



Downtown Savannah Absolute NNN Lease Parking Lot Investment Opportunity

11 Jefferson Street, Savannah, Georgia 31401

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Investment Summary

Colliers is pleased to offer 11 Jefferson Street, Savannah, GA — a ± 0.51 -acre, 66-space parking lot in the heart of downtown Savannah's bustling historic district. Perfectly positioned near City Market, just steps from the Broughton Street retail corridor, and a short walk to the Savannah River, the property sits in a premier tourist hub surrounded by hotels, restaurants, and cultural attractions. Leased to UPP Global, LLC under a five-year absolute NNN lease commencing November 1, 2024, the tenant is responsible for all expenses, delivering truly passive income. With its irreplaceable location, strong national operator, and landlord-friendly termination clause, this asset offers investors stable cash flow today and exceptional redevelopment potential for the future.



± 0.51 AC
Parking Lot



\$800,000
Annual Rent



Oct. 2029
Lease Expiration



SCAD
The University for Creative Careers

PLANT RIVERSIDE
DISTRICT

JW MARRIOTT

Holiday Inn

DoubleTree
by Hilton

Hilton Garden
Inn

hotel
INDIGO

The Cotton Sail Hotel
Savannah Riverfront

HYATT

THE RITZ-CARLTON

SHIPS OF THE SEA
MARITIME MUSEUM

City Market

Ellis Square

ANDAZ

SOUTH
STATE
BANK

Retail/Tourist Corridor

TRUIST

Johnson Square

R

Broughton Street

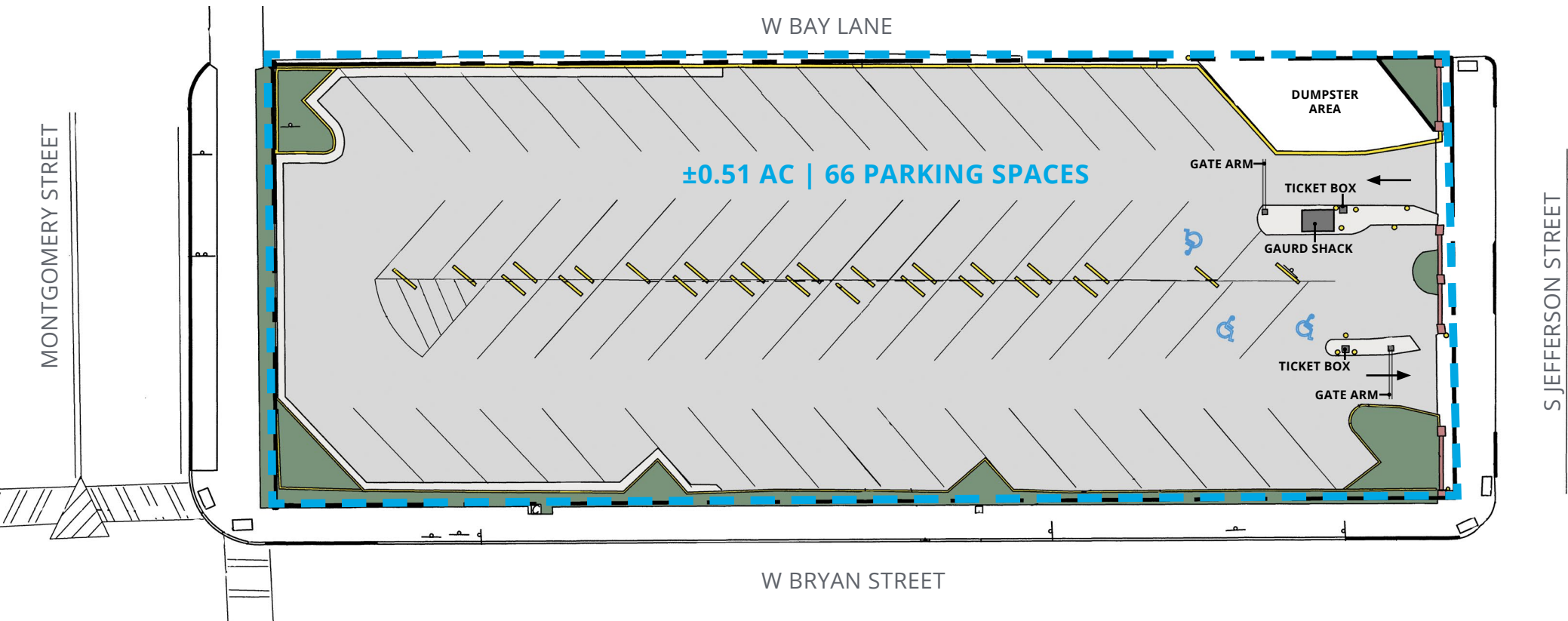
Retail/Tourist Corridor

In the Heart of
Downtown Savannah

Property Overview

Address:	11 Jefferson Street, Savannah, GA 31401
PIN:	20016 02005
Lot Size:	±0.51 Acres
Zoning:	D-CBD, Downtown Central Business District

No. of Parking Spaces:	66 Spaces
Lot Security:	Gaurd Shack, Gated
Lot Features:	Ticket Boxes, Lights
Access:	Jefferson Street



Lease Information

Tenant	UPP Global, LLC
Premises	±0.51 Acres Parking Lot (66 Spaces)
Lease Term	60 Months
Lease Commencement	11/1/2024
Lease Expiration	10/31/2029
Base Rent (per annum)	\$800,000
Annual Base Rent Increases	5%
Property Taxes	Tenant's responsibility
Property Insurance	Tenant's responsibility
Maintenance	Tenant's responsibility
Termination Option	Landlord may terminate this lease with 90 days prior written notice to Tenant if the Property is going to be developed or sold by Landlord

