

±8,361 SF IN VICTORIAN DISTRICT DOWNTOWN SAVANNAH FOR LEASE

800 HABERSHAM ST
SAVANNAH, GA 31401

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1 PROPERTY INFORMATION

800 Habersham St
Savannah, GA 31401



Property Summary



OFFERING SUMMARY

Lease Rate:	\$30.00 SF/yr (NNN)
Current CAM:	\$6.07 PSF
Building Size:	8,361 SF
Lot Size:	0.613 Acres
Renovated:	2013
Zoning:	TC-2
APN:	20044 16001

PROPERTY OVERVIEW

SVN is pleased to offer an $\pm 8,361$ square foot free-standing retail building for lease. The building, which is situated on ± 0.61 acres fronting E. Gwinnett Street, was built out in 2013 for Family Dollar (now Dollar Tree) and will be available 07/01/24. The property is adjacent to Kroger, providing a unique opportunity to be near one of the few anchor retailers within Downtown Savannah, while additionally offering 23 on-site parking spaces and (3) access points from Habersham Street, E. Gwinnett Street and Price Street. The interior layout is a column-free wide-open format, which is ideal for a variety of uses. The property is zoned TC-2 (Traditional Commercial - Corridor). Shown by appointment only – please do not disturb the Tenant.

LOCATION OVERVIEW

The site is located in the Victorian District within Historic Downtown Savannah. More specifically, the TC-2 District is intended to ensure the vibrancy of historic mixed-use neighborhoods with traditional development patterns characteristic of Savannah during the period of 1890 to 1930, which was the streetcar and early automobile era according to the City of Savannah. Additionally, the district provides for arterial commercial corridors that traverse historic neighborhoods and serve through traffic as well as local markets. This location provides quick access to the Truman Parkway and I-16, and easy access to all areas of Savannah, including the Southside, the beaches, islands and the Airport via Veterans Parkway, I-516 and I-95.

Complete Highlights



PROPERTY HIGHLIGHTS

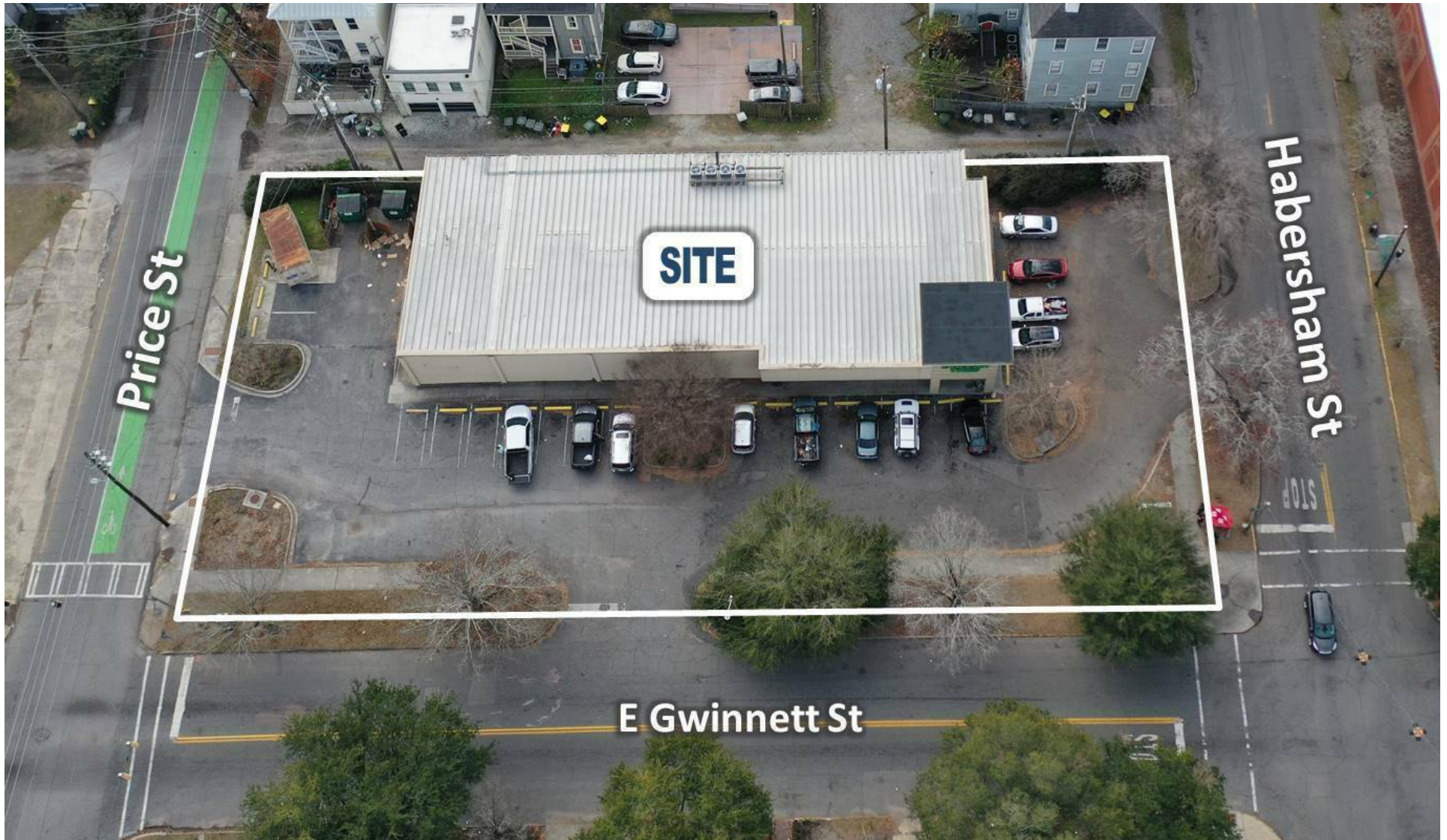
- $\pm 8,361$ SF in Victorian District (Downtown Savannah) | For Lease
- Free-Standing Building Operating as Dollar Tree | Available 07/01/24
- Interior is Wide Open Format Ideal for Variety of Uses
- ± 0.61 -Acre Site | [3] Access Points | 23 On-Site Parking Spaces
- Adjacent to Kroger | Rare Anchor Retailer Downtown
- Zoned TC-2 (Traditional Commercial – Corridor)



