

DOWNTOWN RESTAURANT

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FOR SUBLEASE | 1 WEST BROUGHTON STREET, SAVANNAH, GA 31401

Downtown Savannah Restaurant

- ±4,760 SF restaurant space; two years left on lease (Restaurant still in operation)
- Located at Broughton & Bull Streets, one of the busiest intersections in downtown Savannah
- High traffic & tourist location: Savannah sees over 14 Million visitors annually
- Surrounded by outstanding local restaurants, flourishing businesses and specialty retail shopping
- Broughton Street tenants include Lululemon, Urban Outfitters, Banana Republic, Levy Jewelers, Vineyard Vines, Half Moon Outfitters, Loft, Gap, Michael Kors, H&M, and more
- Walking distance to tourist hotspots on Broughton Street, Bay Street, River Street, City Market, and Plant Riverside

FOR SUBLEASE

\$29.04/SF NN

Tyler Mouchet

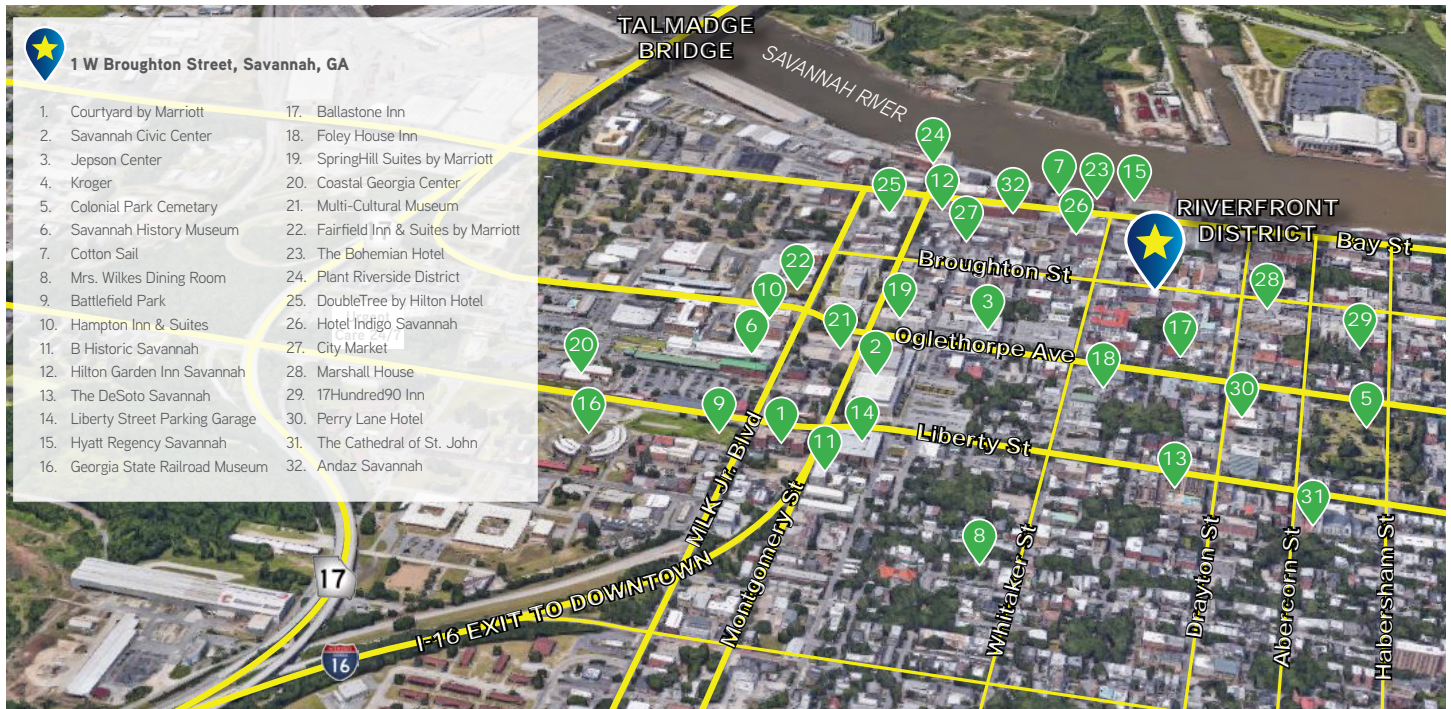
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EXISTING BUILD-OUT



