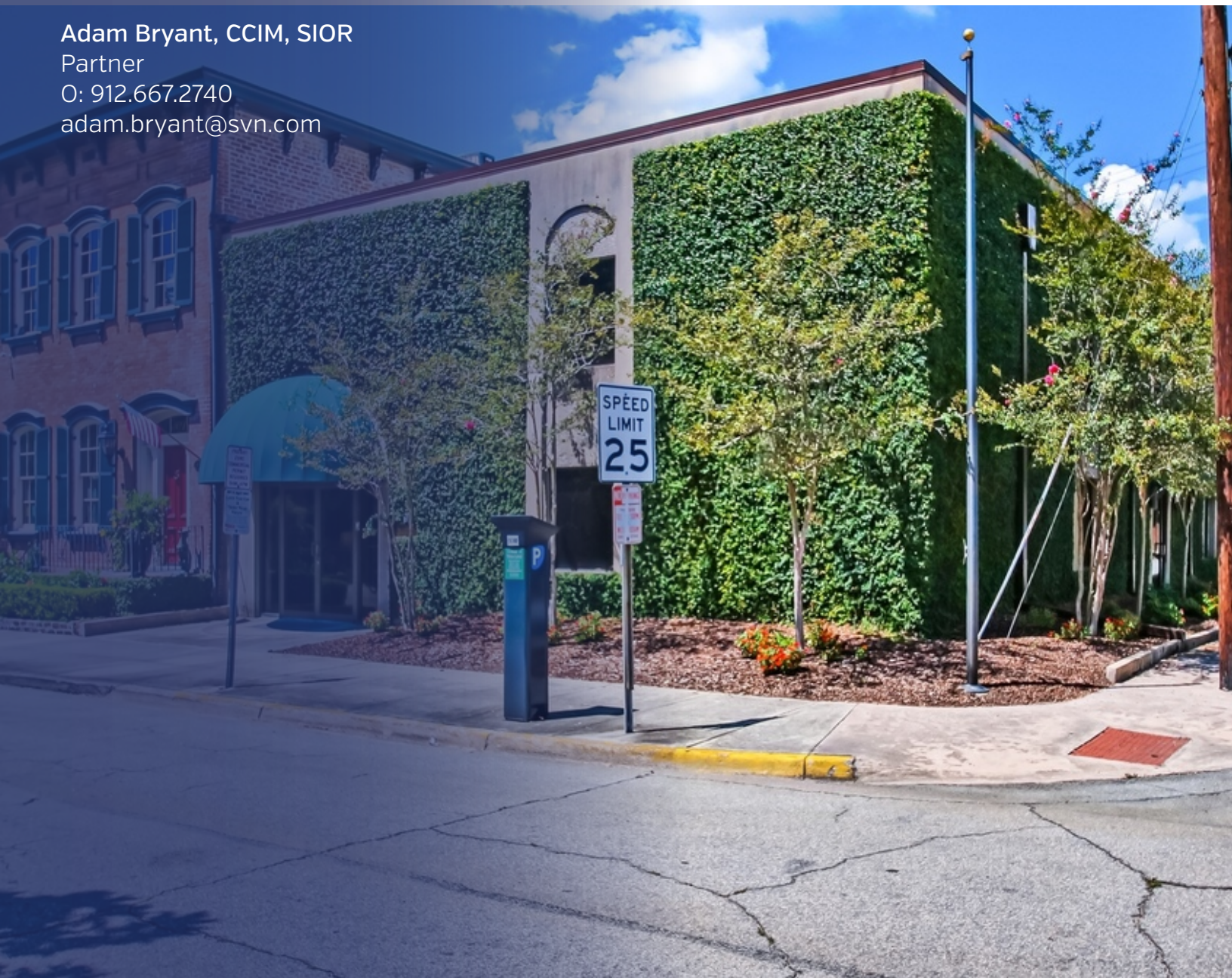


# HISTORIC DOWNTOWN

325 TATTNALL STREET  
SAVANNAH, GA 31401

Adam Bryant, CCIM, SIOR  
Partner  
O: 912.667.2740  
[adam.bryant@svn.com](mailto:adam.bryant@svn.com)





## PROPERTY INFORMATION

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# 1 PROPERTY INFORMATION

325 Tattnall Street  
Savannah, GA 31401



# Property Summary



## OFFERING SUMMARY

Sale Price:	\$1,299,000
Lot Size:	0.07 Acres
Year Built:	1960
Building Size:	5,905 SF
Renovated:	2008
Zoning:	RIP-A
Market:	Savannah
Submarket:	Downtown
Price / SF:	\$219.98