$\pm 8,361$ SF IN VICTORIAN DISTRICT (DOWNTOWN SAVANNAH) | FOR LEASE | 800 HABERSHAM ST SAVANNAH, GA 31401

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Ownership Stake



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Ownership Stake



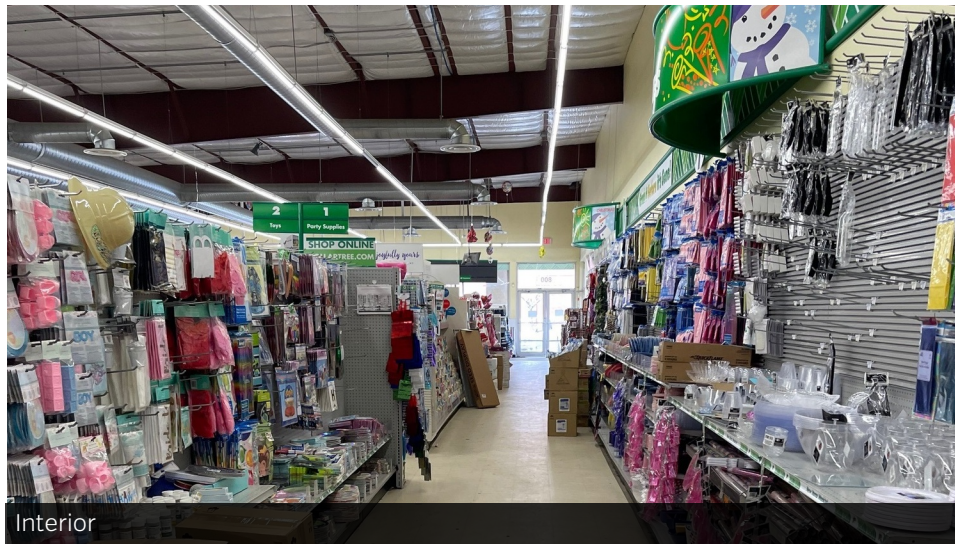
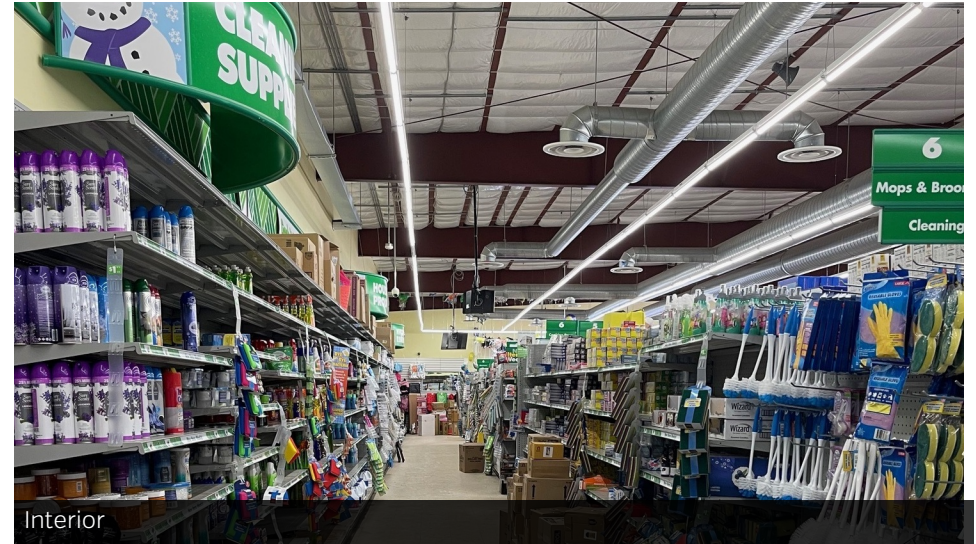
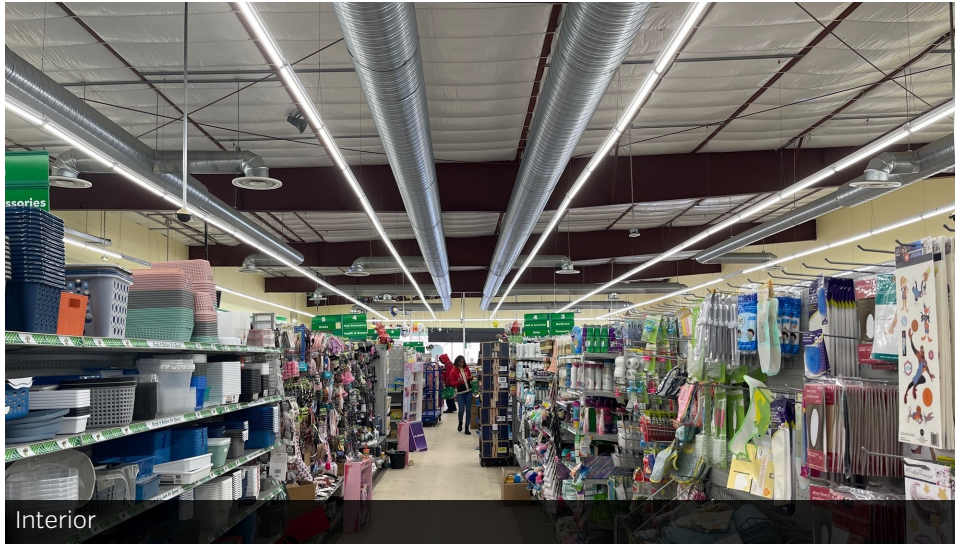
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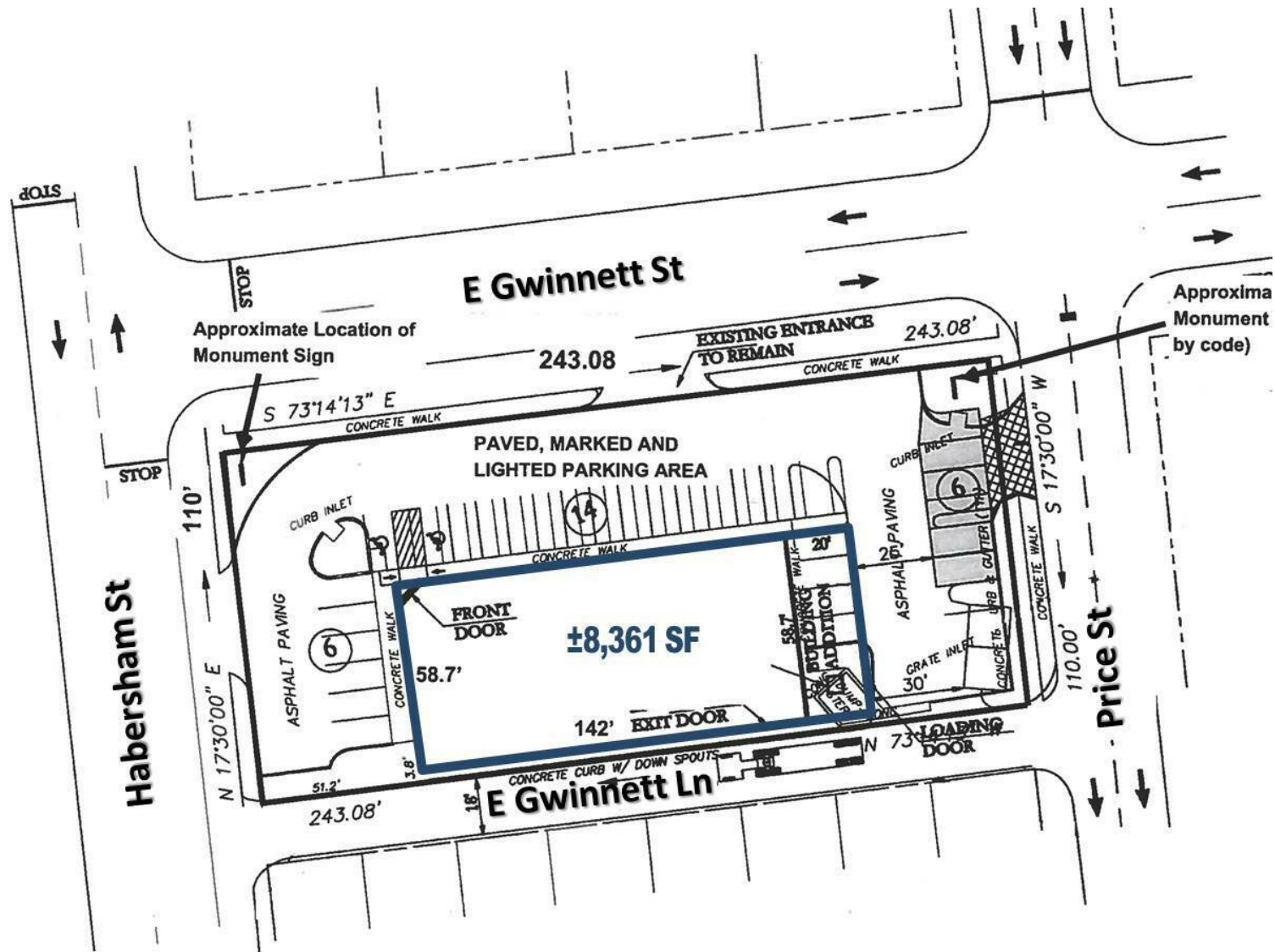
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Ownership Stake

