

FOR LEASE > PROFESSIONAL/MEDICAL OFFICE SPACE



609 East 69th St.

SAVANNAH, GA 31405



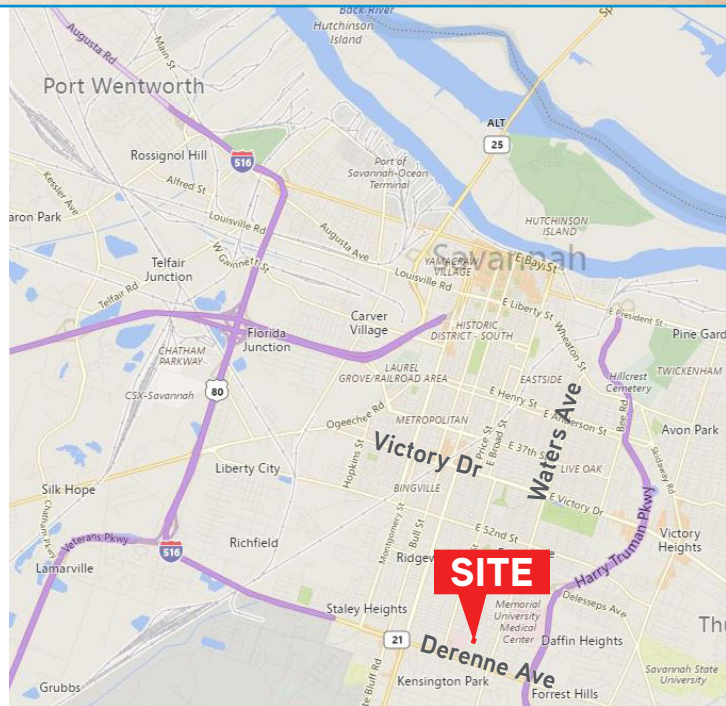
Highlights

- > ±1,682 to ±2,840 RSF of office/medical space (divisible)
- > Modern interior finishes
- > Flexible lease terms
- > 12 off-street parking spaces
- > Central location - blocks from two major hospitals
- > Zoned B-G, *General Business*, City of Savannah
- > Constructed in 2016
- > Highly energy efficient

Pricing

LEASE RATE > \$20.00/RSF, Full Service Gross*

*Rent includes: utilities, maintenance, taxes, insurance and common area cleaning



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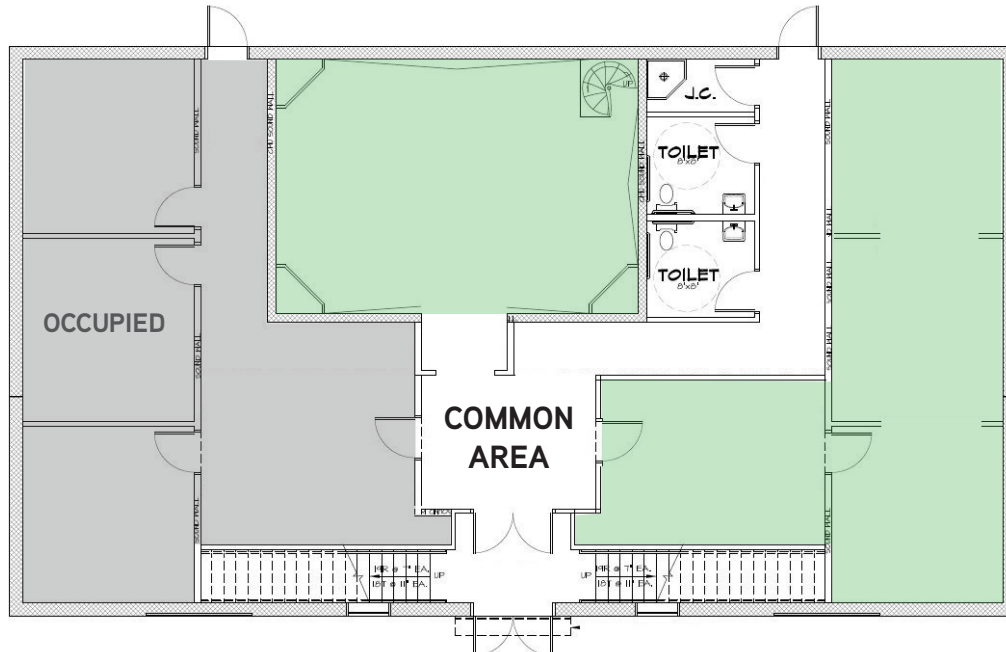
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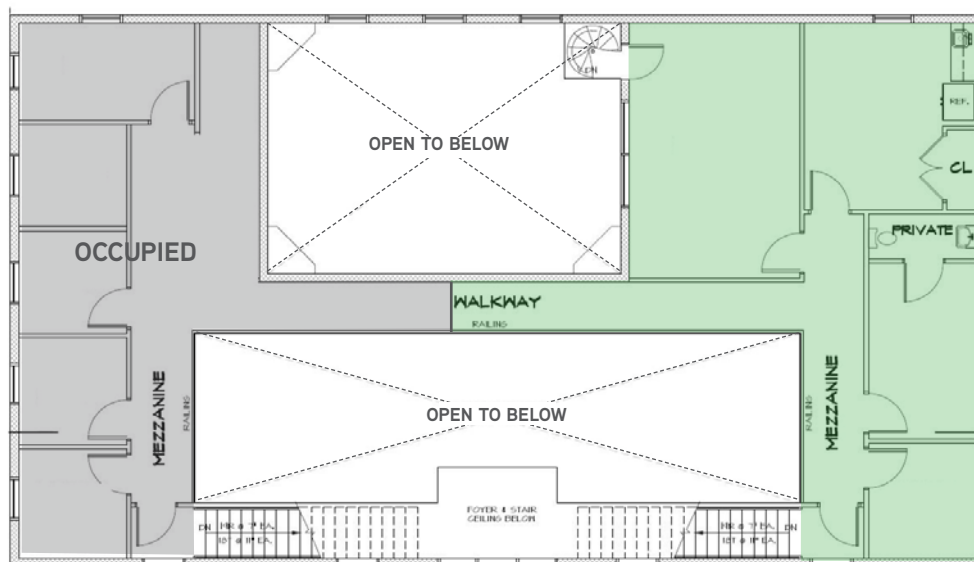


