

FOR LEASE - RETAIL SPACE



7 E Montgomery Cross Rd, Savannah, GA 31406

ASKING RATE
\$20.00/SF (NNN)



PROPERTY SUMMARY

7 E Montgomery Cross Rd, Savannah, GA 31406



Property Description

2,800 SF ground-floor suite at the high-profile corner of Montgomery Cross Road and White Bluff Road, offering direct intersection visibility and prominent corner signage. Zoned B-C with a flexible range of retail and office uses permitted. Restaurant use not allowed.

Property Highlights

- High-profile corner location (signalized intersection of Montgomery Cross Rd & White Bluff Rd)
- Direct visibility & signage
- First-floor suite with double-door front entry
- Abundant parking (in-front of suite and in adjacent parking lot)

Offering Summary

Lease Rate: \$20.00/SF/Year (NNN)

OPEX (Estimate): \$3.75/SF/Year

Available SF: 2,800 SF

Floor: 1st Floor

Parking: 15 Spaces

Zoning: B-C (Community Business)

Condition: Turnkey

Available: Immediate

For more information, please contact:

Renee Newell

Owner/Manager

Office: 912-927-6145

Reneehadwinnewell@yahoo.com

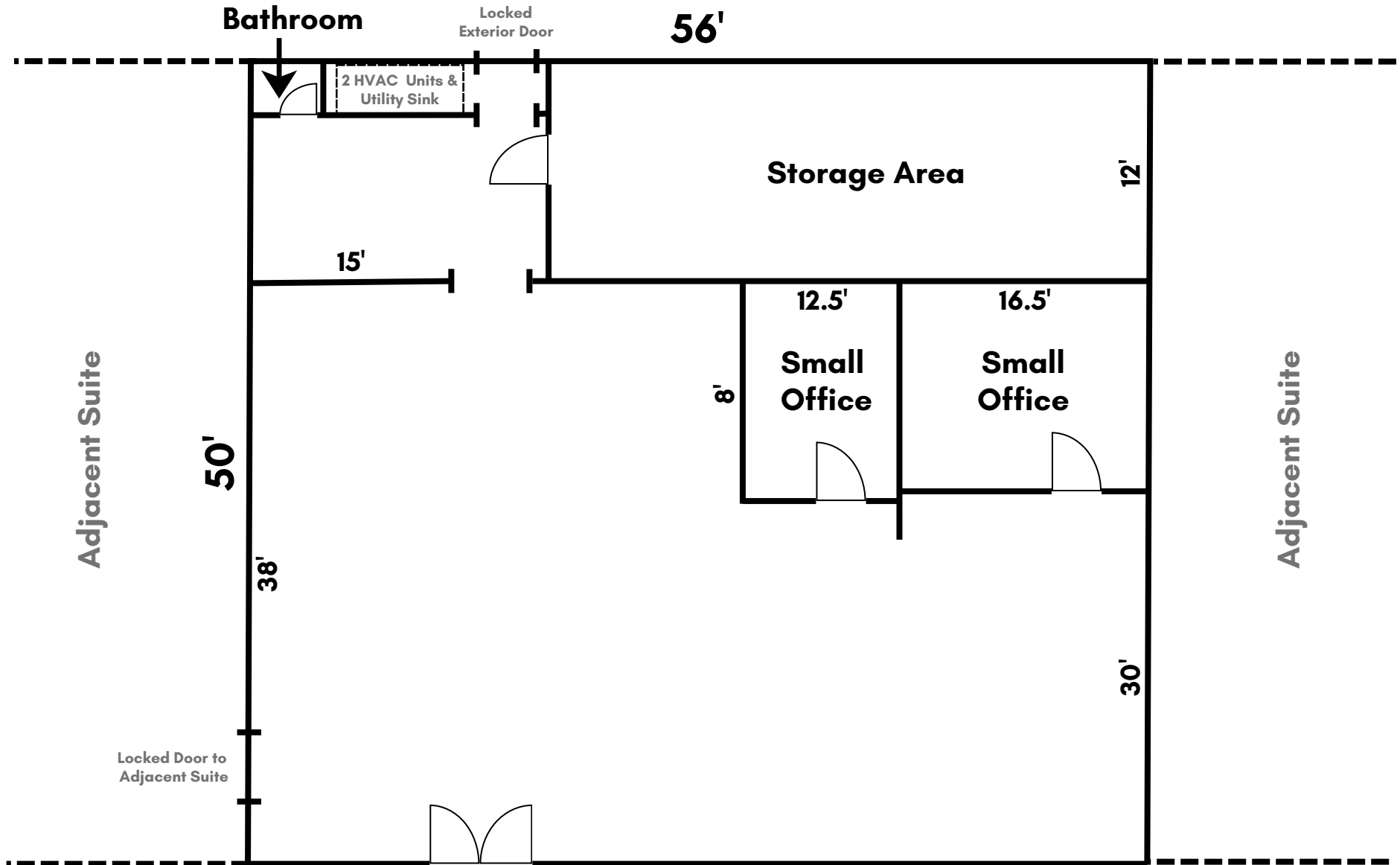
ADDITIONAL PHOTOS

7 E Montgomery Cross Rd, Savannah, GA 31406



FLOOR PLAN

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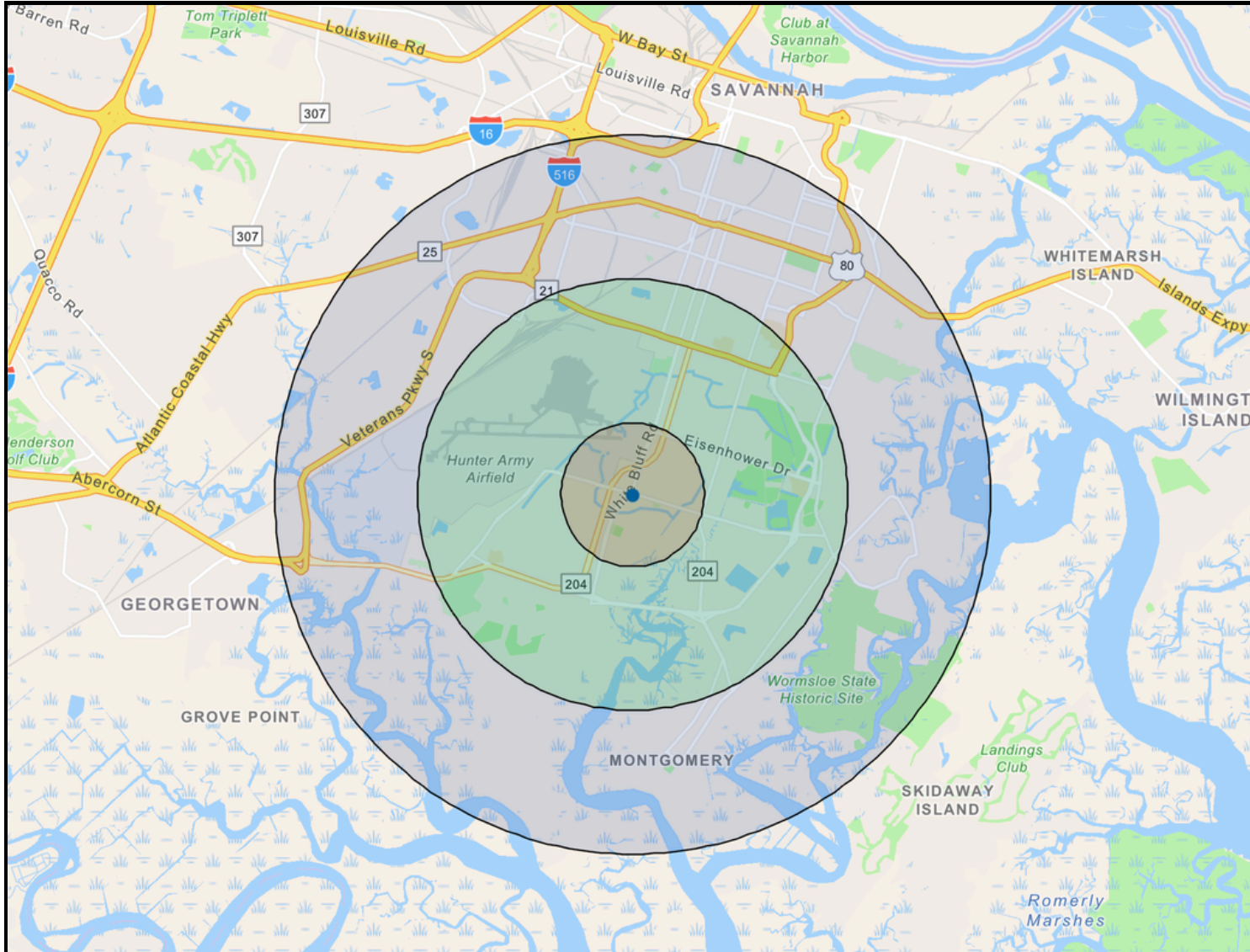
SURROUNDING RETAILERS

7 E Montgomery Cross Rd, Savannah, GA 31406



LOCATION / DEMOGRAPHICS

7 E Montgomery Cross Rd, Savannah, GA 31406



Statistics

Total Population (2025)

1 Mile: 9,522
3 Miles: 53,739
5 Miles: 124,232

Median Age (2025)

1 Mile: 34.4
3 Miles: 37.3
5 Miles: 37.1

Total Households (2025)

1 Mile: 4,286
3 Miles: 22,913
5 Miles: 52,105

Avg. HH Income (2025)

1 Mile: \$64,804
3 Miles: \$81,233
5 Miles: \$85,349

Avg. House Value (2025)

1 Mile: \$246,662
3 Miles: \$344,553
5 Miles: \$381,851

Source: ESRI Demographics