## PROPERTY OVERVIEW

SVN is pleased to offer office space for sale at 325 Tattnall Street within Historic Downtown Savannah Georgia. This brick building was constructed in 1960 with updates in 2000 and 2008, and has been very well-maintained with no deferred maintenance including a new roof and HVAC systems within the last 12 months. The property is nicely landscaped with on street parking as well as the ability to utilize 20 parking spaces in the Liberty Street parking garage for \$40 per space per month. There are two separate canopied entrance points to the building, which would allow an easy conversion to multi-tenant space and the interior provides a very functional layout that includes a large front entrance/lobby with a separate reception area, 10 private offices, multiple storage rooms and 2 restrooms on the 1st floor. The 2nd floor has an additional 8 private offices, a conference room, a break area and 2 additional restrooms. There is a freight elevator that is currently not in service. The building is in move-in condition. Shown by appointment only.

## LOCATION OVERVIEW

This property is in the heart of the Historic District in Savannah's Downtown on the corners of Jefferson, Harris and Tattnall Streets within 1 block from the Savannah Civic Center. This location provides quick access to the I-16 ramp at Martin Luther King Blvd. Surrounding amenities include hotels, inns, restaurants and shopping.



# Complete Highlights

## SALE HIGHLIGHTS

- 5,905 SF of Office Space
- New Roof / New HVAC
- Plenty of Parking Available
- 18 private offices
- Historic Downtown Savannah