Tenant Overview

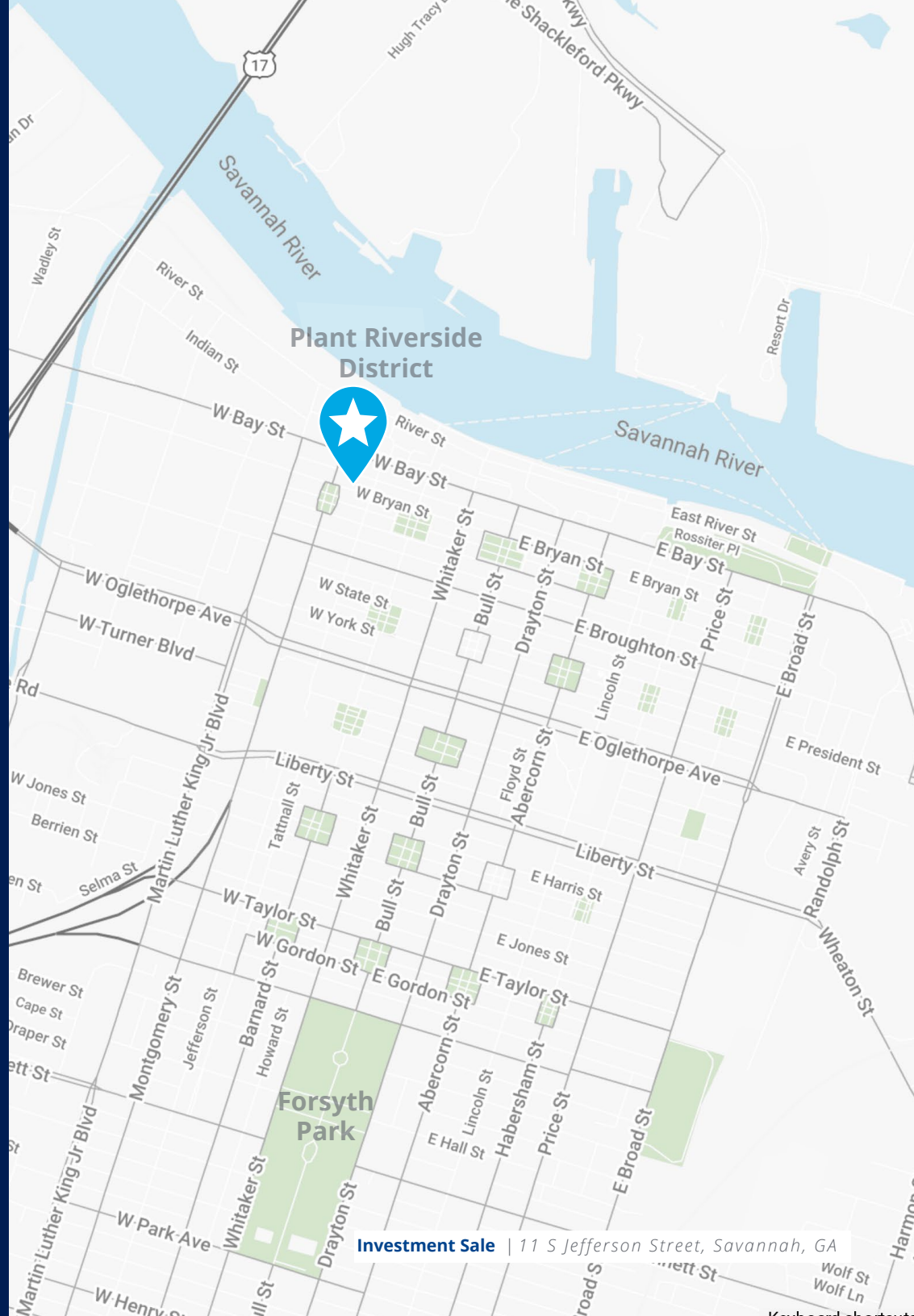


UPP Global: Founded in 2012, UPP Global is a full-service parking management company with expertise in all verticals of parking. Headquartered in Portland, ME, UPP is active in 9 states along the Eastern Seaboard with over 280 locations and 500+ employees.

Location Overview & Demographics

11 Jefferson Street is strategically located in the heart of Downtown Savannah, one of the most visited and vibrant historic districts in the United States. The property is just steps from the Broughton Street retail corridor, renowned for its high-end boutiques, national retailers, and local shops, and is adjacent to City Market, a lively open-air marketplace with restaurants, galleries, and entertainment. The Savannah Riverfront, a major tourism draw with its cobblestone streets and waterfront dining, is only a short walk away. This central location is surrounded by a high concentration of hotels, serving both leisure and business travelers, and benefits from strong year-round pedestrian traffic.

	1 Mile	3 Mile	5 Mile
Daytime Population	34,419	79,407	150,574
Downtown Worker Parking	1,319	15,453	30,603
Avg. HH Income	\$98,445	\$83,725	\$80,606



Investment Sale | 11 S Jefferson Street, Savannah, GA



Local Area Overview

