

FOR LEASE > ±4,600 SF OFFICE/COMMERCIAL SPACE



Wheaton Street Office/Commercial

706 WHEATON STREET, SAVANNAH, GA 31401



Building Highlights

- > **±4,600 SF office/commercial space** on Wheaton Street; walking distance to Downtown Savannah
- > Features a **lobby/reception area, private offices, large office areas, kitchen/breakroom, two restrooms and storage**
- > Private parking lot with **20 PARKING SPACES** for tenant use
- > Located on the Chatham Area Transit bus route with a **bus stop located on Wheaton Street in front of the building**
- > Great **building signage** opportunity with visibility on Wheaton Street
- > **Large storefront windows** allowing for **abundant natural light**
- > **Neighboring tenants include Savannah Baptist Center and Family Dollar**
- > Great proximity to Downtown Savannah and **surrounding residential and multi-family housing developments**

Pricing

FOR LEASE > \$8.00/SF NNN

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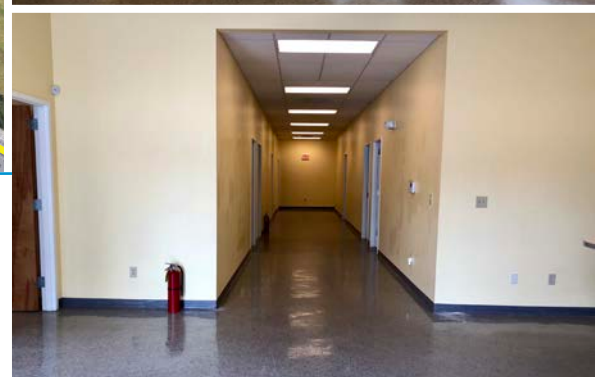
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Demographics

	1 Mile	3 Miles	5 Miles
Population 2018	12,162	73,867	114,463
Growth Projection 2018-2023	4.26%	5.25%	5.16%
Average HH Income 2018	\$64,470	\$55,319	\$58,803
Total Businesses 2018	2,030	4,636	8,337
Total Employees 2018	21,303	50,888	92,087
Traffic Count on Wheaton Street	12,100 vehicles per day		

Source: CoStar 2018 & GDOT 2016

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