# Additional Photos





# Additional Photos





# Additional Photos



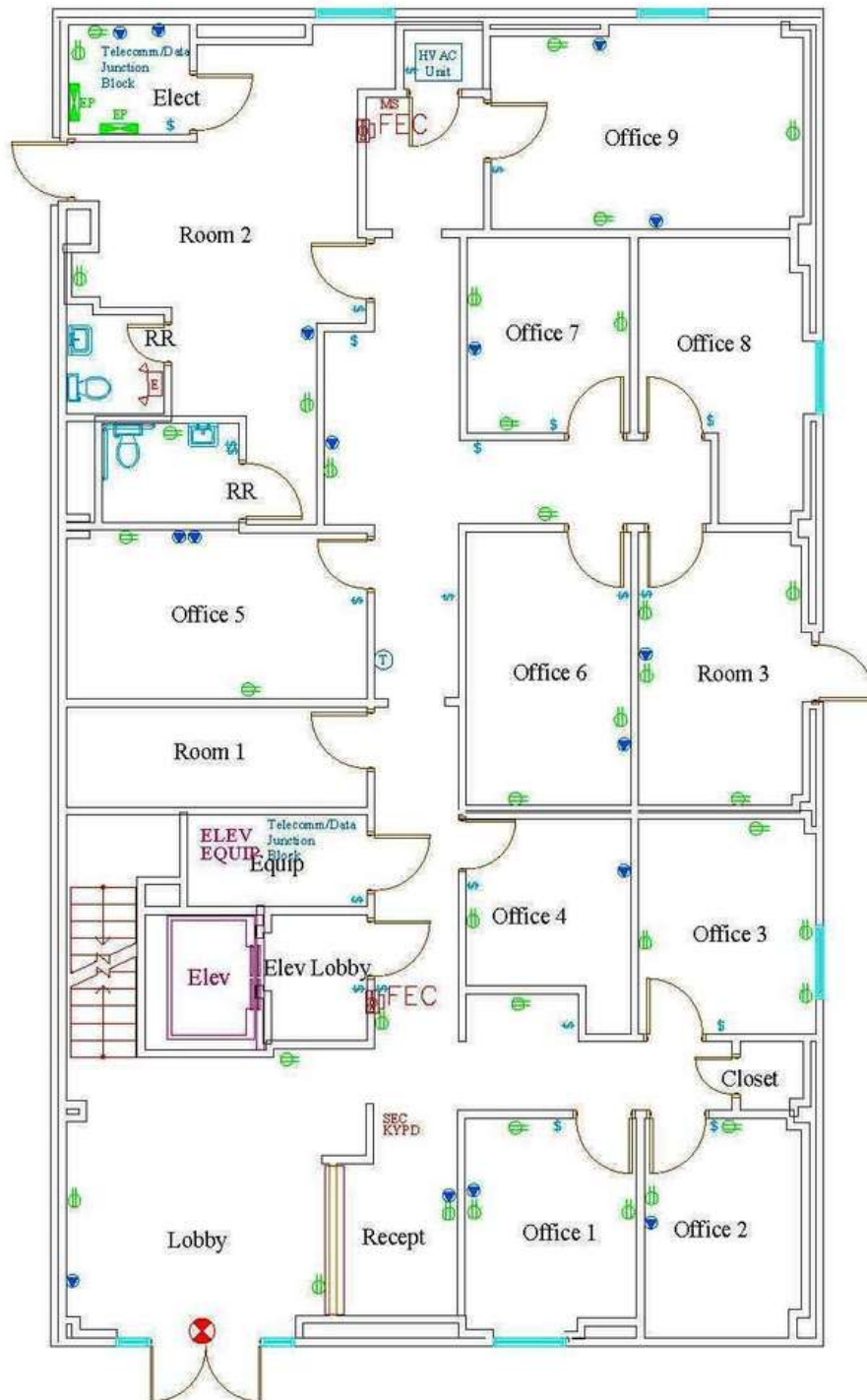


