

FOR LEASE > COMMERCIAL SPACES

Colliers  
INTERNATIONAL

# 119 Charlotte Rd

SAVANNAH, GA 31410



## 119 Charlotte Road

- Two suites available!
- Built in 2008
- Publix shadow center
- Co-tenants include Anytime Fitness, Papa's BBQ

### SUITE G

- ±2,960 SF
- Flexible floor plan
- Perfect for a variety of commercial uses
- Formerly occupied by Fabulous Things

### SUITE H

- ±1,519 SF
- Equipped with kitchen improvements including hood system
- Formerly occupied by K Bella's Gourmet Kitchen

## Demographics\*

RADIUS	1 MILE	3 MILE	5 MILE
Population >	4,310	21,198	72,880
Households >	1,708	8,680	27,925
Avg. HH Income >	\$74,272	\$79,198	\$66,341

\*Source: US Census 2016

## TRAFFIC COUNTS\*

Highway 80 >	28,000 vehicles per day
Islands Expressway @ Hwy 80 >	21,100 vehicles per day

\*Source: GDOT 2015

## Lease Rates

SUITE G >	\$19.00/SF, NNN (\$4.19)
SUITE H >	\$22.00/SF, NNN (\$4.19)

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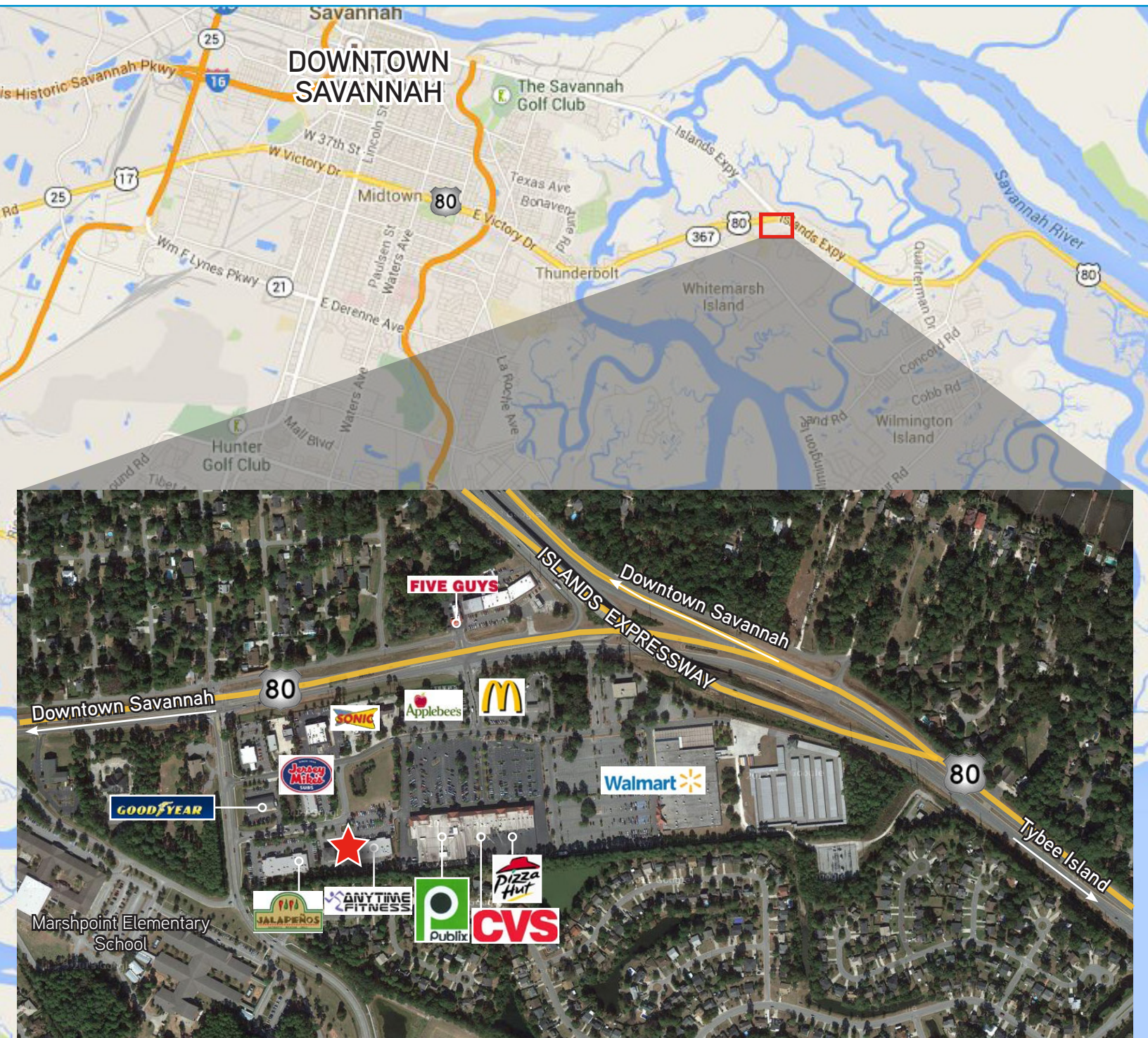


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