# 710 MALL BOULEVARD

710 MALL BOULEVARD
SAVANNAH, GA 31406

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# 1 PROPERTY INFORMATION

710 Mall Boulevard
Savannah, GA 31406

# Property Summary

| LEASE RATE | NEGOTIABLE |
|---|---|

## OFFERING SUMMARY

| | |
|---|---|
| Available SF: | |
| Lease Rate: | Negotiable |
| Lot Size: | 0.584 Acres |
| Year Built: | 1979 |
| Building Size: | 555 SF |
| Zoning: | B-G |
| Market: | Savannah |
| Submarket: | Southside |

## PROPERTY OVERVIEW

SVN is pleased to present this free-standing retail property for lease. Formerly a mini bank branch, the building has 5 canopied drive-thru lanes and +/- 555 square feet of office space with an interior layout that includes teller/staff work area, break, restroom and storage. The building is situated on a +/- 0.584 acre lot and offers 127' of road frontage, plenty of parking, two points of ingress/egress and a large lighted pylon road sign. Zoned B-G (General Business), the property would work well for continued bank use or a variety of other retail and/or professional office users.

## LOCATION OVERVIEW

The property has excellent visibility and exposure on Mall Boulevard, one of the main business corridors connecting traffic to Oglethorpe Mall. It is surrounded by many retail centers, restaurants, professional office parks and dense residential communities. Its convenient location and proximity to major avenues provides quick access to all areas of Savannah.



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# Complete Highlights

## LEASE HIGHLIGHTS

- Free-Standing Commercial Property for Lease
- +/- 555 SF on 0.584 Acre; 5-Drive-Thru Lanes
- Two Access Points; Large Lighted Pylon Signage
- 127' Frontage on Mall Boulevard; Excellent Visibility & Exposure
- Located on Main Business Corridor to Oglethorpe Mall
- Quick Access to All Areas of Savannah

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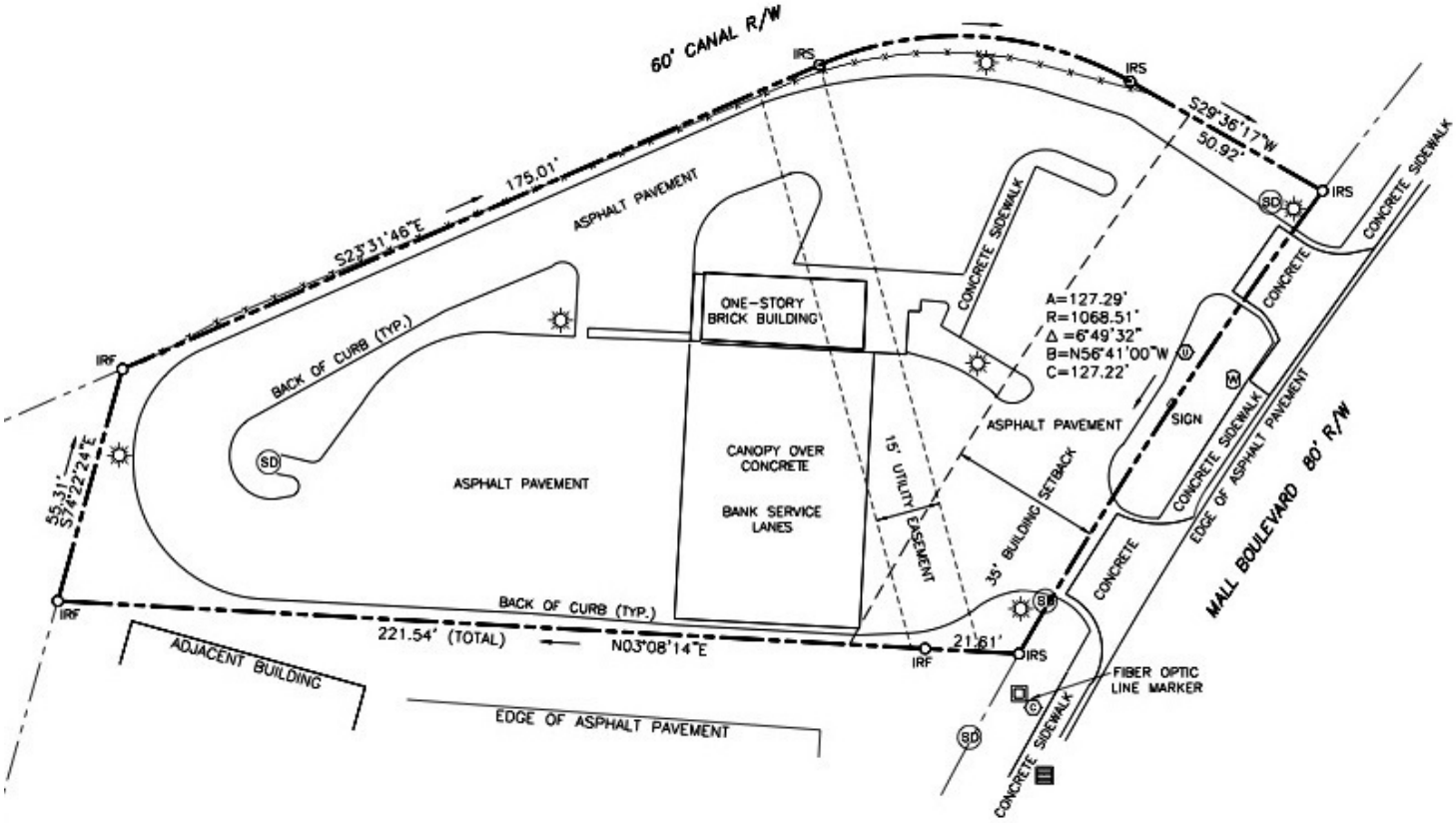
# Additional Photos