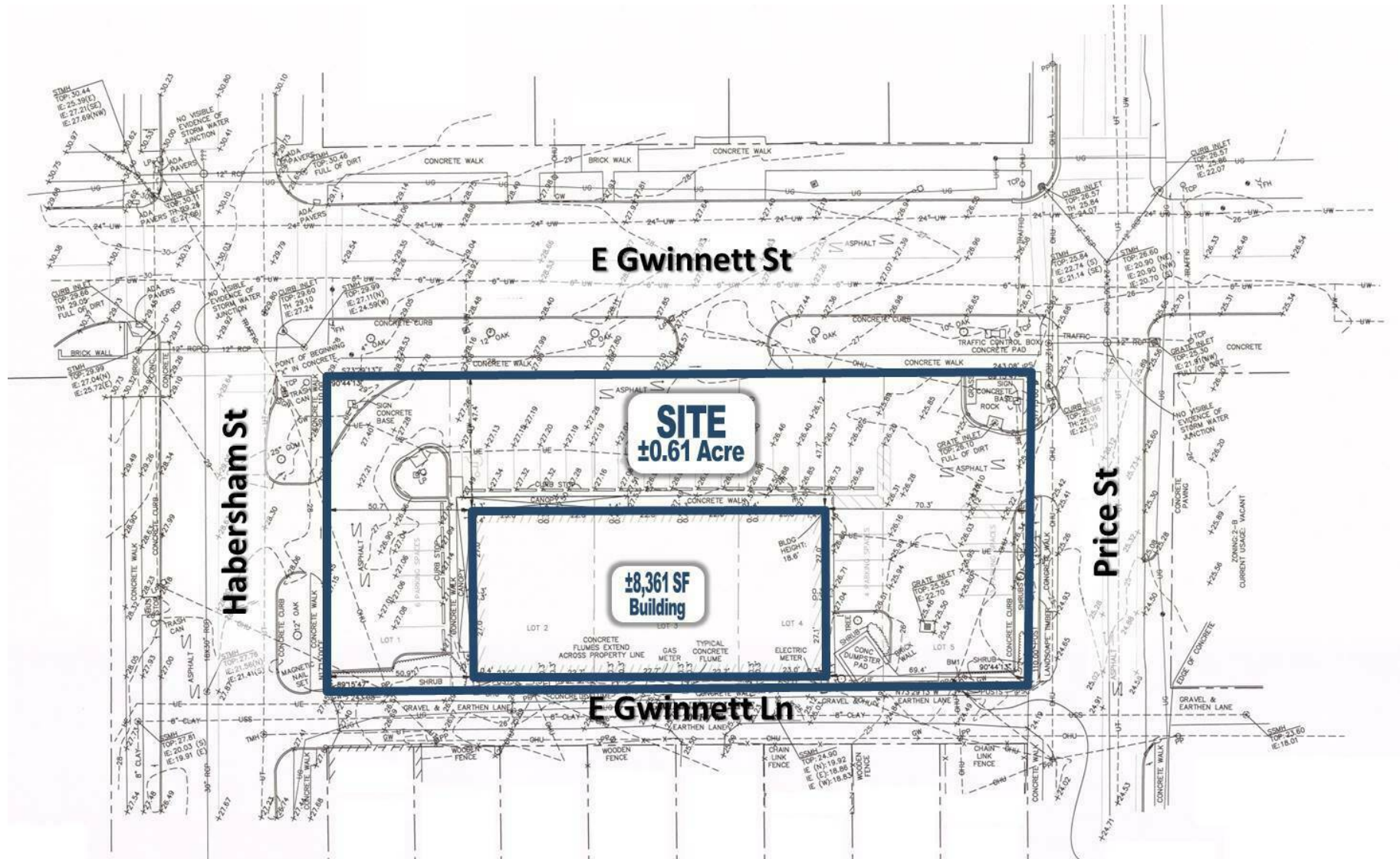
Additional Photos



Site Plan



Property Plat



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2 