

FOR LEASE

GROUND FLOOR RETAIL/RESTAURANT

±1,790 SF with Outdoor Patio

501 Montgomery Street, Savannah, GA 31401



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Property Details

Size	±1,790 SF with Outdoor Patio Space
Address	501 Montgomery Street, Savannah, GA
Location	Ground Floor
Type	Retail/Restaurant/Commercial
Completion Date	1st Quarter 2020
Lease Rate	\$35.00/SF NNN

Location Highlights

- **Highly visible corner location** at intersection with four-way stop
- Seating along Montgomery Street with patio space
- Upper floors occupied by vacation rentals
- Within **high-growth and redevelopment area**
- **Four NEW residential developments (200+ units) within a quarter mile**
(The Bowery I, The Bowery II, Skylark Luxury Apartments & Gaston Townhomes)
- Surrounded by **dense residential and professional offices**
- Walking distance to SCAD and Forsyth Park

Demographics

	1 MILE	3 MILES	5 MILES
Population	20,818	69,716	125,814
Average HH Income	\$61,374	\$54,567	\$58,689
No. of Households	8,138	27,812	47,424
Daytime Employees	27,395	56,277	97,031
Total Businesses	2,280	4,849	8,780



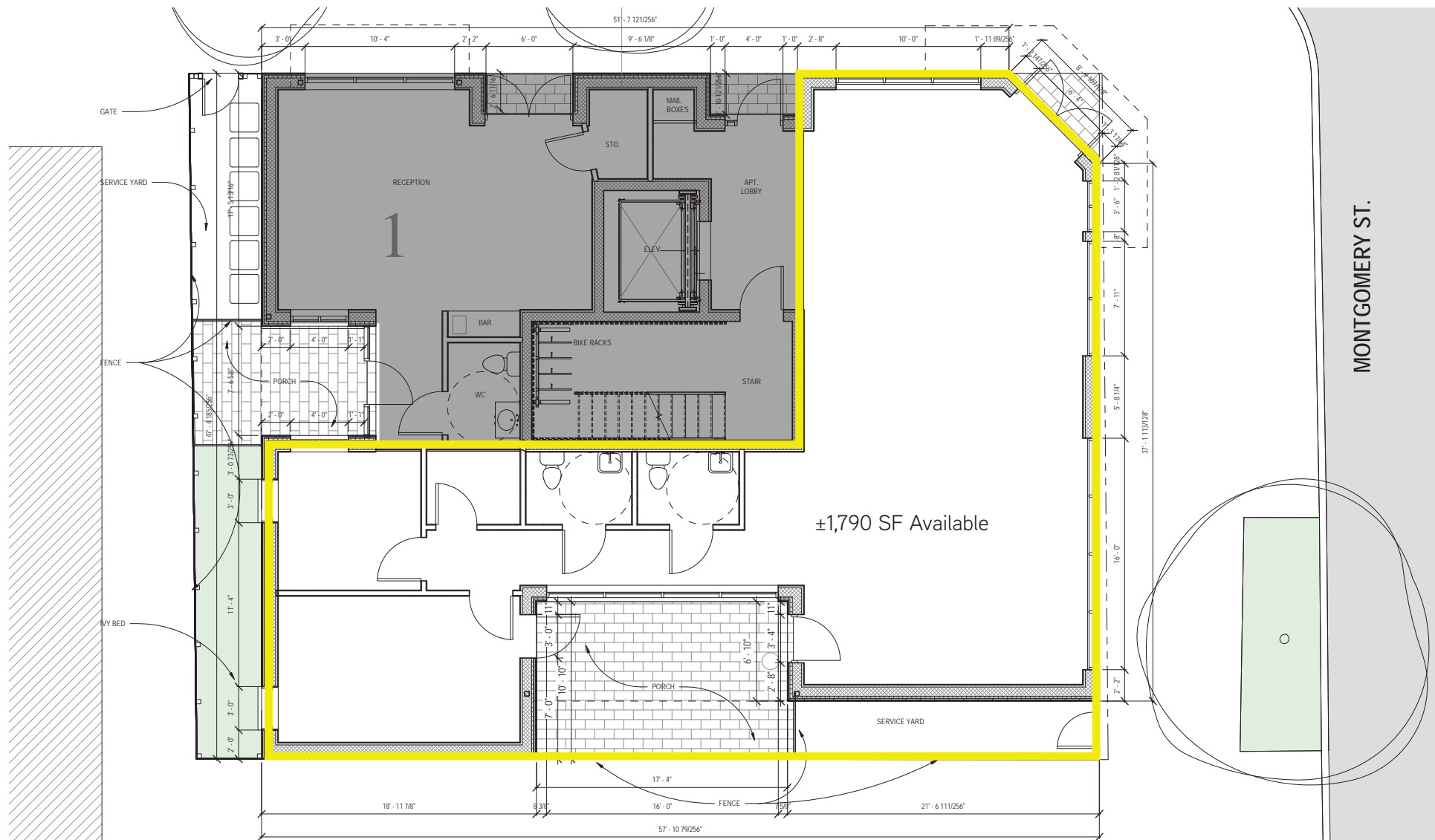
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Floor Plan Ground Floor



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Location Overview

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%** Growth Projection from 2020 to 2050

- 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 : **14.1 M** 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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