# Site Plan



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# Additional Photos

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# 2 LOCATION INFORMATION

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# Aerial Map

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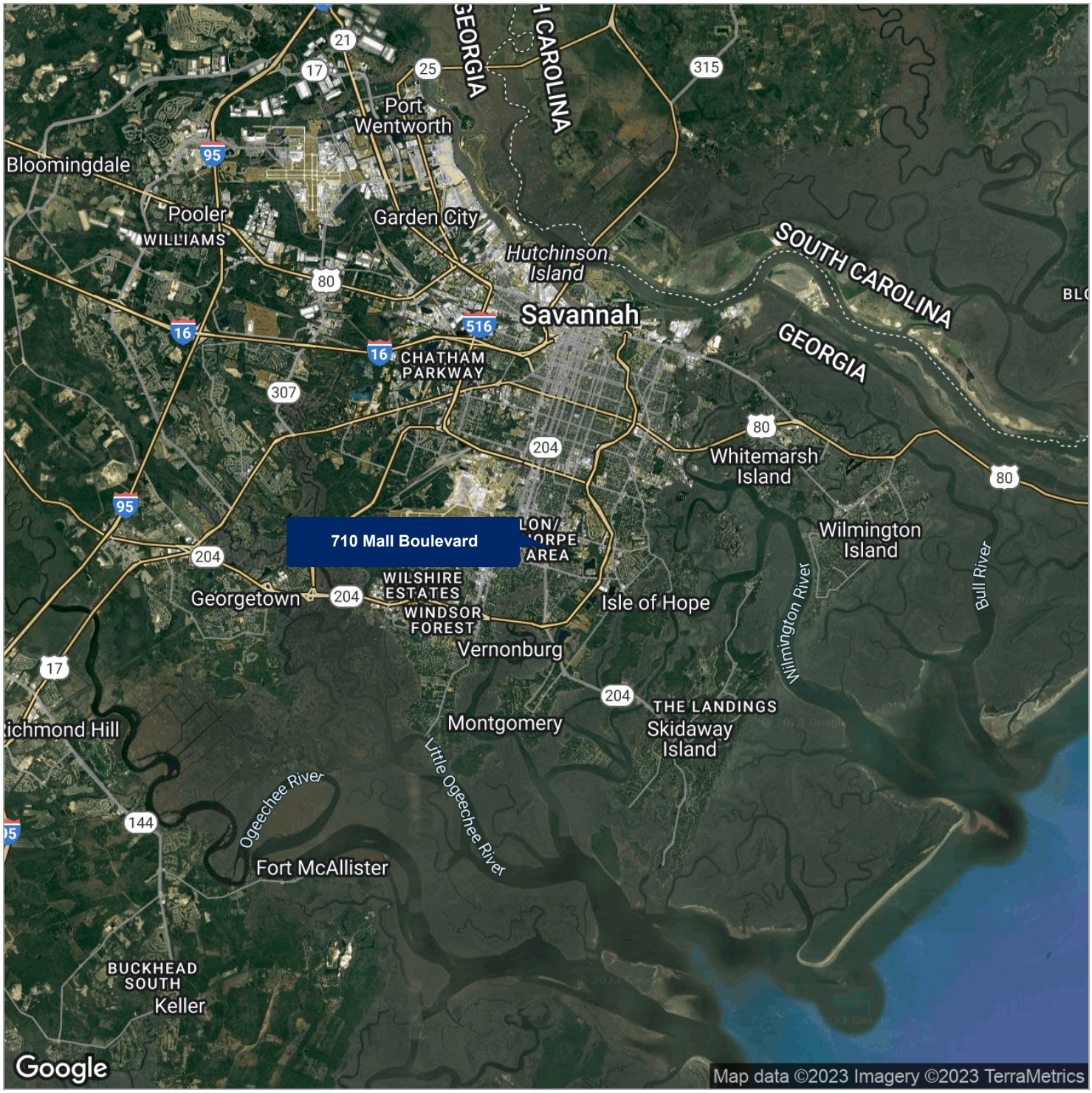
# Regional Map



