

FOR SALE > ±10,400 SF OFFICE BUILDING



# Office Investment Offering

145 SOUTHERN BOULEVARD, SAVANNAH, GA 31405

**FULLY LEASED & INCOME PRODUCING**



## Property Summary

- > Fully leased ±10,400 SF free-standing, multi-tenant office building on ±2.04 acres
- > NOI: \$107,655
- > 59 parking spaces (4.81/1,000)
- > Multiple entrance points with covered canopies
- > Located within the high-growth area of Southern Oaks Business Center just off Chatham Parkway
- > Surrounded by institutional facilities, office, retail and multi-family properties
- > Year Built: 2002

## Pricing

**FOR SALE > \$1,500,000**

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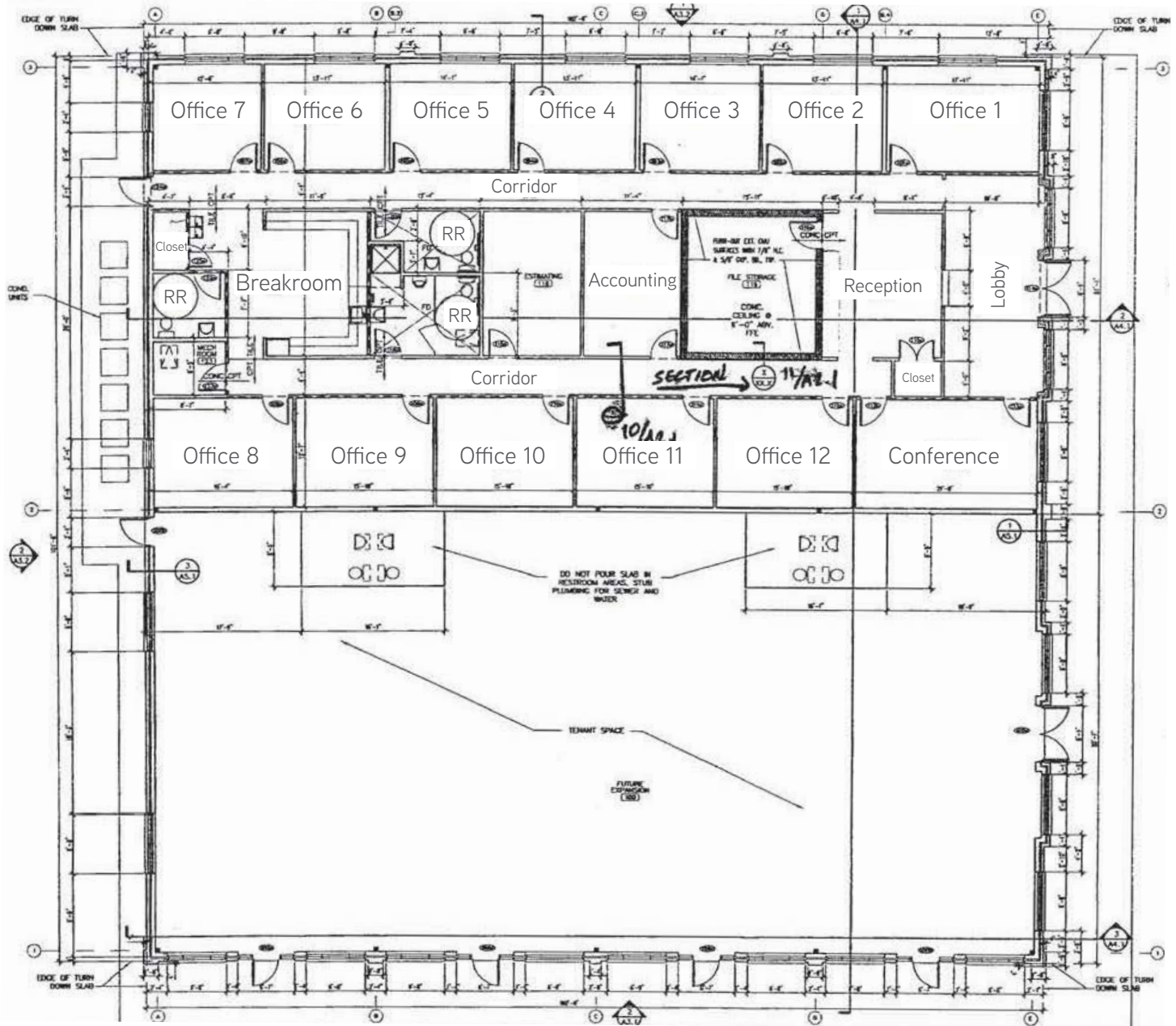
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## Floor Plan



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## Demographics (2015)

	1 Mile	3 Miles	5 Miles
Population	1,482	41,124	106,701
Daytime Employees	5,824	24,882	89,800
Total Businesses	332	1,931	9,037
Average HH Income	\$43,102	\$37,879	\$49,644
Growth Estimate 2015-2020	4.99%	6.78%	6.76%

## Traffic Counts

±16,604 vehicles per day along Chatham Parkway

Source: 2016 CoStar

## Contact Us

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