

FOR SALE > ±5,861 SF RESTAURANT/OFFICE SPACE



719 East Broad Street

SAVANNAH, GA 31401

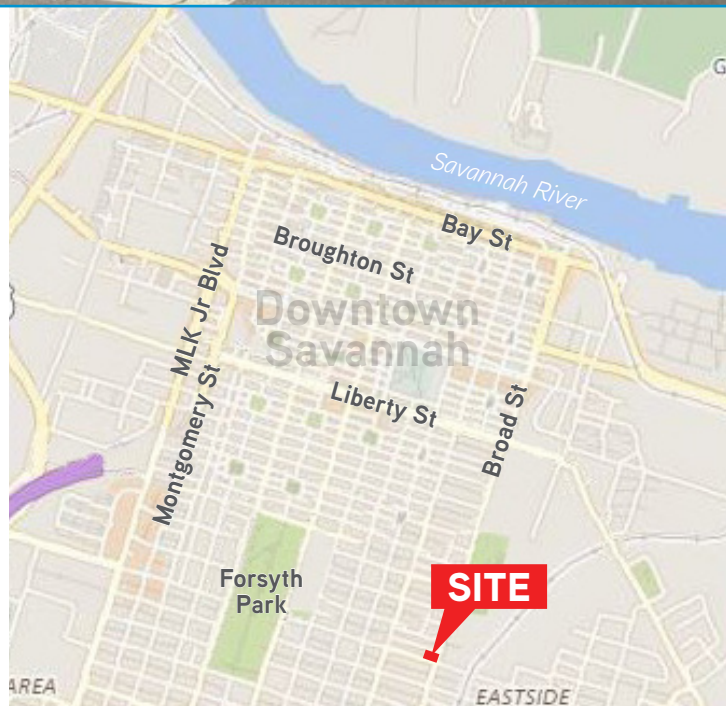


Highlights

- > Located in a Federal Opportunity Zone
- > ±5,861 SF on 0.19 acres for sale
- > Restaurant measures 3,306 SF, office measures 2,555 SF
- > Formerly the Starfish Cafe'
- > Located at the busy intersection of E. Broad and Gwinnett Sts.
- > Zoned R-B-1, *Residential-Business*, City of Savannah
- > Within walking distance from Forsyth Park and the new Park and Broad Apartment Complex with 100 units and 148 beds set to be complete in 2018
- > Fully equipped kitchen, including a walk in refrigerator and brick pizza oven

Pricing

ASKING PRICE > \$599,900



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Demographics

	1 MILE	3 MILES	5 MILES
POPULATION >	±22,384	±81,466	±123,170
HOUSEHOLDS >	±9,803	±31,711	±46,259
AVERAGE HH INCOME >	\$41,453	\$46,498	\$51,153
TOTAL NO. OF BUSINESSES >	1,577	4,143	7,272
TOTAL NO. OF EMPLOYEES >	17,560	57,567	97,672

Source: ESRI 2017

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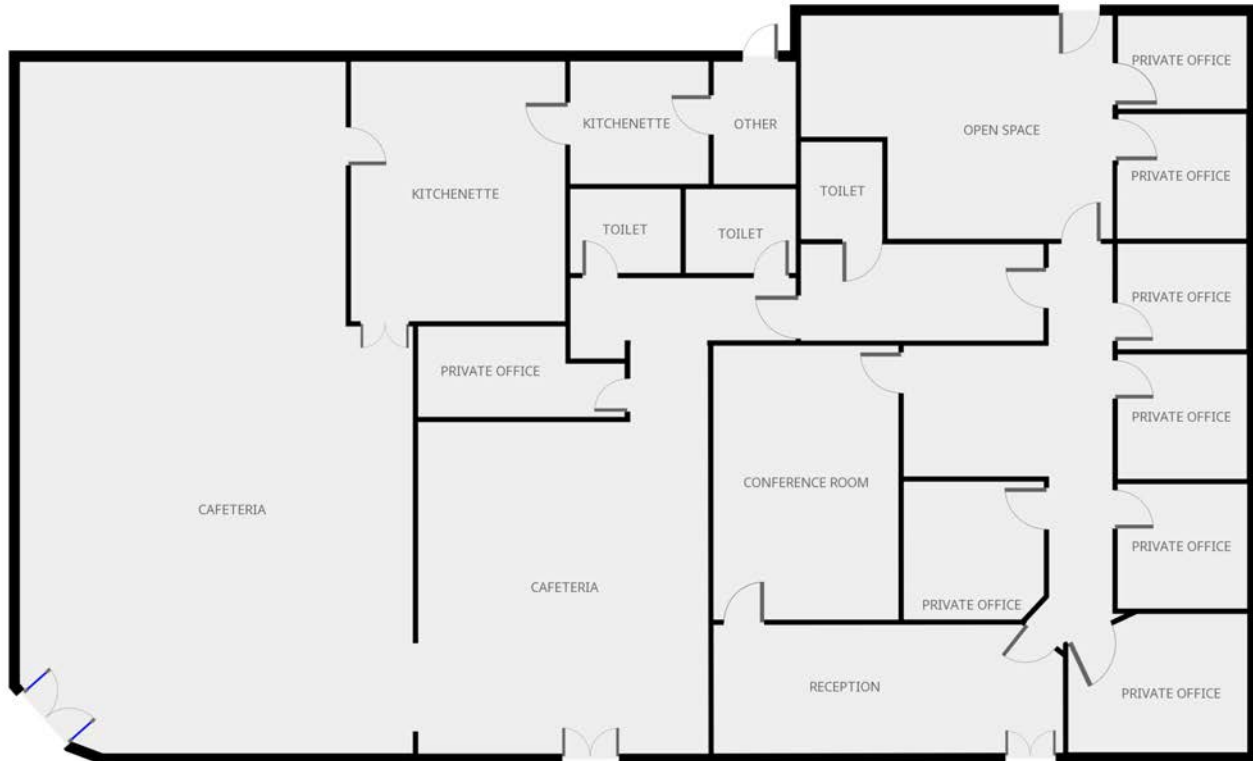
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Floor Plan - Divisions Possible



Property Photos



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