LOCATION INFORMATION

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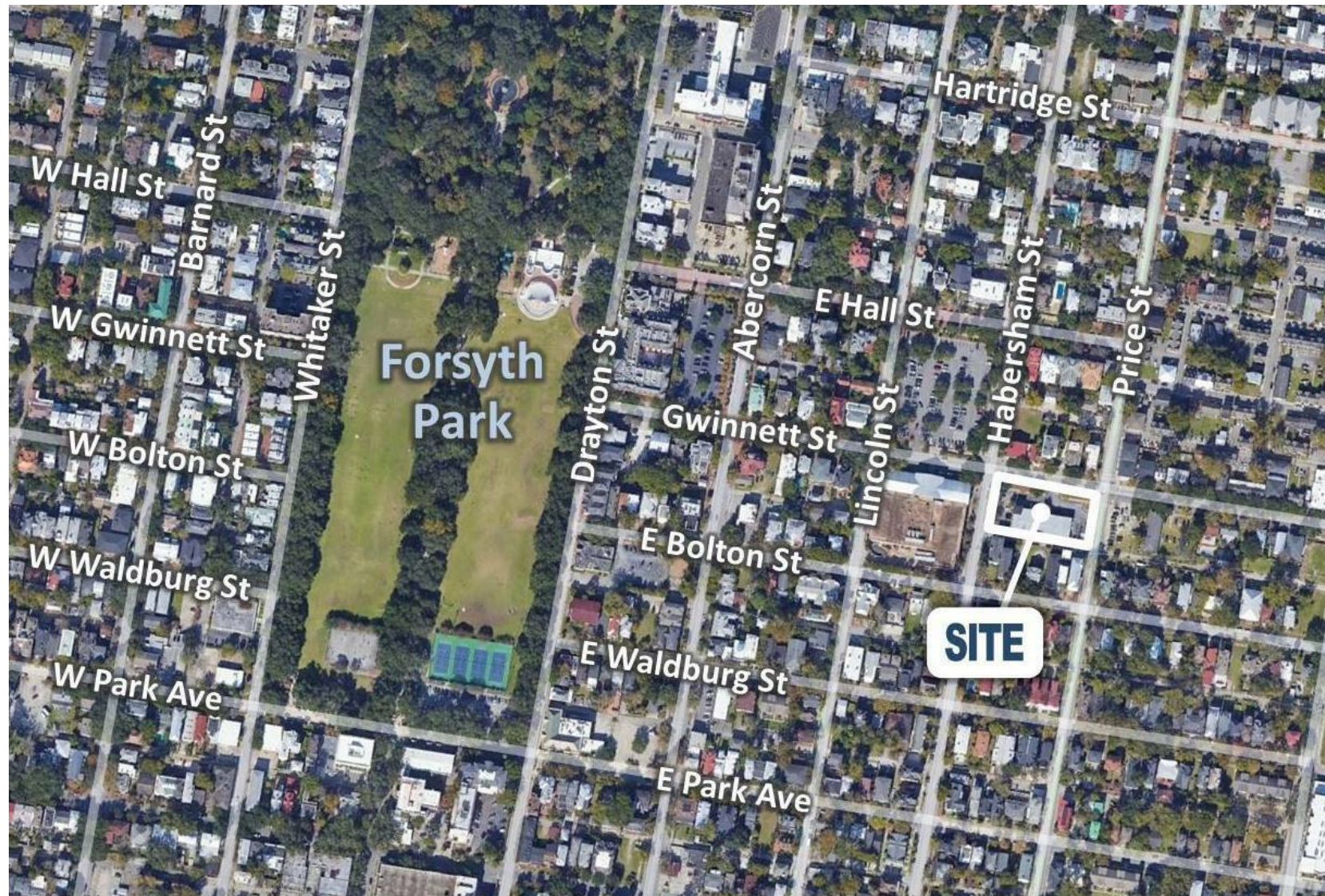
Directional Views



