

**DEEPAK
PROPERTIES
LLC**

FOR LEASE

**322 MALL BLVD
SAVANNAH, GA 31406**



ABOUT THE PROPERTY

Deepak Properties LLC is excited to offer a new construction development in Savannah, GA, with approximately 7,700 sq ft of space for mixed use. This property is conveniently located off Mall Blvd and provides excellent visibility and access to Kroger Marketplace, Oglethorpe Mall, Abercorn St, and more. Mall Blvd is a thriving commercial corridor of Savannah, GA, with impressive household income, strong demographics, and increasing growth statistics. Delivery scheduled for late 2026 / early 2027.

HIGHLIGHTS

1,060 - 7,700 SQ FT

Both corner units are 1,200 SQ FT each and are being delivered with additional dedicated patio spaces.

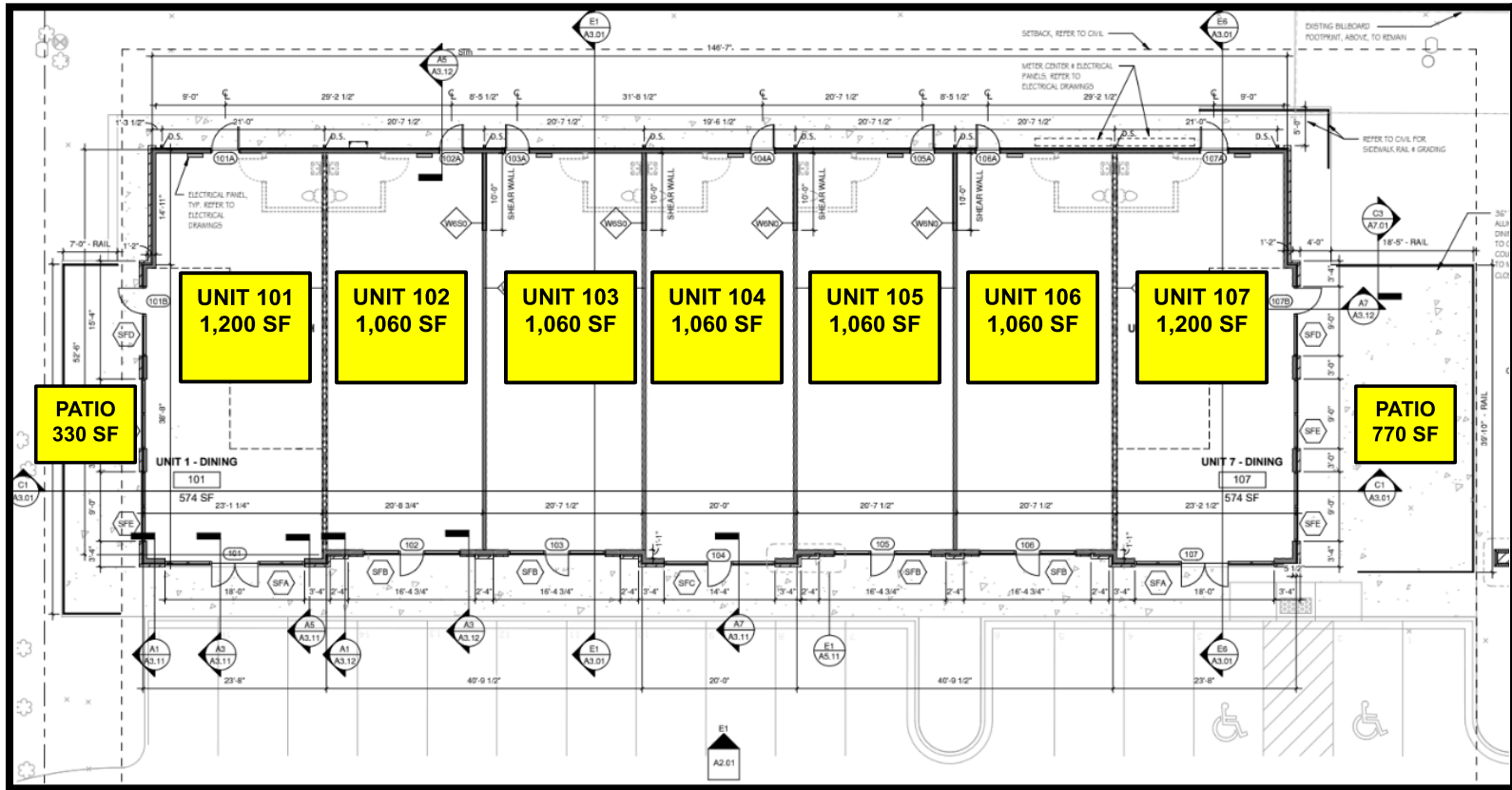
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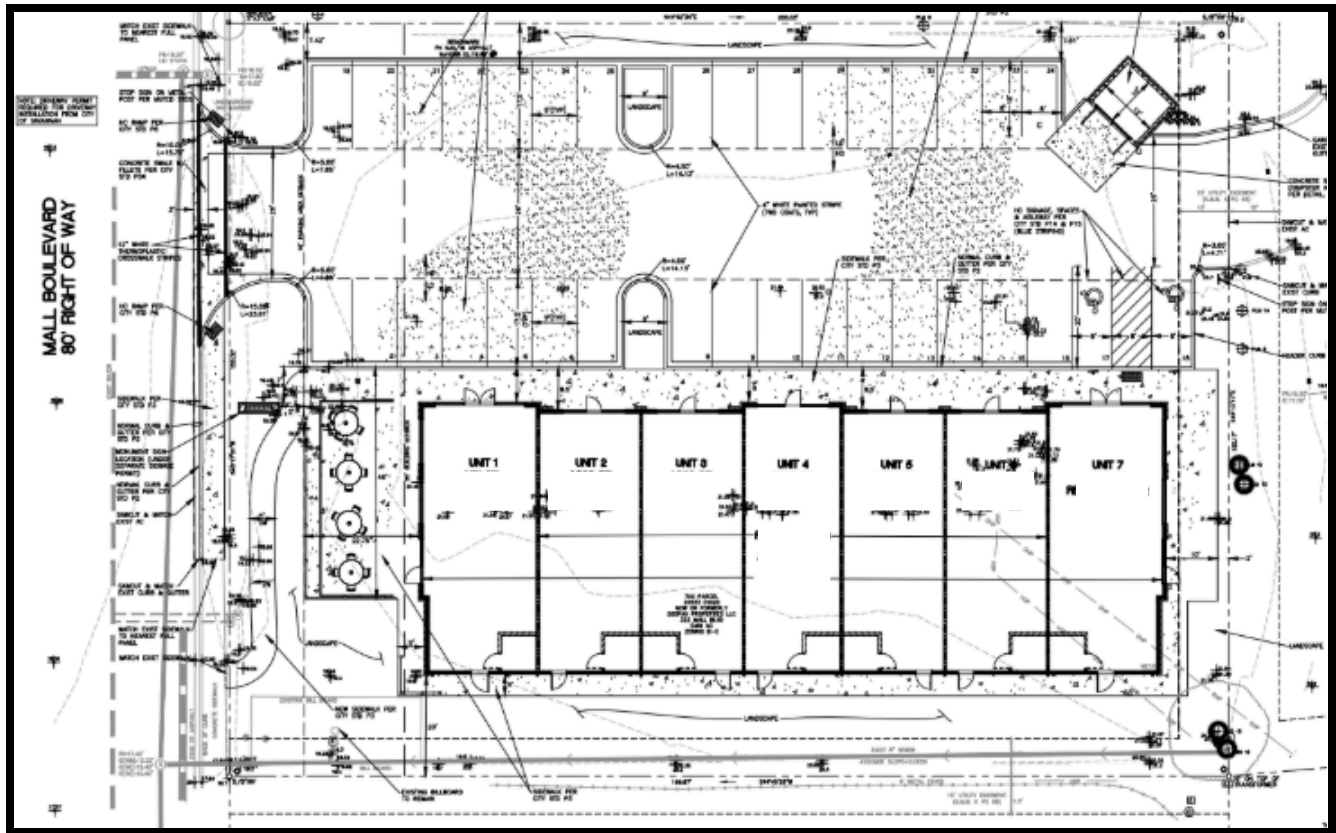
FLOOR PLAN



DETAILS

The building floor plan will have 7,700 sq ft of space with additional 1,100 sq ft of patio space. The landlord will provide HVAC that is ready for distribution, a concrete slab (for units 102-106) and demising walls. The tenant will be responsible for HVAC distribution, plumbing, ceiling, etc.