Ideally located on the Atlantic Ocean, the Savannah region is home to close to one million people and a skilled workforce that includes more than 4,000 military transitioning to the civil sector each year. Our 18 area colleges and universities with more than 65,000 students are producing a top talented workforce in industries ranging from creative and technical services to advanced manufacturing to healthcare tech and more.

With the largest landmarked historic district in the nation, more art galleries per capita than New York City, 22 grassy moss-draped squares, award-winning restaurants, nights filled with live music and film festivals and weekends relaxing on the beach, the good life is here.

Sources: ESRI, SEDA, Savannah Chamber

Savannah's local economy continues to thrive in 2025, with tourism remaining a dominant driver of growth—particularly through cultural, historic, and culinary attractions that set the city apart from national trends. Leisure travel remains strong, with high demand for immersive “special interest” experiences such as historic site tours, local arts, and exceptional dining. The city's reputation as a top-tier “foodie” destination is further reinforced by rising culinary tourism, while ongoing preservation of Savannah's historic district enhances its appeal to both visitors and residents.

Visitor
Spending
**\$4
Billion**

over 17M Annual Visitors

10 Million Overnight Visitors
7.3 Million Day Visitors

Overnight
Visitors Stay
2.5 Nights

Named
BEST
U.S. CITY
July 2025
Travel & Leisure

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