

FORMER NAPA AUTO PARTS
49 DOUGLAS STREET, SAVANNAH, GA 31406

SHOWROOM/FLEX PROPERTY FOR LEASE



PROPERTY DESCRIPTION

+5,400 sq. ft. available for immediate occupancy. Located on Douglas Street with direct visibility from southbound Abercorn Street traffic. The space is demised into three main areas (two large open areas and an office/admin area). Double door entrance from the pull-in parking on Douglas Street and a large sliding door on the west elevation will accommodate large items to be moved in and out of the space. The secondary entrance door into the large open space could be switched to an overhead roll-up door.

PROPERTY HIGHLIGHTS

- Great Abercorn Visibility
- Large open area
- The sliding door accommodates large items
- Possible overhead drive-in door

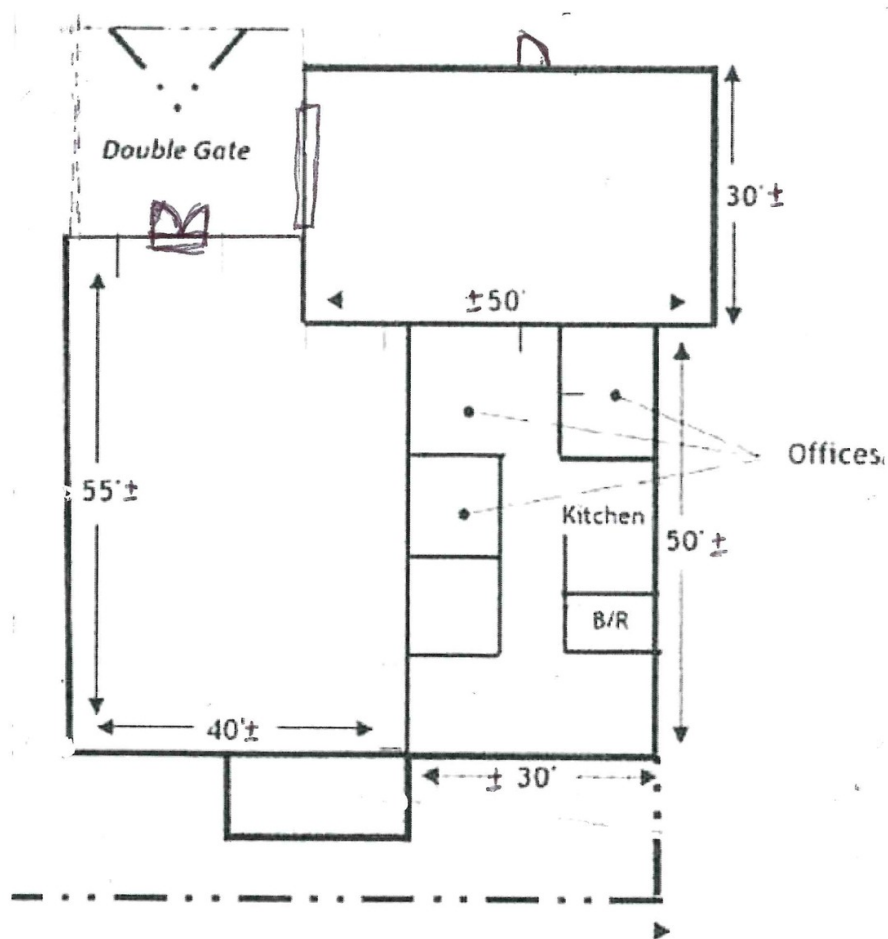
OFFERING SUMMARY

Lease Rate:	\$6,325.00 per month (NNN)
Number of Units:	1
Available SF:	5,420 SF
Building Size:	5,420 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,414	26,867	62,021
Total Population	3,256	63,858	143,674
Average HH Income	\$60,426	\$60,004	\$58,764

