

MEDICAL ARTS SHOPPING CENTER

4800 WATERS AVENUE, SAVANNAH, GA 31405

PROPERTY HIGHLIGHTS

- Retail/Restaurant space available: +/- 900 - 12,000 SF
- Premier location in the heart of Savannah's medical community and employment center
- Excellent ingress/egress via 2 traffic signals
- High visibility on heavily traveled Waters Avenue

TRAFFIC COUNTS

VEHICLES / DAY

Waters Avenue 16,500

DEMOGRAPHICS

1 MILE 3 MILES 5 MILES

Total Households	4,515	33,581	56,491
Total Population	9,887	81,500	140,645
Average HH Income	\$88,888	\$77,596	\$85,447



For More Information

JACOB LANG

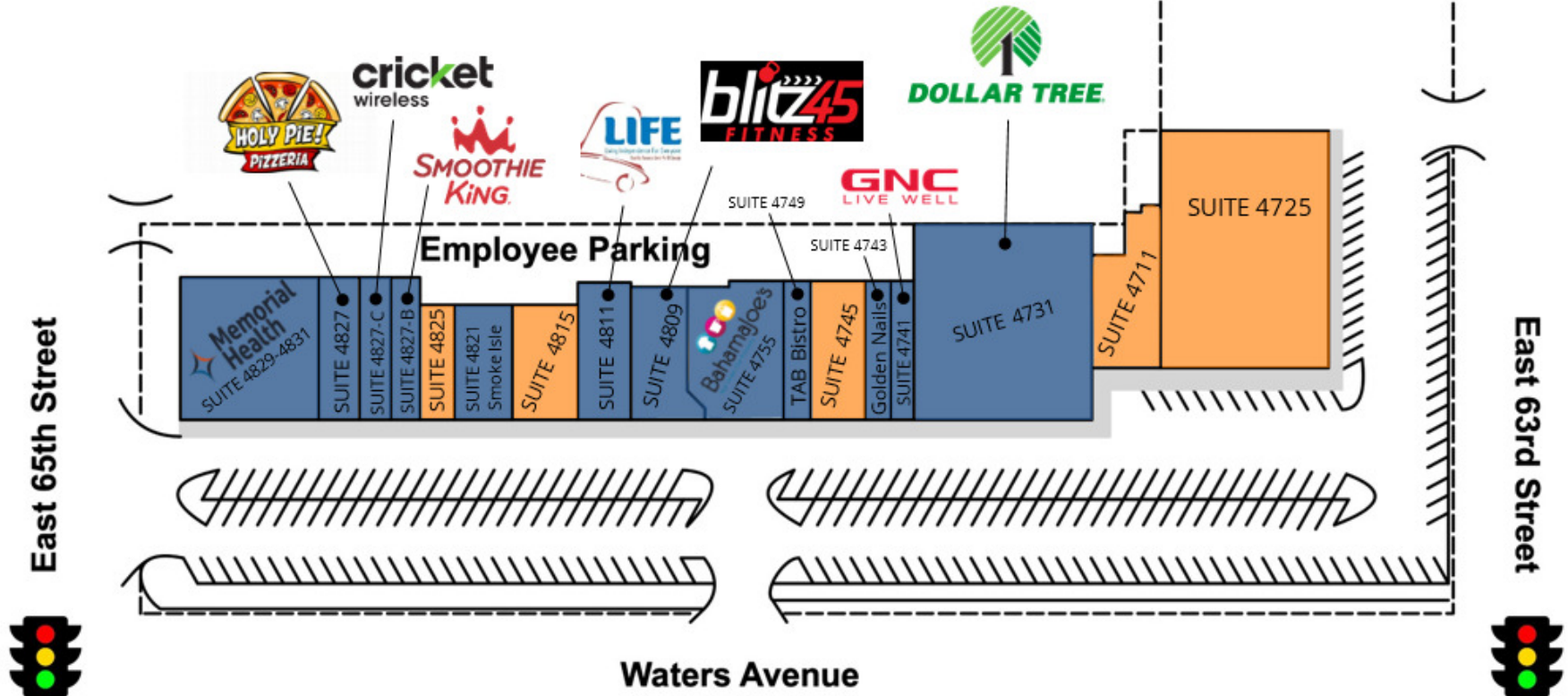
912.358.1166 x101
Jacob@LangCRE.com

LANGCRE.COM



SUITE	Tenant	SIZE (square feet)
4725	Vacant	+/- 12,000 SF
4711	Vacant	+/- 3,419 SF
4731	Dollar Tree	+/- 11,138 SF
4741	GNC	+/- 1,280 SF
4743	Golden Nails	+/- 1,280 SF
4745	Vacant	+/- 2,418 SF
4749	TAB Bistro	+/- 1,280 SF
4755	Bahama Joes	+/- 4,410 SF
4809	Blitz45 Fitness	+/- 3,055 SF