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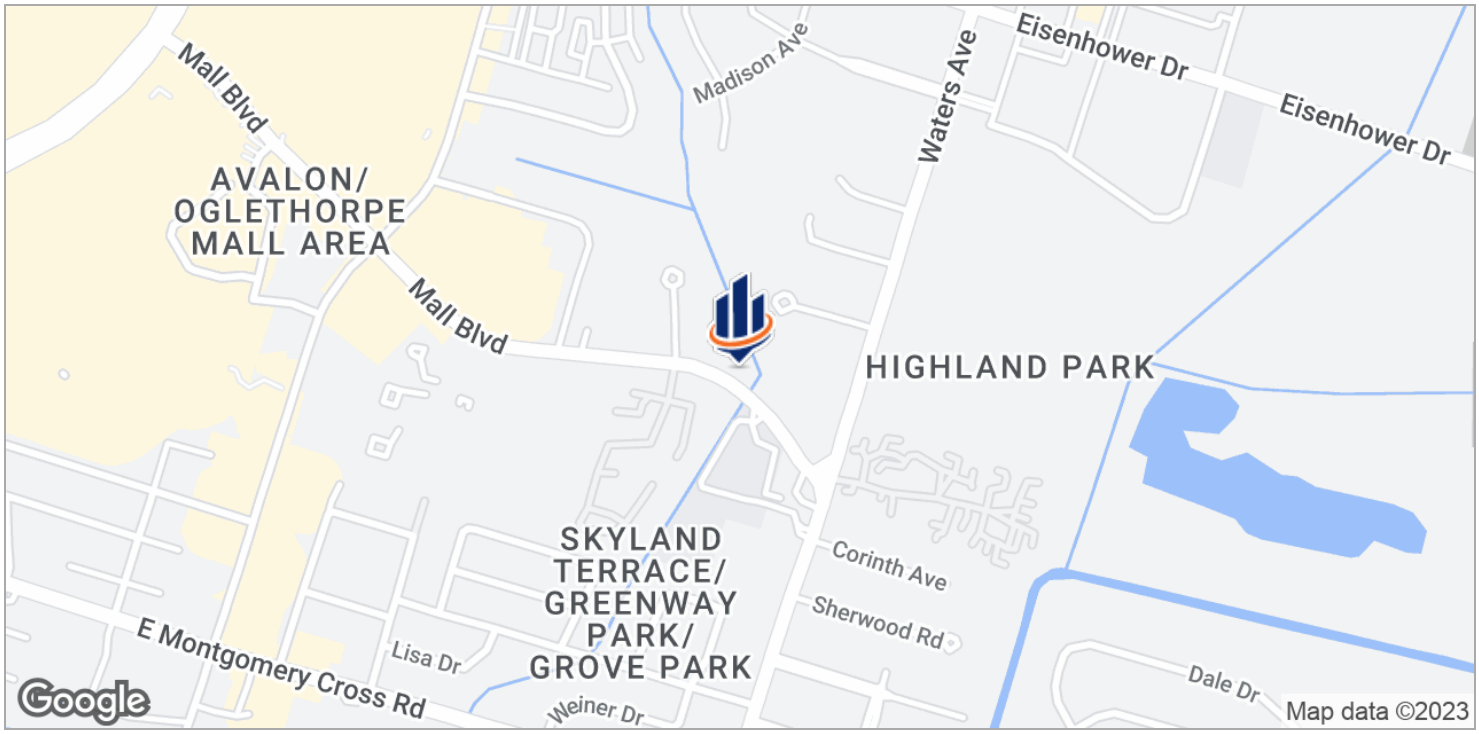
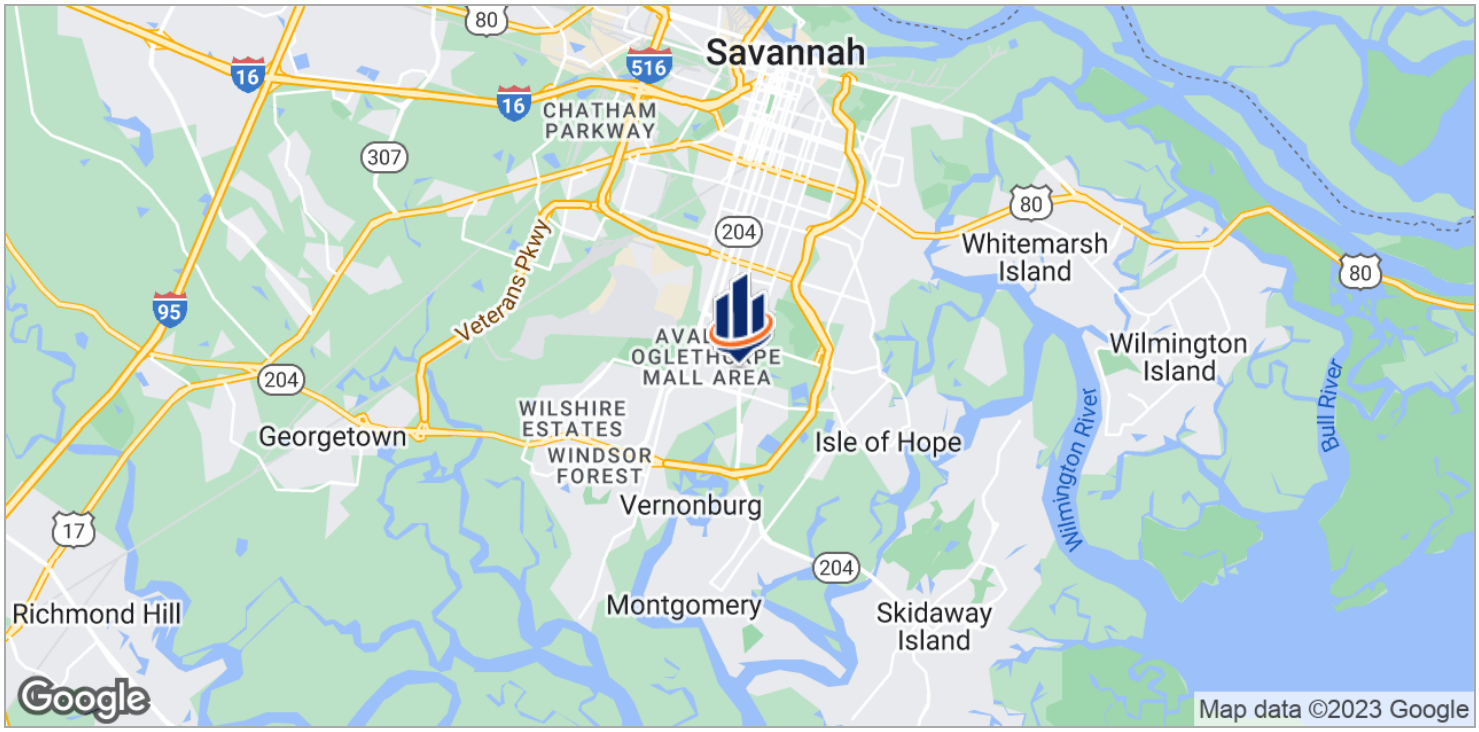
# Location Maps