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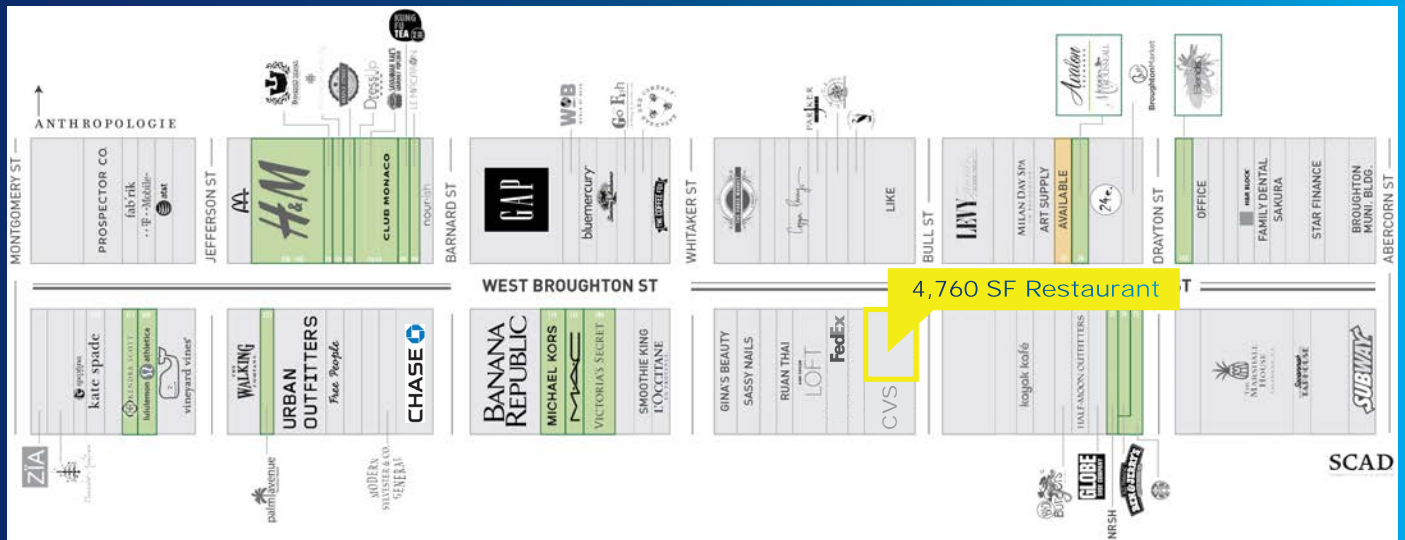
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BROUGHTON STREET RETAILERS



SAVANNAH, GA

Savannah, GA is the oldest city in the State of Georgia and is located in the far-east portion of the state along the Atlantic coast. According to ESRI, the 2017 population of 390,757 in the Savannah Metro Area accounts for 3.8% of the total Georgia population of 10,390,390 people. The Savannah metropolitan area has a strong income base with the average household income at \$70,600 for 2017, growing to \$80,211 by 2022, compared to the state of Georgia average household income of \$70,633, we see that. This combined with a low-cost of living creates a good environment for economic spending and growth.

SAVANNAH : 46.7%

- Top Tourist Destination
- Low Cost of Living
- Expanding Airport
- Innovative Education Options
- Large Military Installations
- Port of Savannah

SAVANNAH METRO AREA WILL ADD MORE THAN 190,00 PEOPLE FROM 2020 TO 2050

TOURISM IN SAVANNAH

The 2017 Savannah Economic Trends publication from Armstrong State University reports that special interest tourism activities such as visiting historic places, seeing cultural attractions and enjoying exceptional culinary experiences are in high demand among Savannah's leisure tourists compared to the national averages. Further growth in exceptional culinary experiences should continue to support interest in Savannah as a "foodie" destination in 2018. Overall growth in the industry is expected to beat the numbers set for 2017 by several percentage points.

VISITOR SPENDING : 14.1M Visitors in 2018

Increased to **\$2.7B** from \$2.5B

15% INCREASE in Hotel Stays over last year

Named As a **BEST U.S. CITY** in 2017 by Travel & Leisure

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