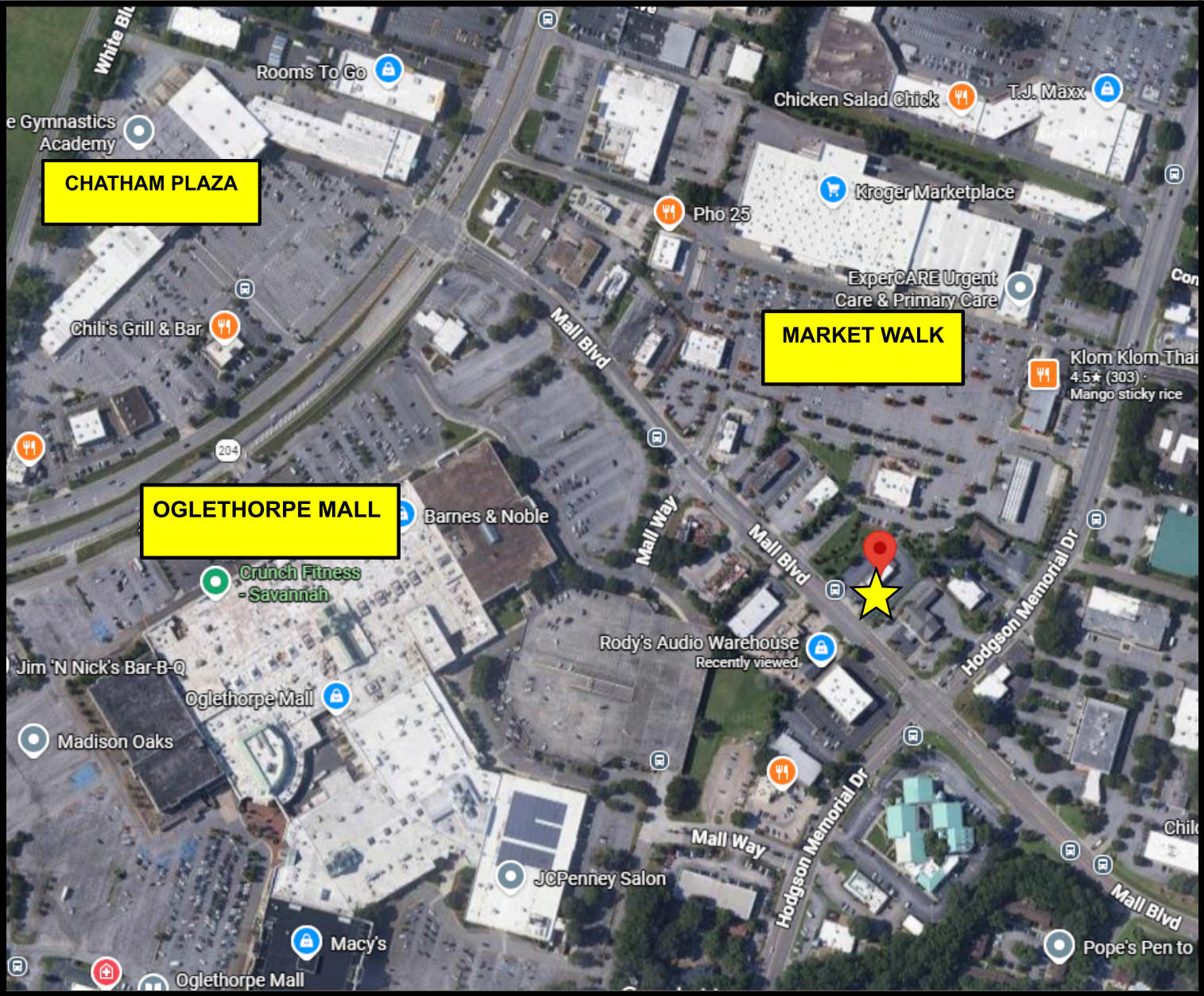
SITE MAP



LOCATION MAP



LOCATION MAP



DEMOGRAPHICS

AREA DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
POPULATION	27,156	139,786	260,875
AVG HH INCOME	\$59,763	\$64,521	\$66,786
NO. OF HOUSEHOLDS	11,121	57,358	111,456

DAILY TRAFFIC COUNT		TRAVEL DISTANCES	
ABERCORN ST	± 62,000	0.1 MILES TO ABERCORN ST	
MALL BLVD	65,400	1.5 MILES TO TRUMAN PARKWAY	
WATERS AVE	19,700	2 MILES TO I-16	
		4.5 MILES TO DOWNTOWN SAVANNAH	