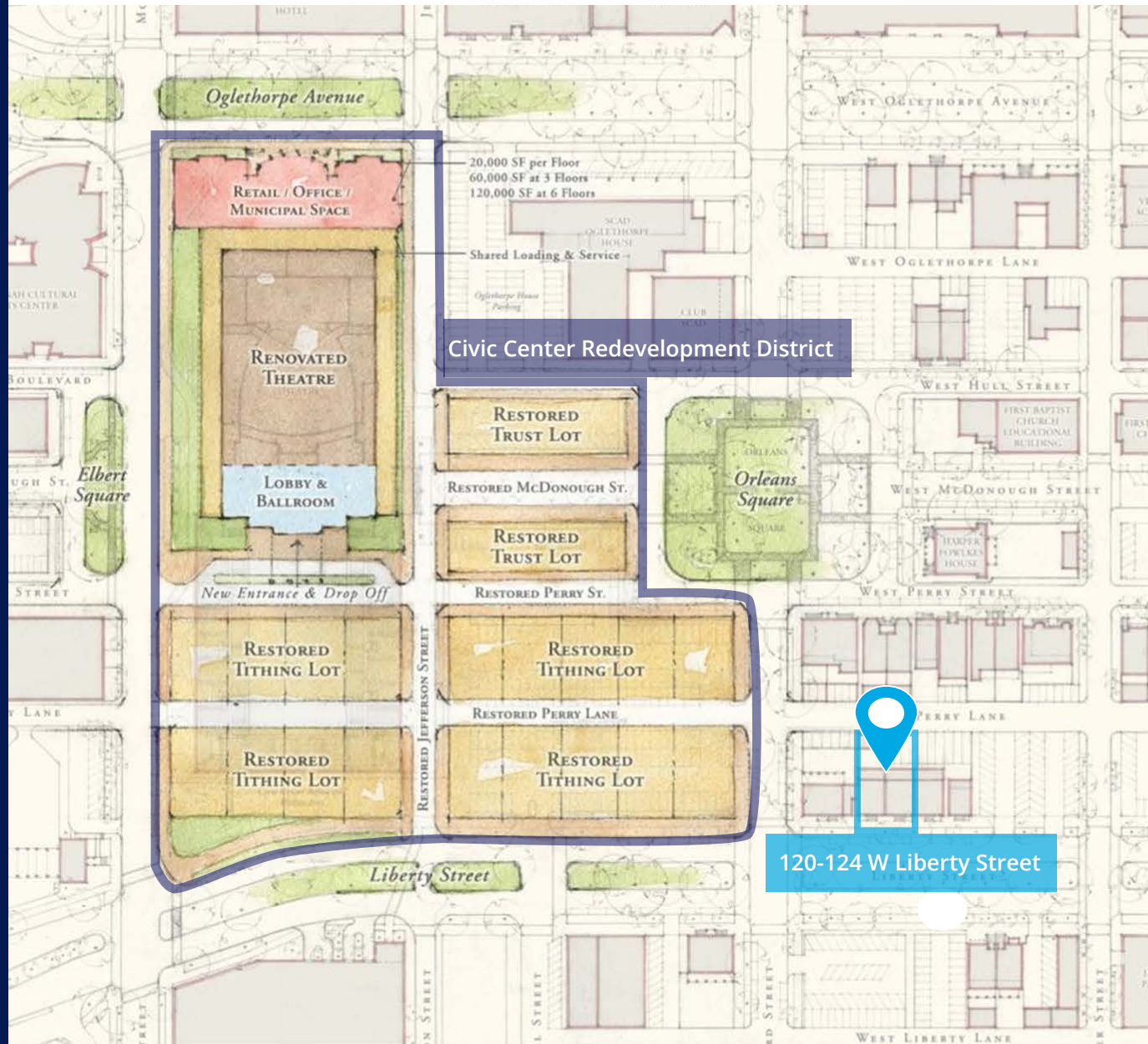
Savannah's Civic Center district is targeted for long-term revitalization—strengthening arts/events activity, public realm upgrades, and complementary mixed-use energy in the downtown core.

## Why it Matters

Entertainment/event anchor drives consistent foot traffic

Public realm improvements support walkability and tenant appeal

Mixed-use momentum strengthens daytime activity and services



City of Savannah's Preliminary Redevelopment Plan – subject to change.



# Local Area Overview

Ideally located on the Atlantic Ocean, the Savannah region is home to close to one million people and a skilled workforce that includes more than 4,000 military transitioning to the civil sector each year. Our 18 area colleges and universities with more than 65,000 students are producing a top talented workforce in industries ranging from creative and technical services to advanced manufacturing to healthcare tech and more.

With the largest landmarked historic district in the nation, more art galleries per capita than New York City, 22 grassy moss-draped squares, award-winning restaurants, nights filled with live music and film festivals and weekends relaxing on the beach, the good life is here.

Sources: ESRI, SEDA, Savannah Chamber

Savannah’s local economy continues to thrive in 2025, with tourism remaining a dominant driver of growth—particularly through cultural, historic, and culinary attractions that set the city apart from national trends. Leisure travel remains strong, with high demand for immersive “special interest” experiences such as historic site tours, local arts, and exceptional dining. The city’s reputation as a top-tier “foodie” destination is further reinforced by rising culinary tourism, while ongoing preservation of Savannah’s historic district enhances its appeal to both visitors and residents.

Visitor  
Spending  
**\$4  
Billion**

Over **17M** Annual Visitors

10 Million Overnight Visitors  
7.3 Million Day Visitors

Overnight  
Visitors Stay  
Approximately  
**2.5** Nights

Named  
**BEST**  
U.S. CITY  
July 2025  
Travel & Leisure

# SCAD's Economic Impact



Since its founding, SCAD has strengthened the Savannah region through sustained investment, community involvement, and a growing presence that extends beyond the city itself. Over nearly five decades, the university's activities—including increased events, services, and post-COVID economic shifts—have helped drive SCAD's total regional economic impact to over \$1 billion in FY23, reflecting both direct and indirect spending.

In that same year, SCAD supported a total of 8,791 jobs across the region, with 1,675 directly tied to the university and 7,116 resulting from related economic activity. Additionally, SCAD's operations and visitor spending generated more than \$38.6 million in local tax revenues, underscoring its role as a key economic engine in the Savannah area.

## Impacts on the Savannah Region



**\$1.0 Billion**  
Economic Impact



**8,791 Jobs**  
Employment Impact



**\$38.6 Million**  
State & Local  
Tax Impact

## Alumni & Workforce Impacts



**\$12.5 Billion**  
Generated by SCAD  
Alumni Living in GA



**17,940 Alumni**  
Living & Working  
in GA

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