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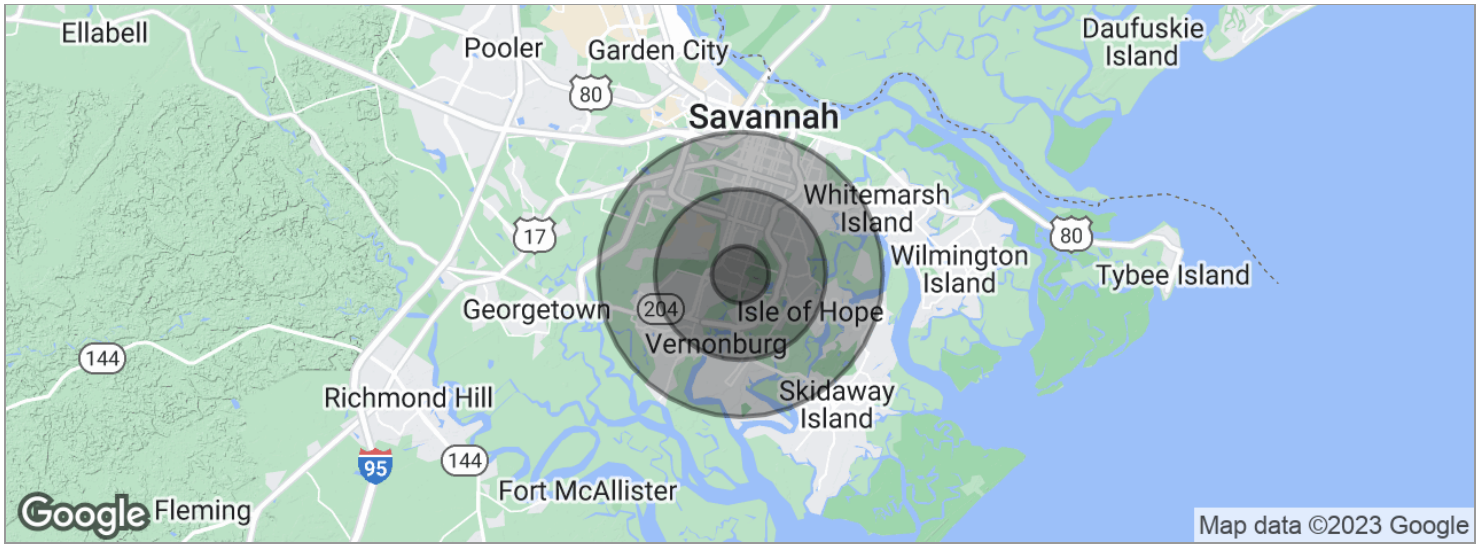
# 3
# DEMOGRAPHICS

