

FOR SALE OR LEASE > MEDICAL OFFICE BUILDING



310 Eisenhower Drive, Bldg 1

SAVANNAH, GA 31406

PRICE DROPPED!



For Sale or Lease > 310 Eisenhower Dr. - Free Standing Medical Office and Clinic

This ±2,884 SF, one story building is located just south of the Medical Arts District, on Eisenhower Drive, boasting a high traffic count. The building is located within the Eisenhower Drive Medical Center, an association of independently owned medical offices. The building is conveniently positioned as the first in the complex. It is located between the areas major medical hospitals: St. Joseph's Candler, Memorial Hospital, and St. Joseph's Hospital, with easy access to Downtown Savannah, Southside, and the Islands.

Listing Details >

- > ±2,884 SF free-standing building
- > ±0.10 Acres
- > Multiple ingress/egress off of Eisenhower Dr./Hodgson Memorial Dr.
- > Large shared parking lot
- > Zoned: PIP (Planned Institutional-Professional, City of Savannah)
- > First building off of Eisenhower Drive in the Eisenhower Medical Center

ASKING PRICE REDUCED: ~~\$695,000~~ \$675,000 **LEASE RATE: \$18.00/SF, NNN**

ASHLEY W. SMITH, SIOR, CCIM
912 662 8011
SAVANNAH, GA
ashley.smith@colliers.com

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545 E. York Street
Savannah, GA 31401
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WAITING/RECEPTION