# Additional Photos



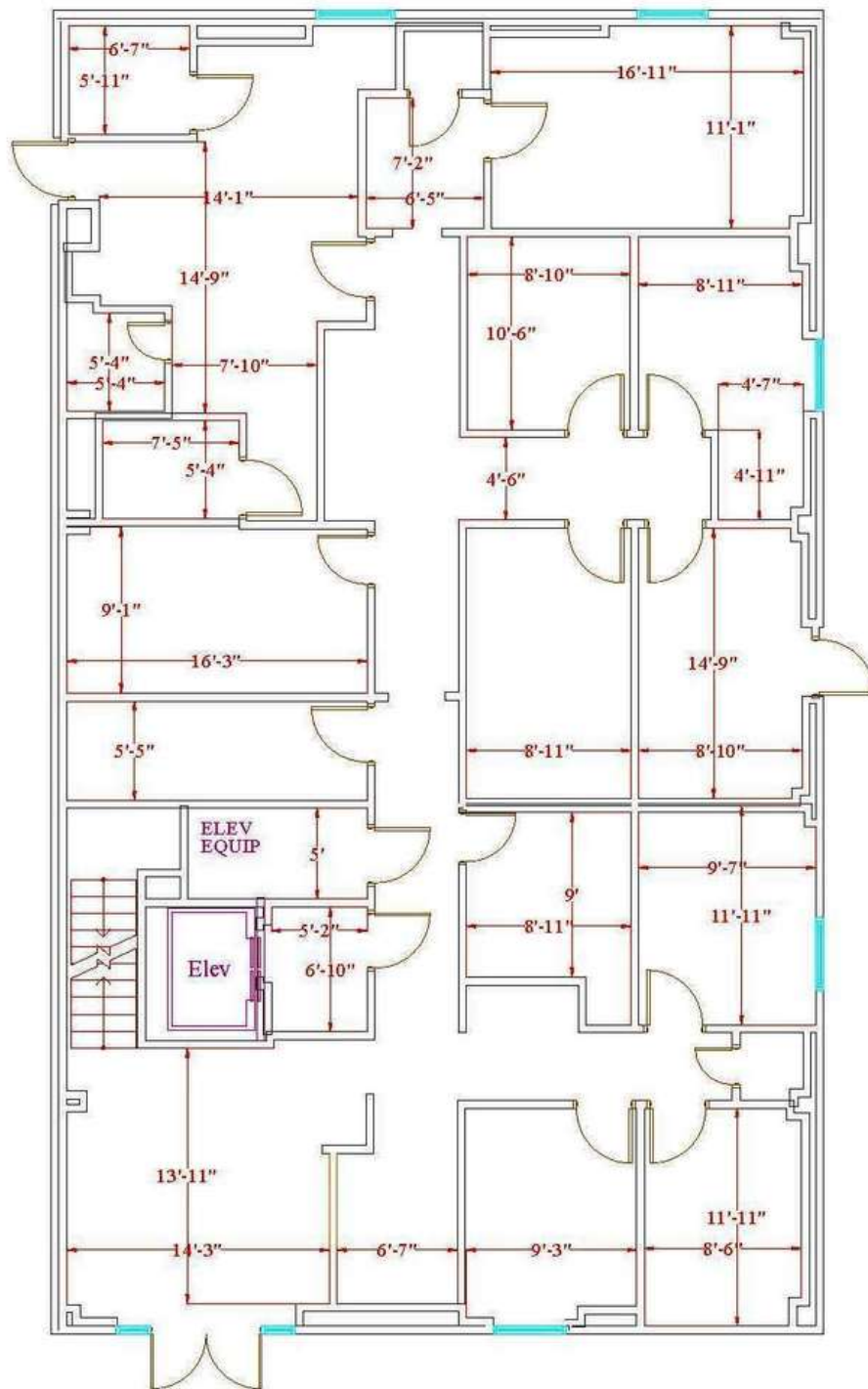


# First Floor Plan





# Second Floor Plan





## 2 LOCATION INFORMATION

325 Tattnall Street  
