

BROUGHTON STREET COMMERCIAL BUILDING | ±21,337 SF FOR LEASE

300 West Broughton Street, Savannah, GA 31401



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300 W BROUGHTON STREET | SAVANNAH, GA

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Broughton Street Commercial Building

300 West Broughton Street is a prime Downtown Savannah commercial building located in the **heart of the high traffic tourist, retail, entertainment and business district** at the corner of Broughton Street and Jefferson Street.

This property provides the perfect backdrop for commercial users looking to capitalize on the Downtown market experience. Already vibrant with a steady stream of pedestrian traffic, **Broughton Street is thriving and exploding with opportunity.**

BUILDING DETAIL

- › ±21,337 SF available
- › Prominent location on Savannah's Iconic Broughton Street
- › Three-story commercial building and basement
- › Large floor-to-ceiling storefront windows
- › Historic building built in 1884; renovated May 2016
- › Features open space and hardwood floors
- › 12' ceiling height
- › Cast iron columns
- › Offers excellent visibility and exposure
- › Located at the signalized intersection of Broughton and Jefferson Streets
- › Thriving area with a collection of local and national retailers, galleries, personal services, restaurants and office users
- › Former retailers include Sears & Roebuck, JCPenney, Haverty's Furniture, Belk and many other national and local businesses
- › Prominent location Savannah's main street

LEASE RATE

- › \$14.50/SF NNN (entire space)



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Location Characteristics

| DEMOGRAPHICS | 1 Mile | 3 Miles | 5 Miles |
|---------------------|----------|----------|----------|
| Population > | 10,258 | 64,098 | 111,395 |
| Average HH Income > | \$63,967 | \$50,017 | \$51,971 |
| No. of Employees > | 25,266 | 43,982 | 84,035 |
| No. of Businesses > | 2,274 | 3,999 | 8,030 |

Source: CoStar 2016

TRAFFIC COUNTS (GDOT)

West Broughton Street > ±10,900 vehicles per day

TOURISM

The Historic District Savannah contributed significantly to the strength of the regional economy in 2016. Here are a few stats:

- > Hotel room rentals were 1.7% higher in 2016 than in 2015
- > Leisure and hospitality sector employment remains the single largest concentration of workers in the region. The tourism sector added 200 workers, reaching 26,900 employees.
- > Through late 2015, the regional tourism industry continues to contribute to regional economic strength.
- > Hotel room tax receipts are up 10% as compared to 2014 and are projected to exceed \$21.5 million in 2016.

Source: 2nd Quarter 2016 Coastal Empire Economic Monitor from Armstrong State University



BROUGHTON STREET RETAILERS



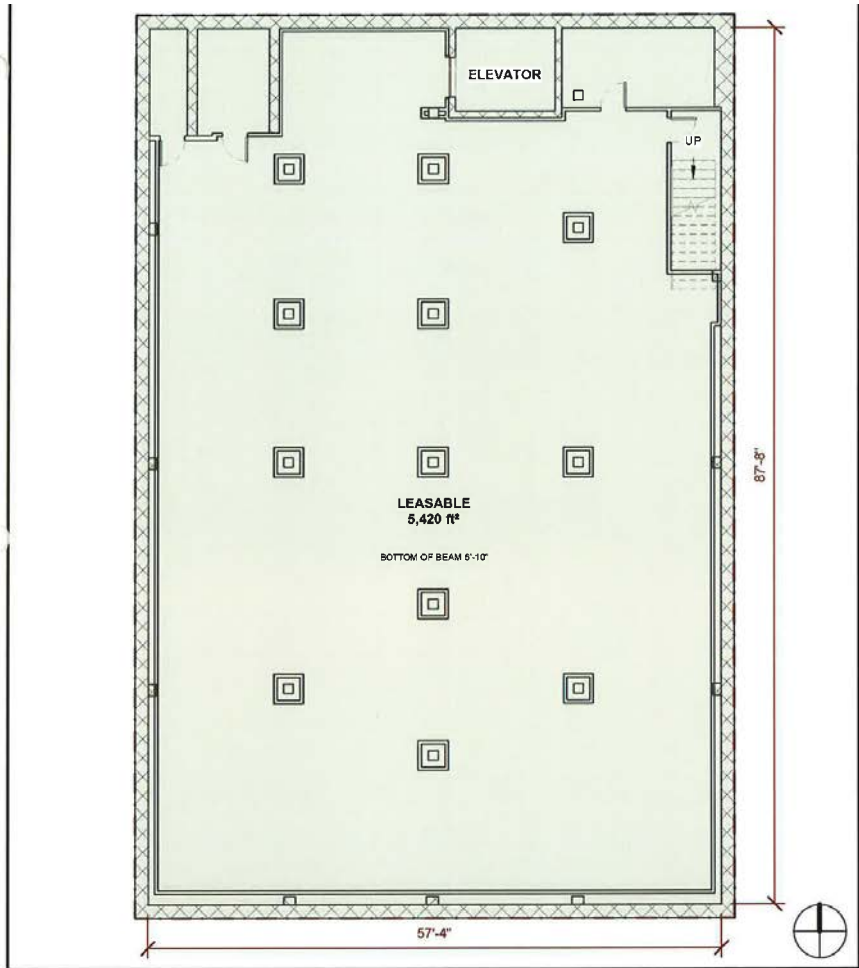
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Floor Plans