PROPOSED FIRST FLOOR LAYOUT - DIVISIONS POSSIBLE



Available

SECOND FLOOR - DIVISIONS POSSIBLE



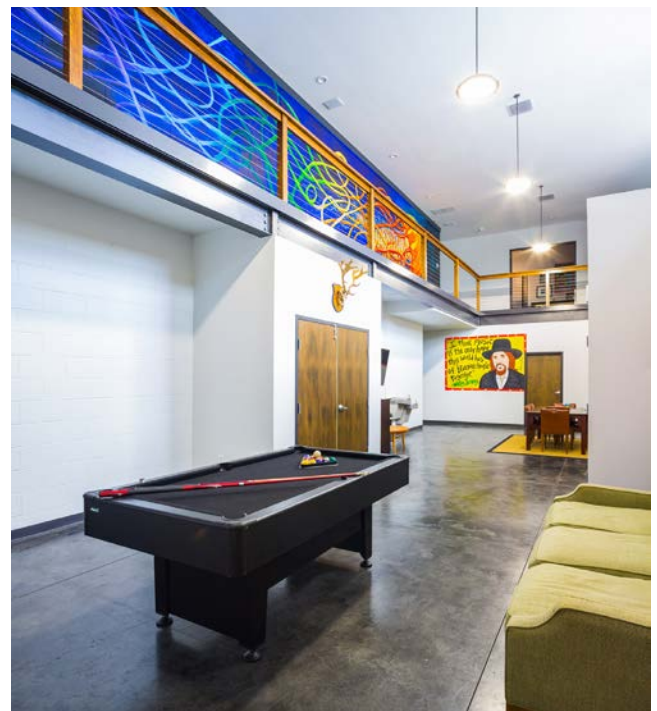
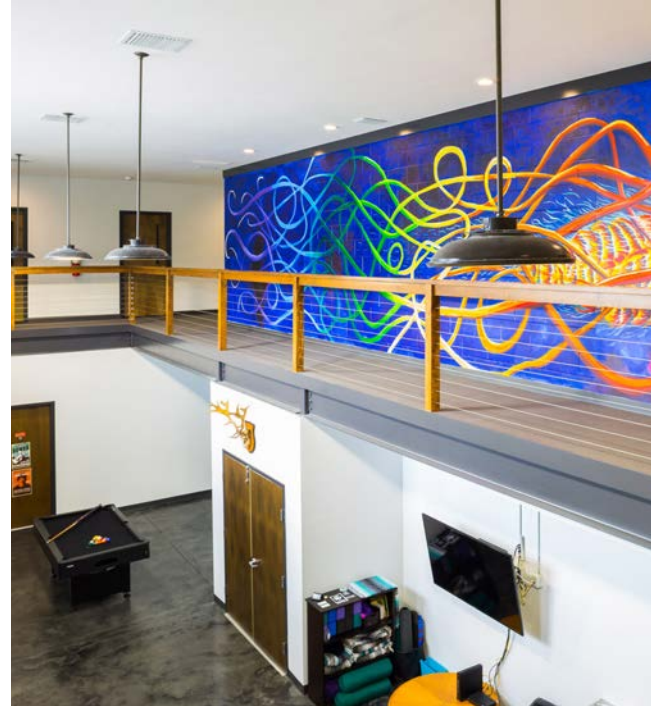
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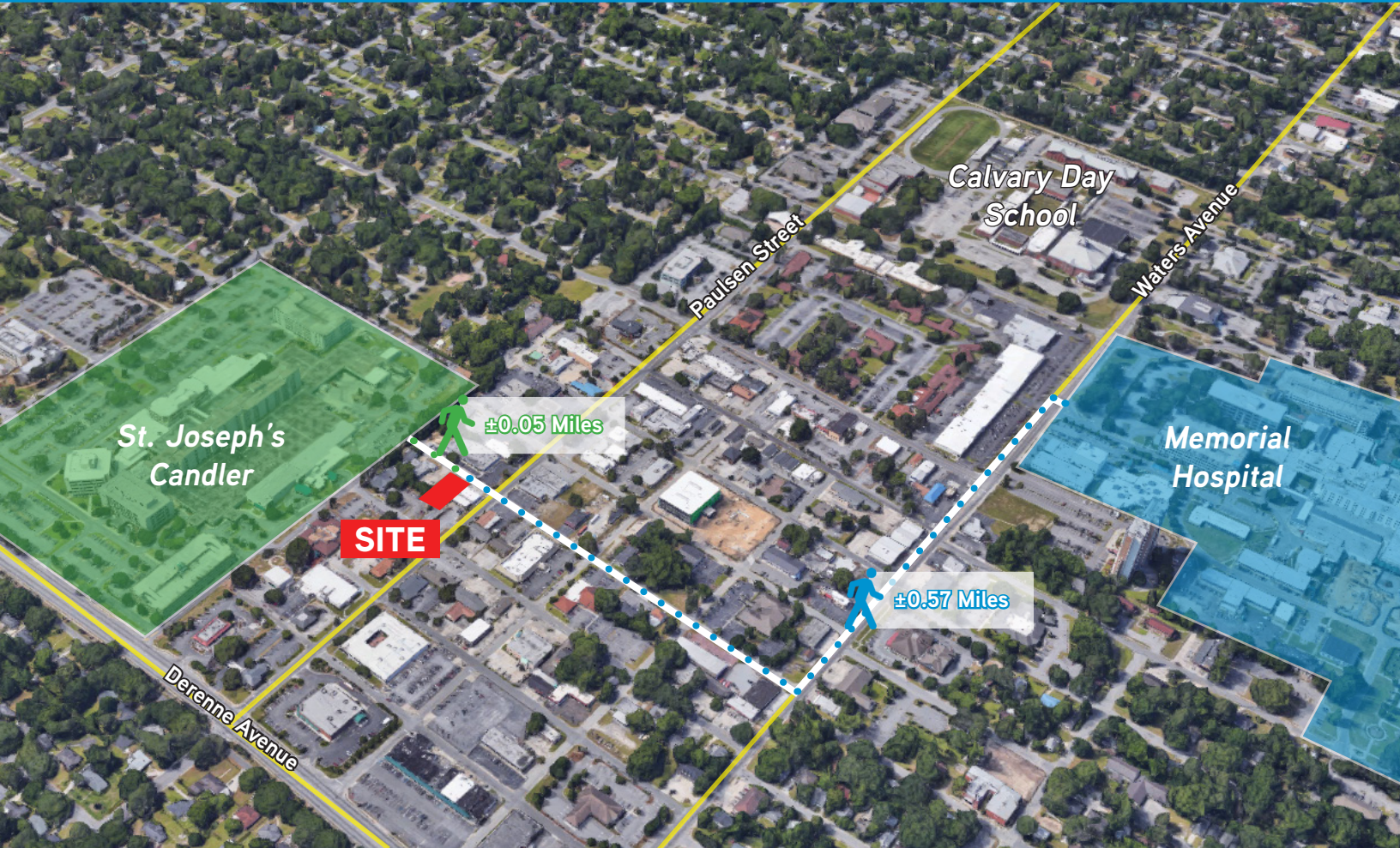
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Demographics

	1 MILE	3 MILES	5 MILES
POPULATION >	±9,089	±93,931	±156,460
POP. GROWTH 2017-2022 >	0.67%	0.96%	1.03%
HOUSEHOLDS >	±3,942	±36,413	±59,567
MED HH INCOME >	\$45,210	\$34,802	\$37,049
TOTAL NO. OF BUSINESSES >	703	4,719	7,846
TOTAL NO. OF EMPLOYEES >	13,693	57,262	107,273

Source: ESRI 2018

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