Savannah, GA 31401



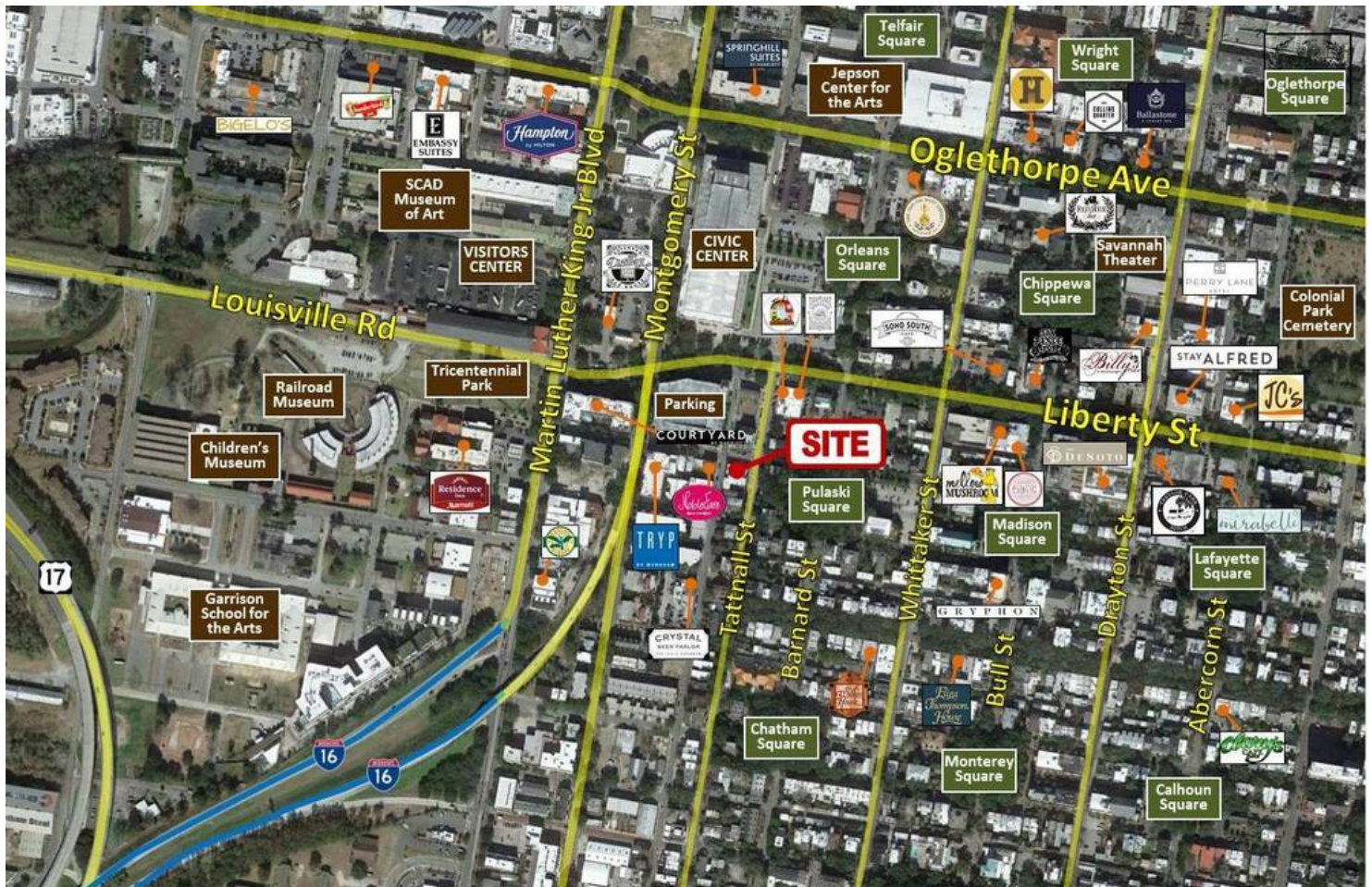
# Aerial Views







# Amenities Map