BASEMENT - 5,420 SF



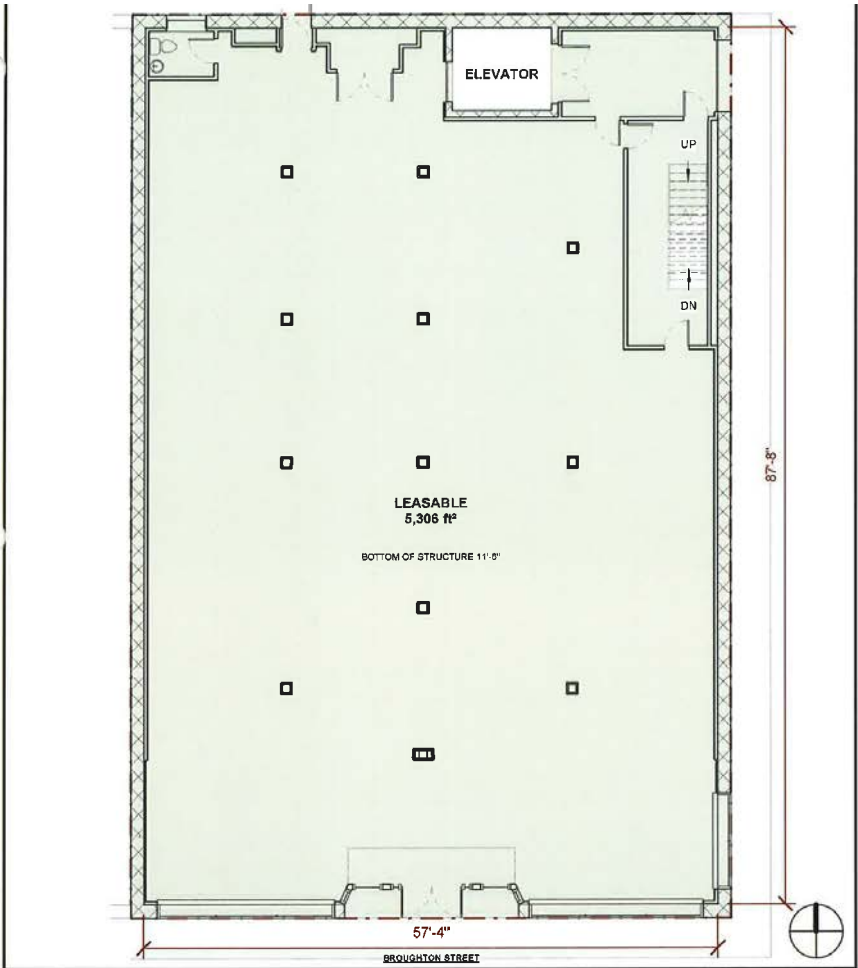
| BASEMENT | |
|-----------|-----------|
| LEASEABLE | 5,420 ft² |
| COMMON | N/A |
| TOTAL | 5,420 ft² |



EXISTING CONDITIONS
for
300 W BROUGHTON STREET
SAVANNAH, GA 31401

| BASEMENT PLAN | |
|---------------|---------------|
| Project # | 1411 |
| Scale | 3/32" = 1'-0" |
| Drawn By | HANSEN |
| Date | 05/19/2014 |
| SHEET | A0 |

FIRST FLOOR - 5,306 SF



| FIRST FLOOR | |
|-------------|-----------|
| LEASEABLE | 5,306 ft² |
| COMMON | N/A |
| TOTAL | 5,306 ft² |



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| FIRST FLOOR PLAN | |
|------------------|---------------|
| Project # | 1411 |
| Scale | 3/32" = 1'-0" |
| Drawn By | HANSEN |
| Date | 05/19/2014 |
| SHEET | A1 |

