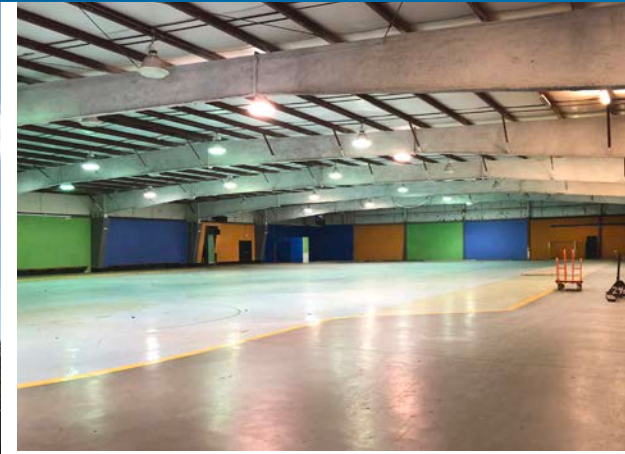


FOR LEASE > WAREHOUSE/COMMERCIAL BUILDING



3700 Wallin Street

SAVANNAH, GA 31404



Property Highlights

- > 25,200 SF building on 2.11 acres
- > Zoned B-C, Community Business, City of Savannah
- > ±85 parking spaces
- > Fully air conditioned
- > Approximately 4,800 SF of office space on two levels, men's and women's bathrooms. Ample storage space
- > Conveniently located near E Victory Drive and Harry Truman Parkway, only minutes from Downtown Savannah

LEASE RATE > \$6.00/SF, NNN (Approx. \$0.69/SF)

Demographics

POPULATION (2019):

13,701 - 1 Mile
81,387 - 3 Miles
124,463 - 5 Miles

AVG. HH INCOME (2019):

\$51,632 - 1 Mile
\$64,083 - 3 Miles
\$64,983 - 5 Miles

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Traffic Counts

GDOT 2019

E VICTORY DRIVE >	±28,000 VPD
HIGHWAY 17 >	±14,000 VPD
HARRY TRUMAN PARKWAY >	±11,000 VPD

Contact Us

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The information contained herein has been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No responsibility is assumed for any inaccuracies. Readers are encouraged to consult their professional advisers prior to acting on any of the material contained in this report.

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