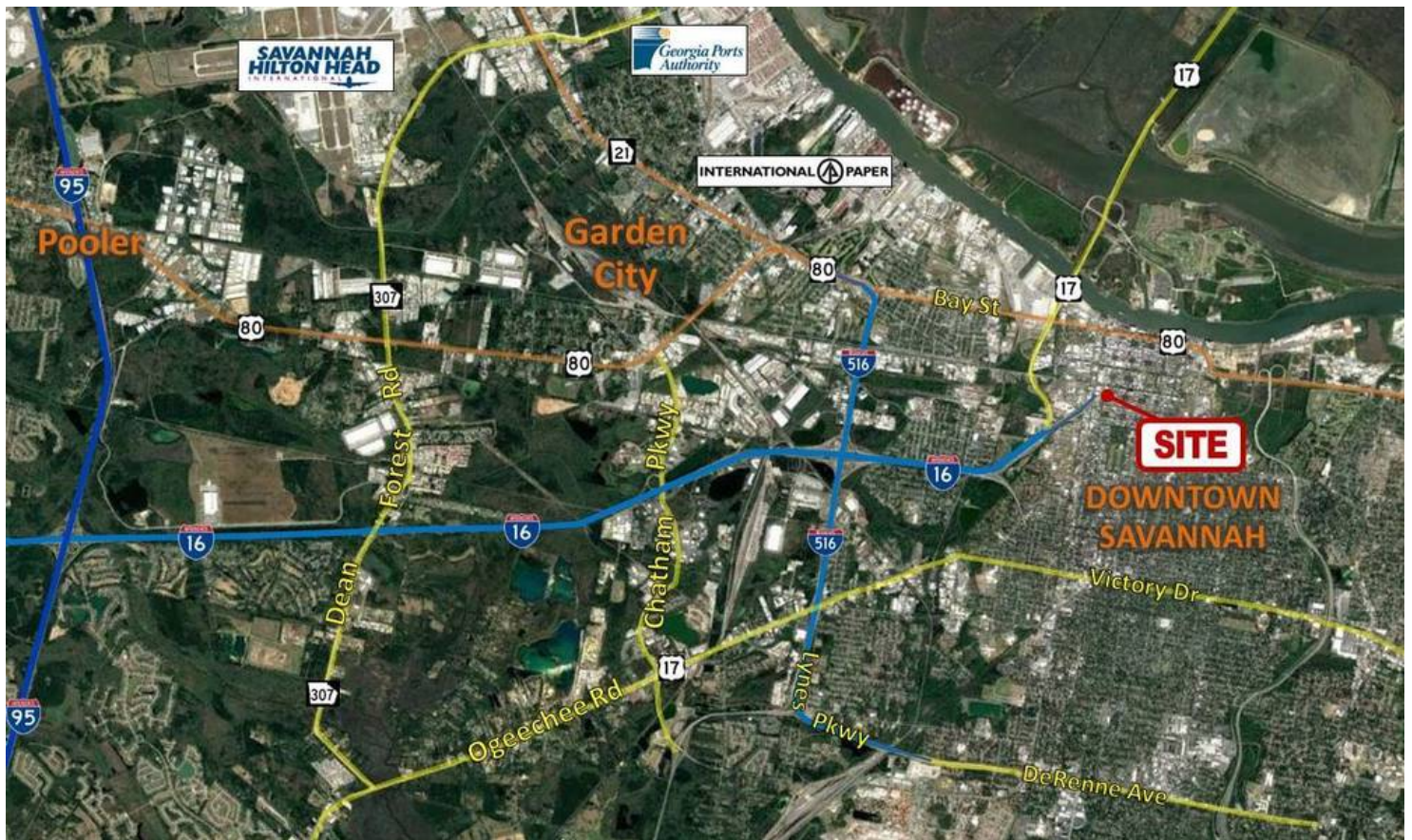


# Historic District Map



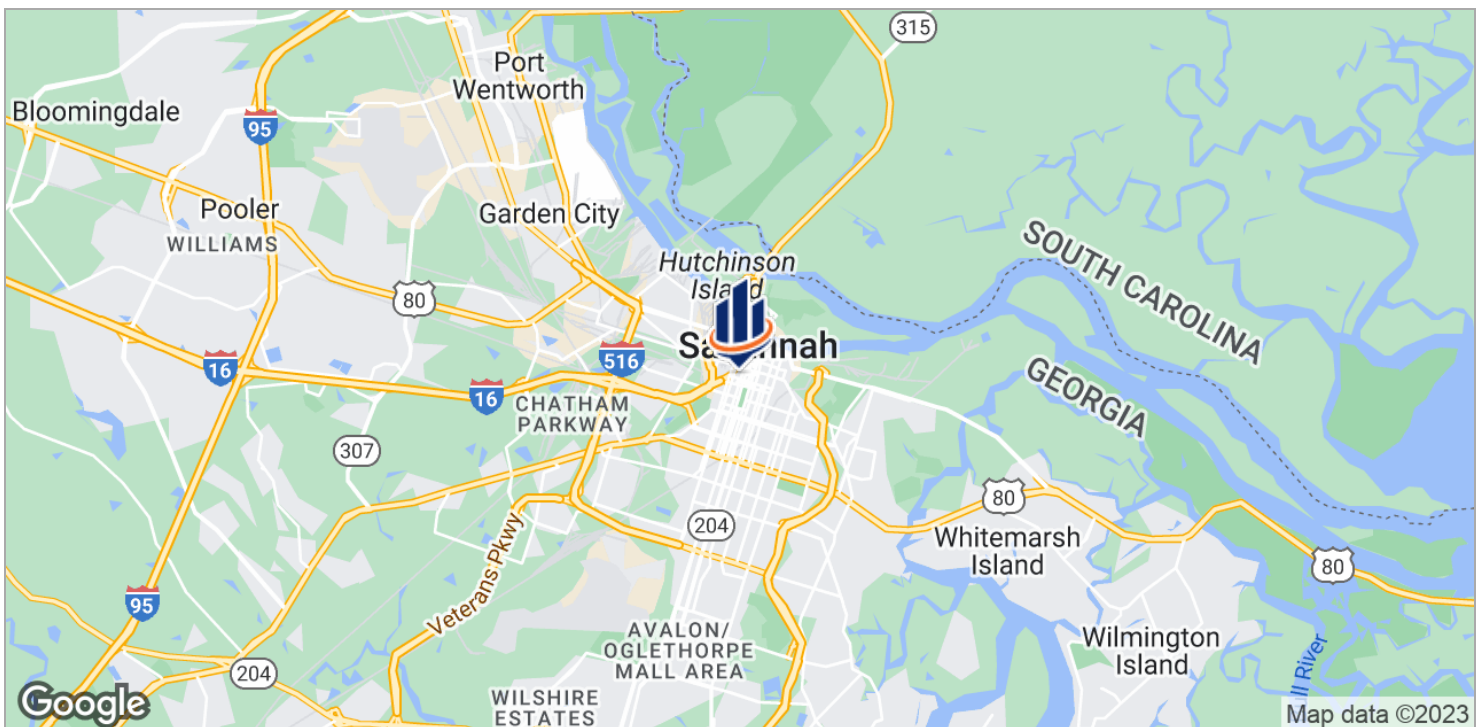
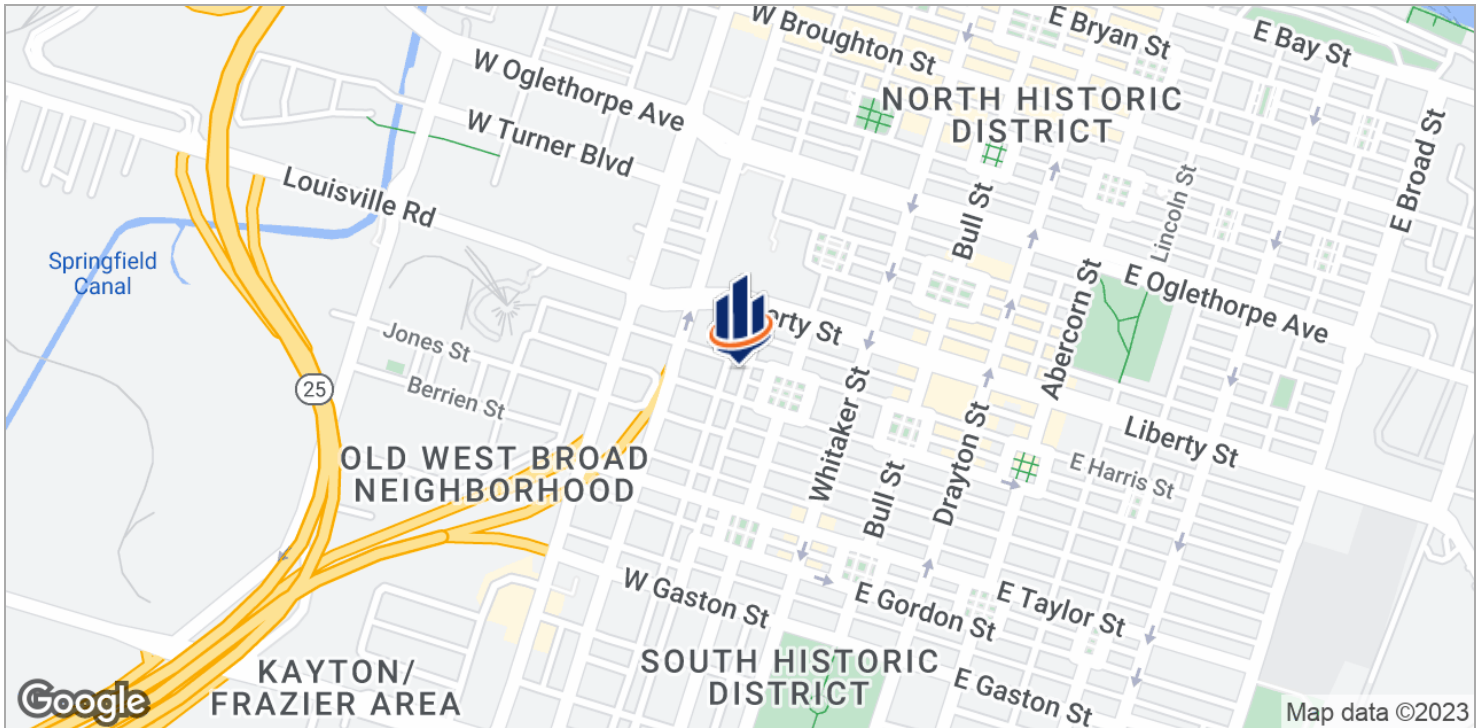