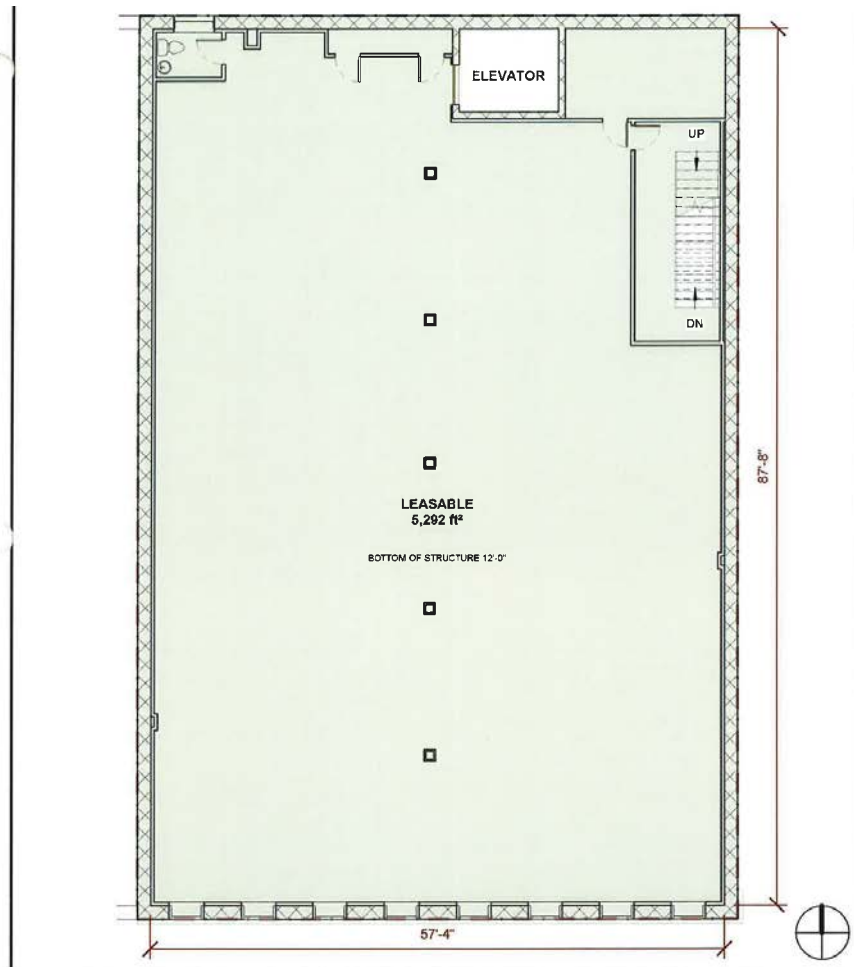
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Floor Plans