RECEPTION/ OFFICE



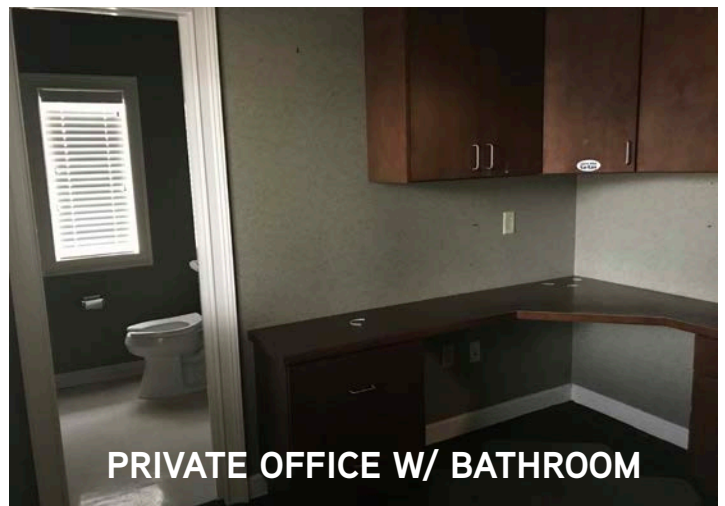
EXAM



RECOVERY



NURSES/DOCTORS STATION



PRIVATE OFFICE W/ BATHROOM

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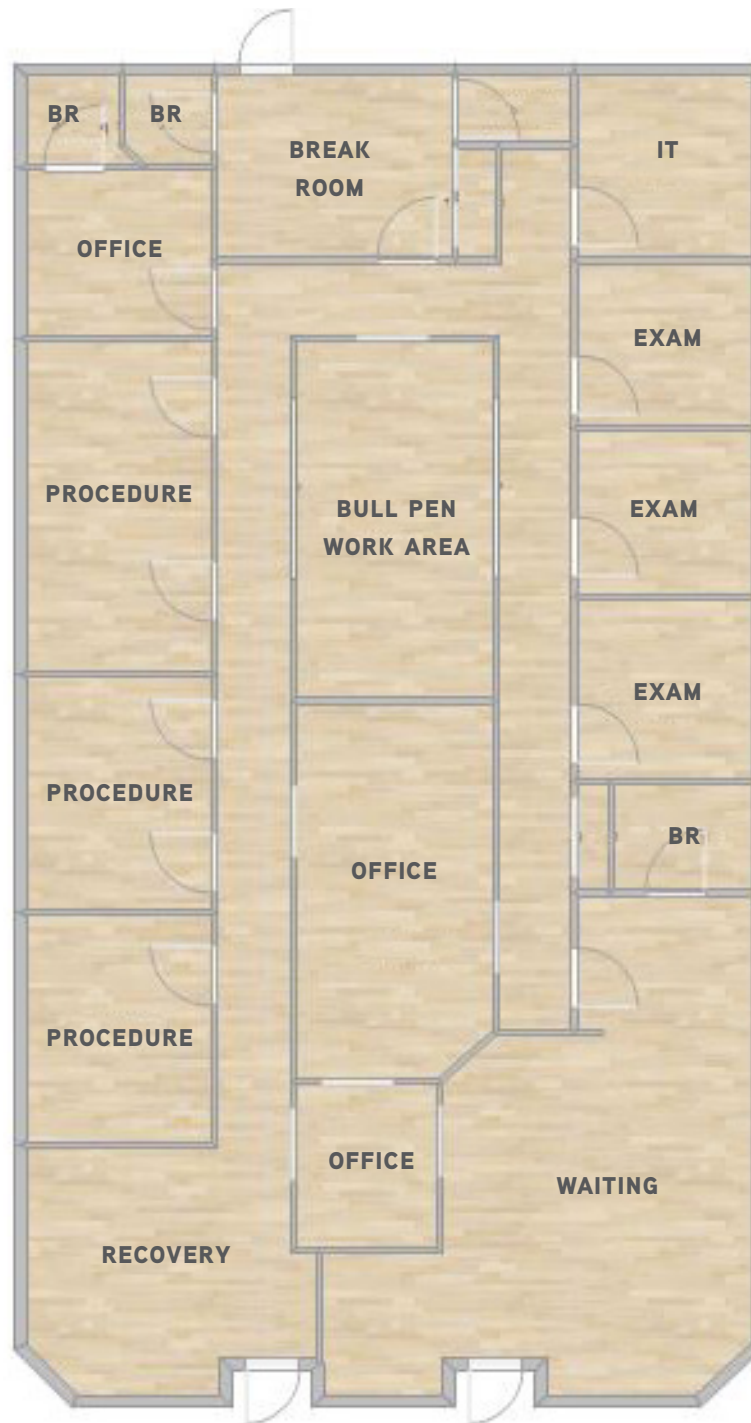
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Although we have made every attempt to accurately represent the layout of the property the floor plan is not drawn to exact scale and we do not certify its accuracy.