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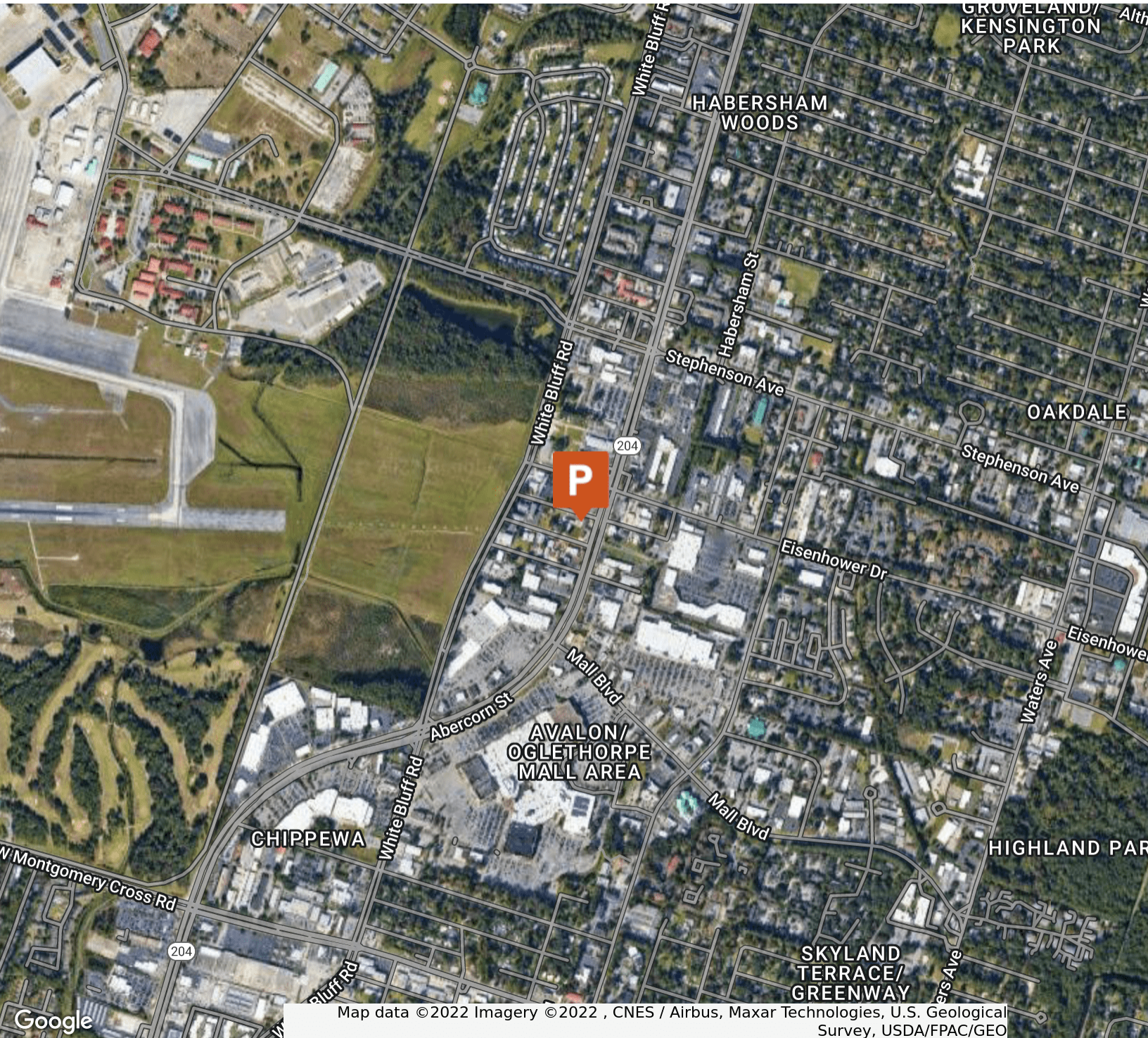
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,256	63,858	143,674
Average Age	36.5	35.7	35.1
Average Age (Male)	36.4	34.7	34.2
Average Age (Female)	39.2	37.8	37.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,414	26,867	62,021
# of Persons per HH	2.3	2.4	2.3
Average HH Income	\$60,426	\$60,004	\$58,764
Average House Value	\$179,425	\$154,745	\$192,188

* Demographic data derived from 2020 ACS - US Census