SECOND FLOOR - 5,292 SF



| SECOND FLOOR | |
|--------------|----------|
| LEASEABLE | 5,292 SF |
| COMMON | N/A |
| TOTAL | 5,292 SF |

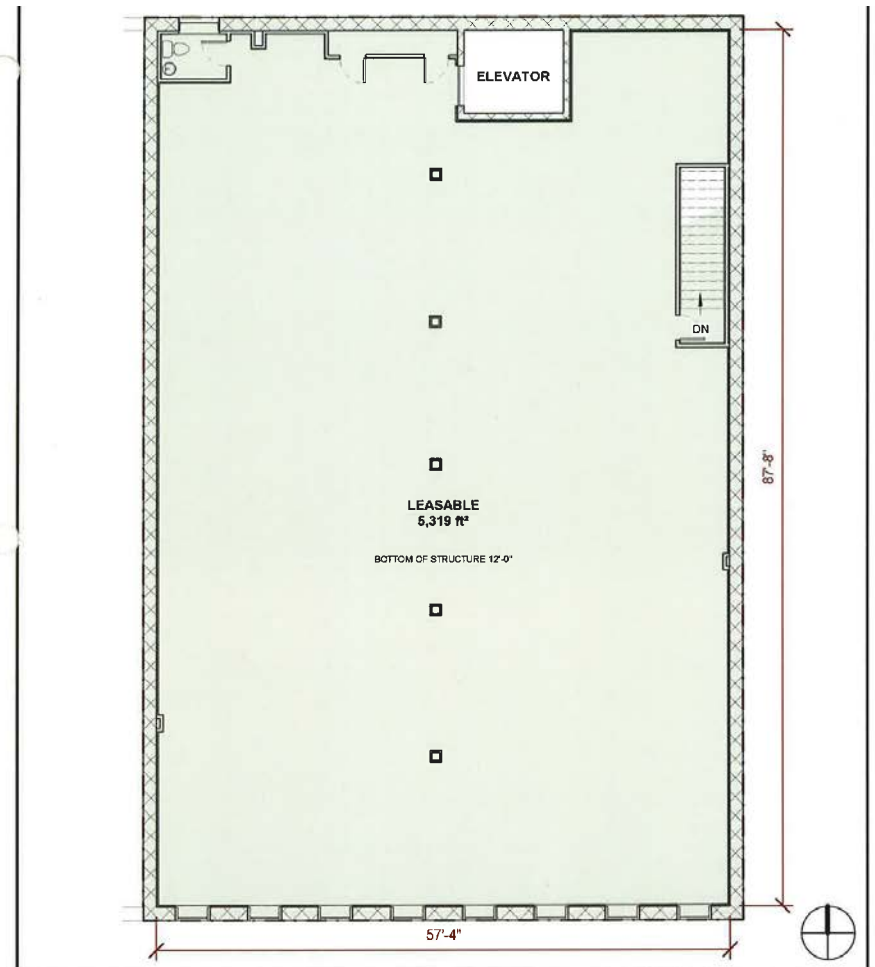


EXISTING CONDITIONS
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| SECOND FLOOR PLAN | |
|-------------------|---------------|
| Project # | 1411 |
| Scale | 3/32" = 1'-0" |
| Drawn By | HANSEN |
| Date | 05/19/2014 |

A2

THIRD FLOOR - 5,319 SF



| THIRD FLOOR | |
|-------------|----------|
| LEASEABLE | 5,319 SF |
| COMMON | N/A |
| TOTAL | 5,319 SF |



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| THIRD FLOOR PLAN | |
|------------------|---------------|
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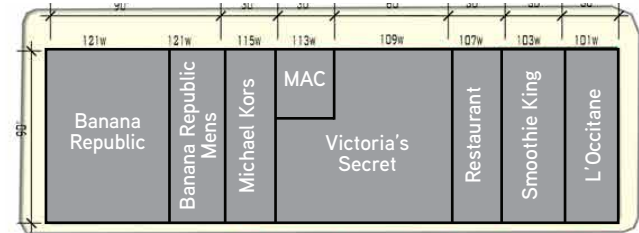
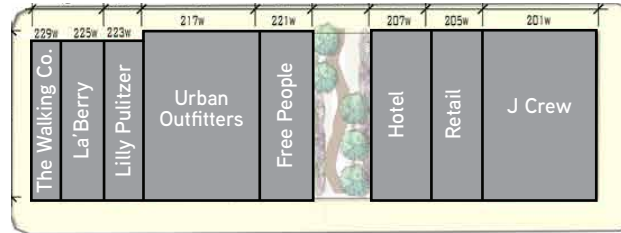
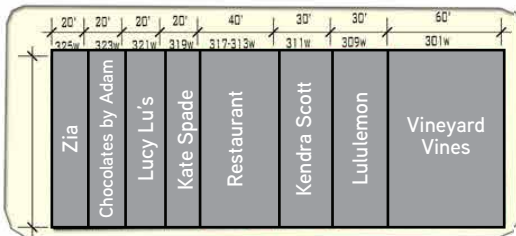
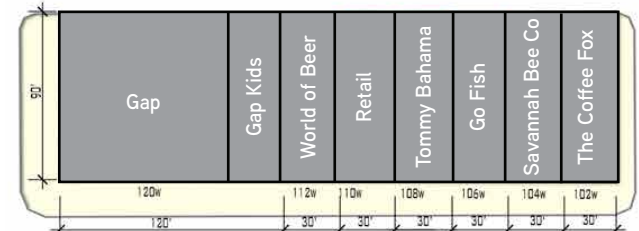
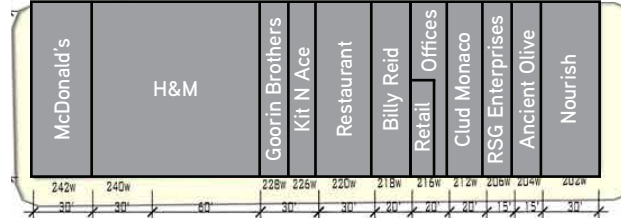
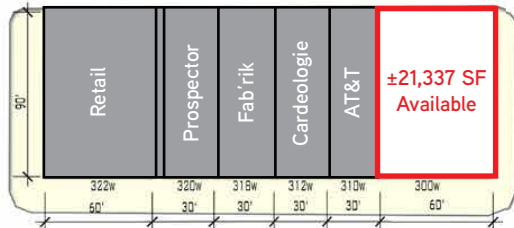
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Broughton Street Lease Plan



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