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Location Maps



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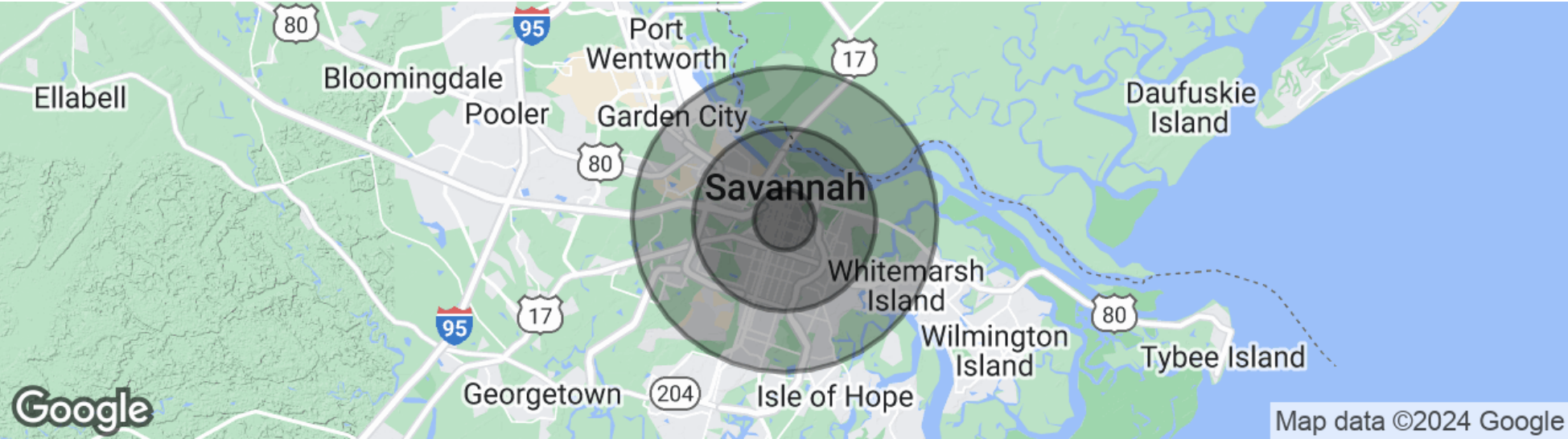
Ownership Stake

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DEMOGRAPHICS

800 Habersham St
Savannah, GA 31401

Demographics Map & Report



	1 MILE	3 MILES	5 MILES
POPULATION			
Total Population	17,166	77,108	115,794
Average Age	34.5	35.1	34.7
Average Age (Male)	35.1	34.5	33.8
Average Age (Female)	34.7	36.5	36.4
HOUSEHOLDS & INCOME			
Total Households	10,056	35,074	50,251
# of Persons per HH	1.7	2.2	2.3
Average HH Income	\$50,475	\$51,421	\$55,601
Average House Value	\$377,123	\$211,056	\$194,857

* Demographic data derived from 2020 ACS - US Census



4 ADVISOR BIO & CONTACT

800 Habersham St
Savannah, GA 31401

Advisor Bio & Contact



ADAM BRYANT, CCIM, SIOR

Partner

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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

Certified Commercial Investment Member (CCIM)

Society of Industrial and Office Realtors (SIOR)