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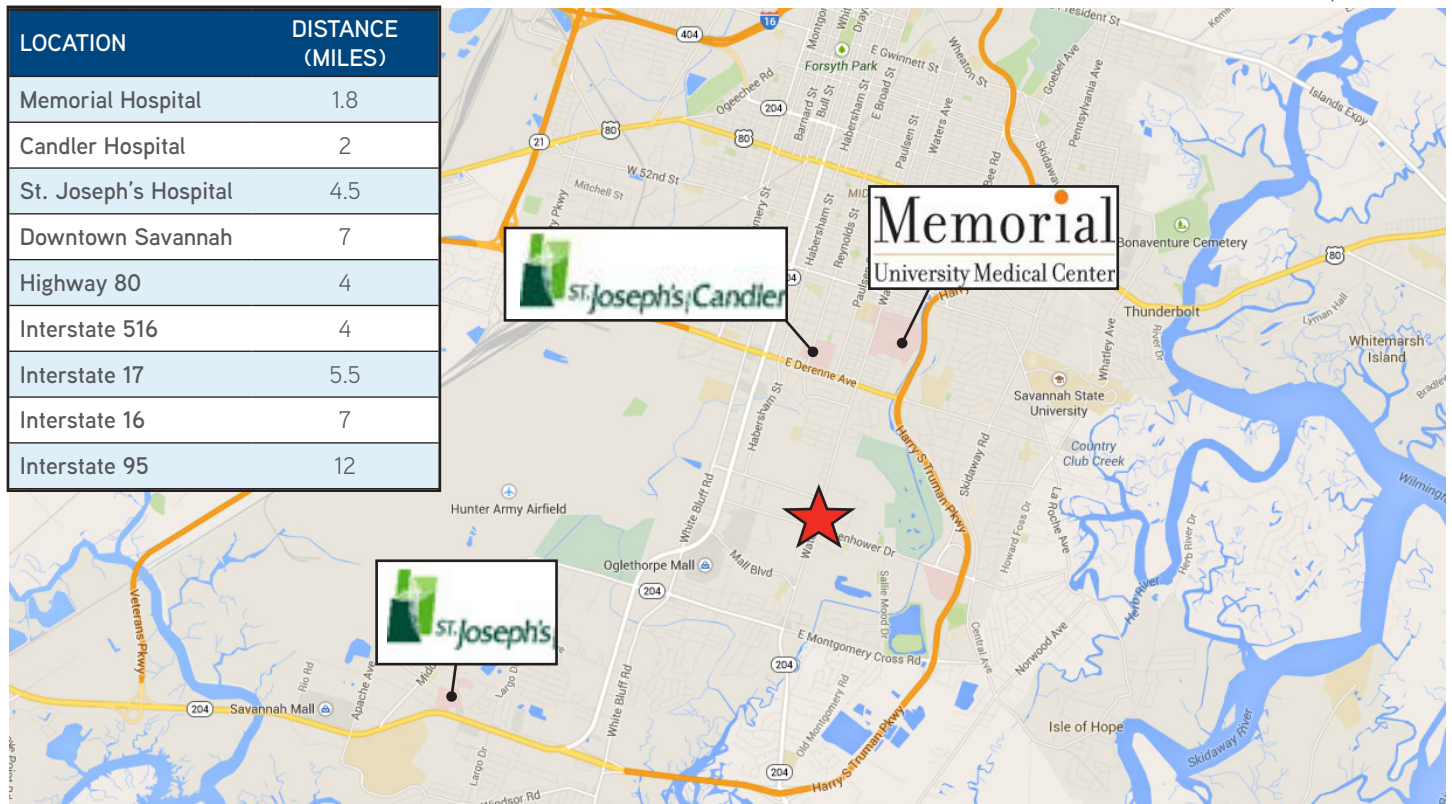
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POPULATION BREAKDOWN		AGE 50+ PROFILE	
Population Total	287,247	Population 50+:	92,634
Age 50-59:	35,025	Households 50+:	110,193
Age 60-69:	30,371	Percent of Population 50+:	32.2%
Age 70-79:	17,322	Avg Household Income 55+:	\$67,798
Age 80+:	3,615	Median Household Income 55+:	\$43,801
MEDICAL EXPENDITURES TOTAL FOR CHATHAM COUNTY		MEDICAL EXPENDITURES PER HH FOR CHATHAM COUNTY	
Health Care Expenditure:	\$499,617,639	Amt Spent on Health Care:	\$4,534.02
Physician Services Expenditure:	\$23,660,814	Amt Spent on Physician Services:	\$214.71
Hospital Services Expenditure:	\$16,260,149	Amt Spent on Hospital Services:	\$147.56
Nursing Home Expenditure:	\$2,701,172	Amt Spent on Nursing Home Care:	\$24.51
Other Medical Services Expenditure:	\$9,918,999	Amt Spent on Other Medical Services:	\$90.01

Source: ESRI, 2017

LOCATION	DISTANCE (MILES)
Memorial Hospital	1.8
Candler Hospital	2
St. Joseph's Hospital	4.5
Downtown Savannah	7
Highway 80	4
Interstate 516	4
Interstate 17	5.5
Interstate 16	7
Interstate 95	12



The information contained herein has been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No responsibility is assumed for any inaccuracies. Readers are encouraged to consult their professional advisers prior to acting on any of the material contained in this report.

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