# Regional Map



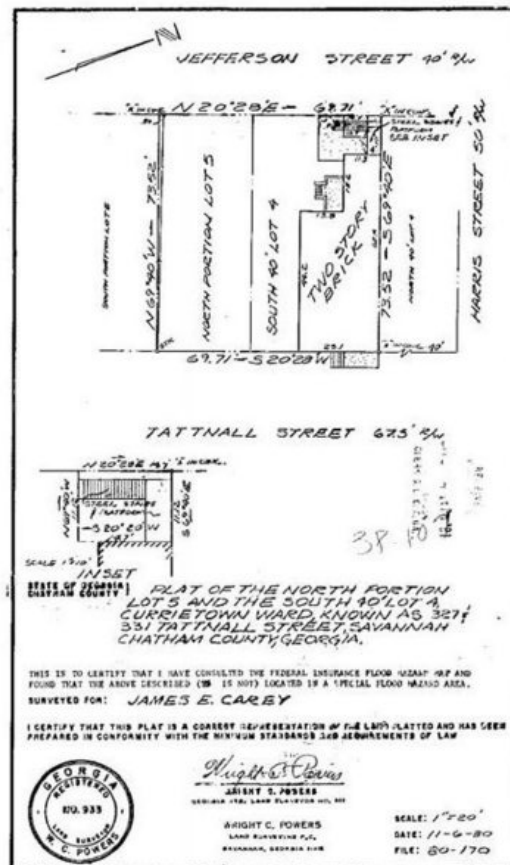
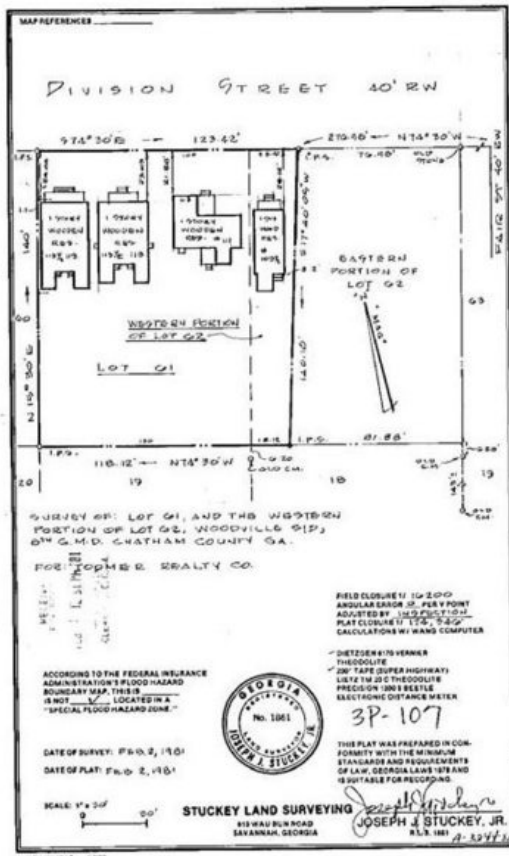
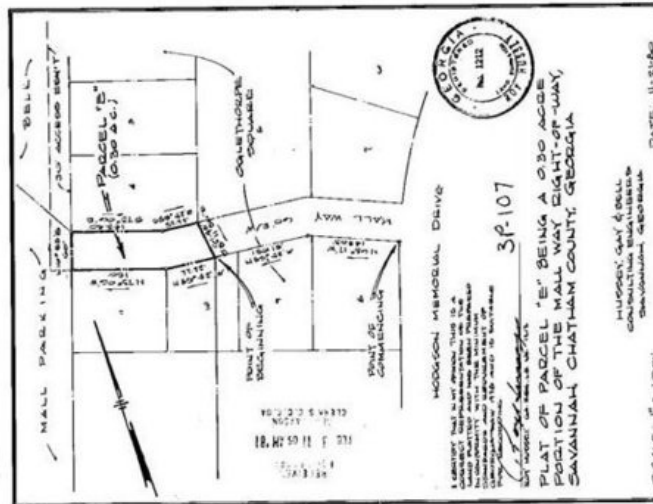


