340 Eisenhower Drive - Building 500

SAVANNAH, GA 31406

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Property Highlights

> Two-story medical office building

> Located within 10 minutes of Memorial Health and both campuses of St. Joseph's/Candler hospital

> Surrounded by professional and medical office, abundance of retail and restaurants, and residential and multi-family properties

> Signage visible from Eisenhower Drive

> Built in 1988

> Zoned PIP, Planned Institutional Professional

For Sale

WAS > $710,000
NOW > $675,000

First Floor: ±2,838 SF

> Six exam rooms with plumbing to each

> X-Ray room with lead walls and door

> Two physicians offices with full restrooms

> Two additional restrooms - one staff; one patient

> Large waiting room

> Large nurses' station

Second Floor: ±1,763 SF

> Divided into two units, ±800 SF each

> **One unit leased on an annual basis to a psychology practice for $1,250/Month Gross**

> Neighboring unit used as owner's storage/breakroom

> Can easily be leased for additional income

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