710 Mall Boulevard
Savannah, GA 31406

# Demographics Map




| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| Total population | 5,641 | 57,998 | 143,633 |
| Median age | 34.4 | 34.6 | 34.9 |
| Median age (Male) | 29.4 | 31.7 | 32.7 |
| Median age (Female) | 41.0 | 37.5 | 37.1 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| Total households | 2,727 | 23,586 | 57,576 |
| # of persons per HH | 2.1 | 2.5 | 2.5 |
| Average HH income | $52,875 | $54,675 | $52,345 |
| Average house value | $188,363 | $195,082 | $218,515 |

** Demographic data derived from 2020 ACS - US Census*



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# 4 ADVISOR BIOS

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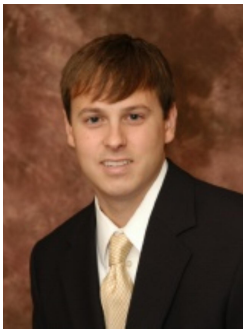
# Advisor Bio 1




## ADAM BRYANT, CCIM, SIOR

Partner

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### PROFESSIONAL BACKGROUND

Adam Bryant, CCIM, SIOR is a Partner with SVN | GASC, specializing in the sale and leasing of land, office, retail and investment properties in Savannah, Georgia and surrounding areas including Pooler.

Bryant earned a Master of Business Administration as well as a Bachelor of Business Administration from Georgia Southern University. In addition, he has completed the Certified Commercial Investment Member (CCIM) designation by the CCIM Institute, one of the leading commercial real estate associations in the world. The CCIM designation is awarded to commercial real estate professionals upon successful completion of a graduate-level education curriculum and presentation of a portfolio of qualifying industry experience.

Since joining SVN | GASC in 2006, Bryant has completed more than $250 million in transaction volume and is a multi-year recipient of the SVN Partner's Circle Award in recognition of outstanding sales while being ranked in the Top 5 producers in the nation of completed transactions at SVN out of more than 1,500 Advisors.

Bryant also served as President for the Savannah / Hilton Head Realtors Commercial Alliance (RCA) Board.

### EDUCATION

-Master of Business Administration (MBA) - Georgia Southern University
-Bachelor of Business Administration (BBA) - Georgia Southern University

### MEMBERSHIPS

Certified Commercial Investment Member (CCIM)
Society of Industrial and Office Realtors (SIOR)


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