# Location Maps





# Site Plan



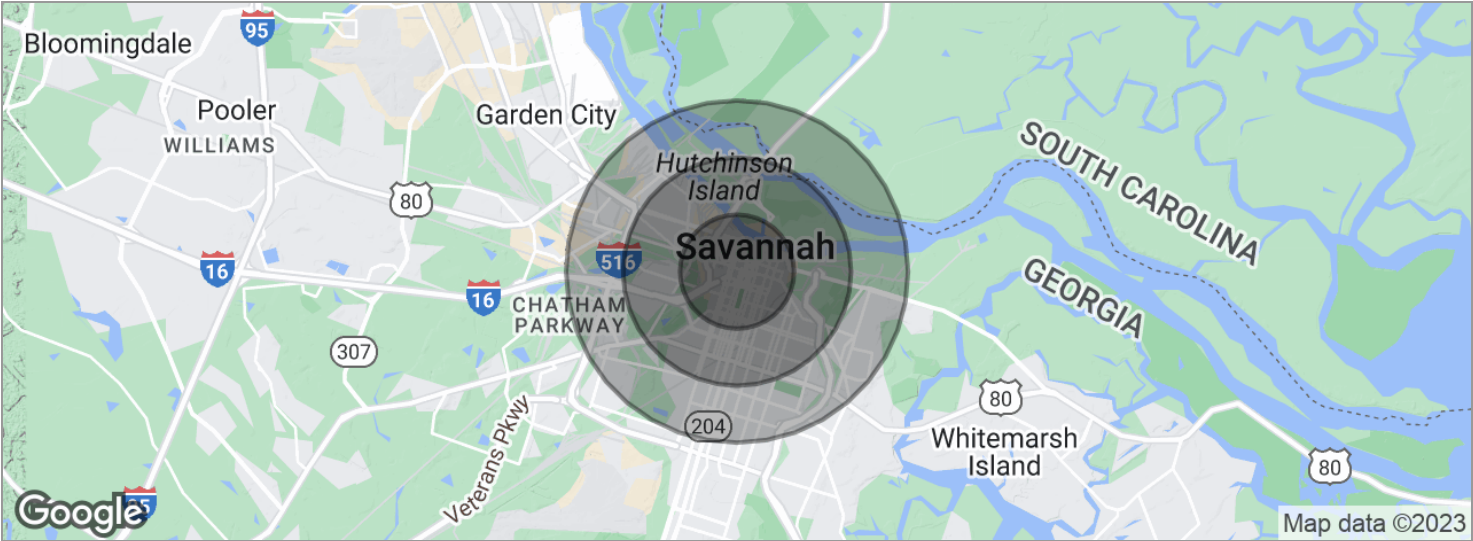


# 3 DEMOGRAPHICS

325 Tattnall Street  
Savannah, GA 31401



# Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
Total population	13,812	40,500	69,286
Median age	28.0	32.9	33.8
Median age [Male]	28.0	31.2	32.1
Median age [Female]	28.7	34.5	35.8
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	5,665	16,381	27,667
# of persons per HH	2.4	2.5	2.5
Average HH income	\$42,434	\$40,138	\$43,660
Average house value	\$257,448	\$260,034	\$231,094

\* Demographic data derived from 2020 ACS - US Census



## 4 ADVISOR BIOS

325 Tattnall Street  
Savannah, GA 31401



# Advisor Bio & Contact

## ADAM BRYANT, CCIM, SIOR

Partner



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Savannah, GA 31405  
T 912.667.2740  
C 912.667.2740  
adam.bryant@svn.com  
GA #279255  
SC #88499

## 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 & AFFILIATIONS

Certified Commercial Investment Member [CCIM]  
Society of Industrial and Office Realtors [SIOR]





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