

FOR SALE > ±3,235 SF MEDICAL OFFICE BUILDING & PAD SITE



Medical Office & Pad Site

343 COMMERCIAL DRIVE, SAVANNAH, GA 31406



Property Summary

- > **±3,235 SF medical office building** with additional ±0.278 acre pad site behind building
- > **Functional layout** and professional medical office design
- > **25 on-site parking spaces** in the front and rear of the building
- > **Close proximity to St. Joseph's Candler Hospital and Memorial University Medical Center** located within 3 miles
- > Surrounded by professional and medical office, an abundance of retail, and residential and multi-family communities

For Sale

WAS > \$599,000 THEN > \$537,000

NOW > \$499,000 (Includes additional pad site)

Building Features

- > ±3,235 SF medical office
- > Receptionist areas
- > Waiting areas
- > 7+ exam rooms
- > Private offices
- > Labs & sterilization room
- > X-ray room
- > Records storage
- > Consultation room
- > Multiple dark rooms
- > Private restrooms
- > Lunch/breakroom

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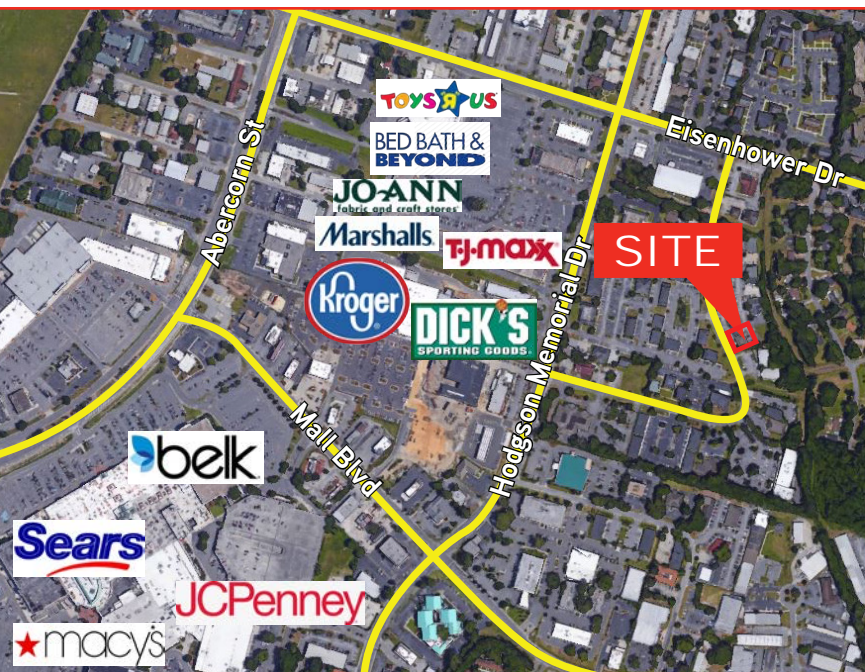
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Location

Located along Commercial Drive, just south of Eisenhower Drive and east of Hodgson Memorial

Demographics

	1 Mile	3 Miles	5 Miles
Population	6,779	67,427	148,609
Average HH Income	\$54,011	\$59,222	\$56,761
Daytime Employees	18,810	46,880	89,083
Total Businesses	2,219	5,349	8,887
Growth Est 2016-2021	5.04%	5.22%	5.07%

Source: 2016 CoStar

Traffic Counts

±16,700 vehicles per day along Eisenhower Drive

±16,400 vehicles per day along Hodgson Memorial Drive

Source: GDOT 2015



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