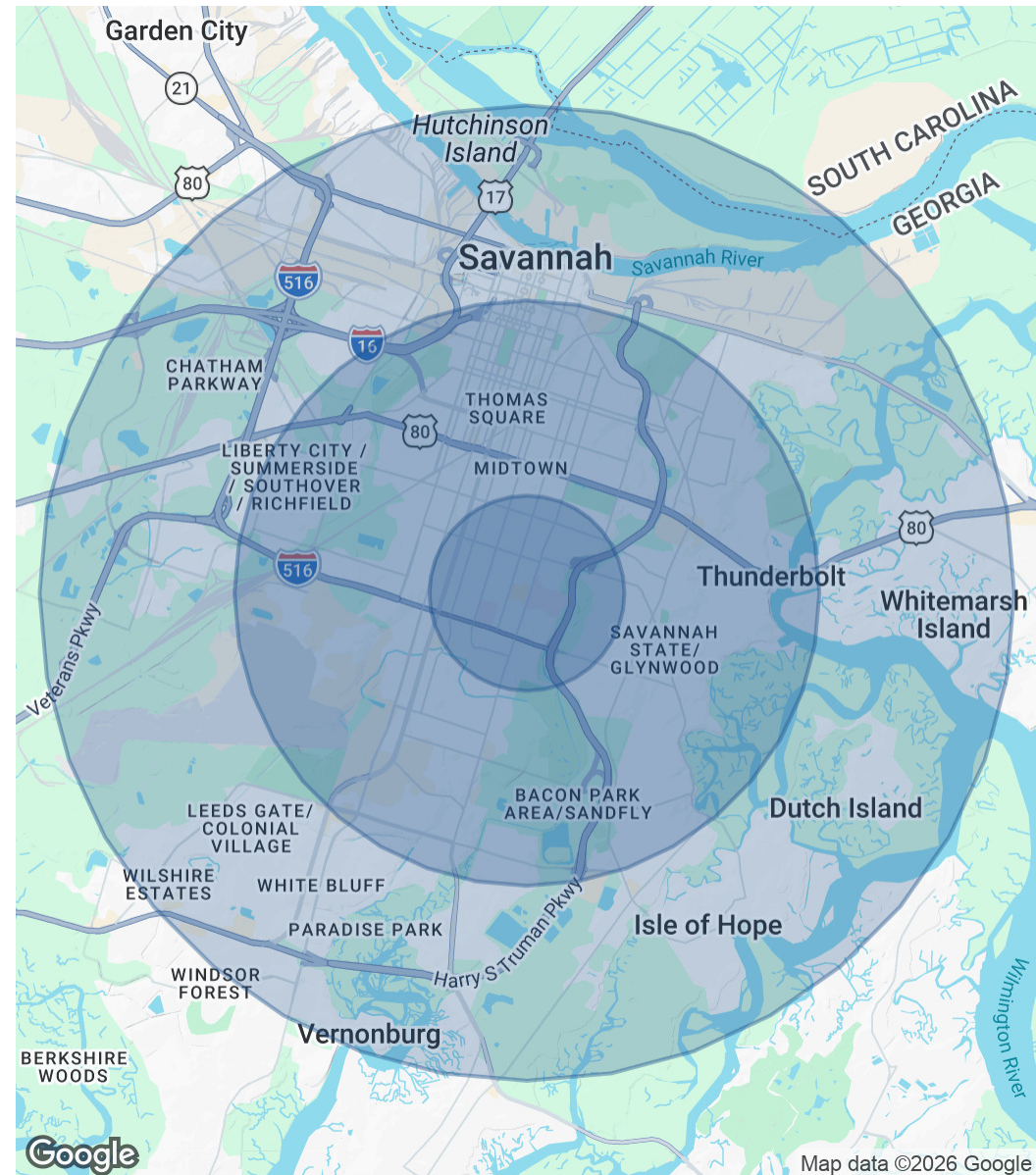
4811	LIFE	+/- 3,550 SF
4815	Vacant	+/- 2,223 SF
4821	Smoke Isle	+/- 2,048 SF
4825	Vacant	+/- 992 SF
4827	Holy Pie Pizzeria	+/- 1,880 SF
4827-B	Smoothie King	+/- 1,225 SF
4827-C	Cricket	+/- 1,375 SF
4829-4831	Memorial Heath	+/- 6,918 SF



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,887	81,500	140,645
Average age	43.1	37.2	36.2
Average age (Male)	36.8	35.1	34.5
Average age (Female)	45.9	38.2	37.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,515	33,581	56,491
# of persons per HH	2.2	2.4	2.5
Average HH income	\$88,888	\$77,596	\$85,447
Average house value	\$366,850	\$318,719	\$318,822

* Demographic data derived from 2020 ACS - US Census



JACOB LANG

912.358.1166 x101

Jacob@LangCRE.com

LANG REAL ESTATE SERVICES | 201 N COLUMBIA AVENUE | RINCON, GA 31326 | 912.358.1166 | LANGCRE.COM

DEMOGRAPHICS MAP & REPORT