

IMMEDIATE OCCUPANCY - OFFICE -- RETAIL/OFFICE - SHOWROOM
2812 WILLIAMS STREET, SAVANNAH, GA 31404

OFFICE BUILDING FOR LEASE



PROPERTY DESCRIPTION

The building was recently acquired by a local investor and is immediately available for Lease. It has an overhead drive-in door for easy loading and offloading of materials. The floor plan design is comprised of three large open areas with a reception area, office administrative space, five restrooms, several private offices, and a diesel generator for continuous power. It is an excellent building for many uses.

PROPERTY HIGHLIGHTS

- Abundant Parking
- Cummins Diesel Generator (operating)
- Fronts two minor streets
- Access from two roads
- Easy access to the Truman Parkway
- Double doors at the back with loading ramp

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	1
Available SF:	6,542 SF
Lot Size:	1.04 Acres
Building Size:	6,542 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,117	34,499	53,536
Total Population	13,951	83,318	129,522
Average HH Income	\$73,059	\$79,217	\$82,037

RYAN T. SCHNEIDER, CCIM
912.239.6298
ryan@piercommercial.com



IMMEDIATE OCCUPANCY - OFFICE -- RETAIL/OFFICE - SHOWROOM
2812 WILLIAMS STREET, SAVANNAH, GA 31404

OFFICE BUILDING FOR LEASE

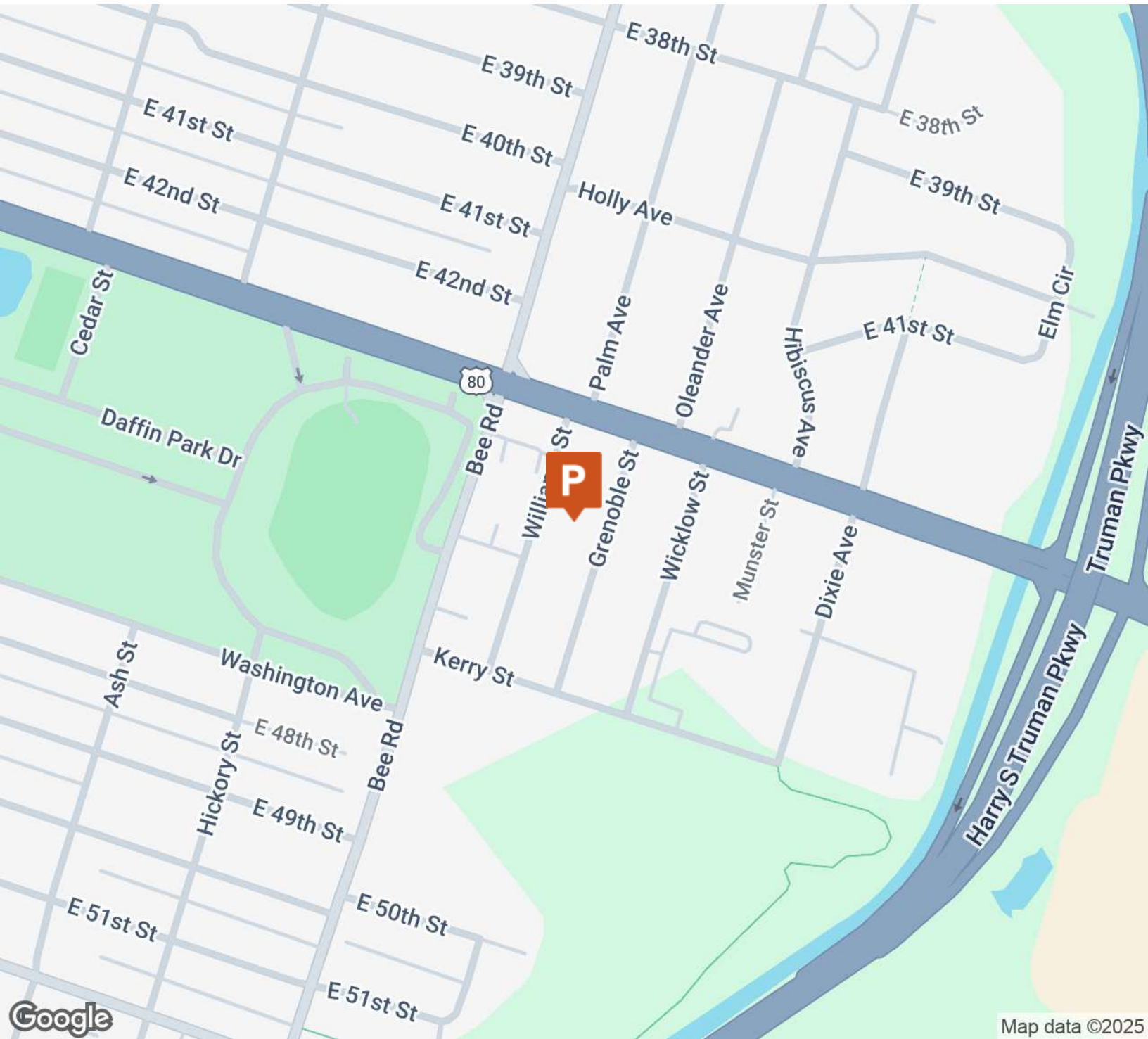


RYAN T. SCHNEIDER, CCIM
912.239.6298
ryan@piercommercial.com



IMMEDIATE OCCUPANCY - OFFICE -- RETAIL/OFFICE - SHOWROOM
2812 WILLIAMS STREET, SAVANNAH, GA 31404

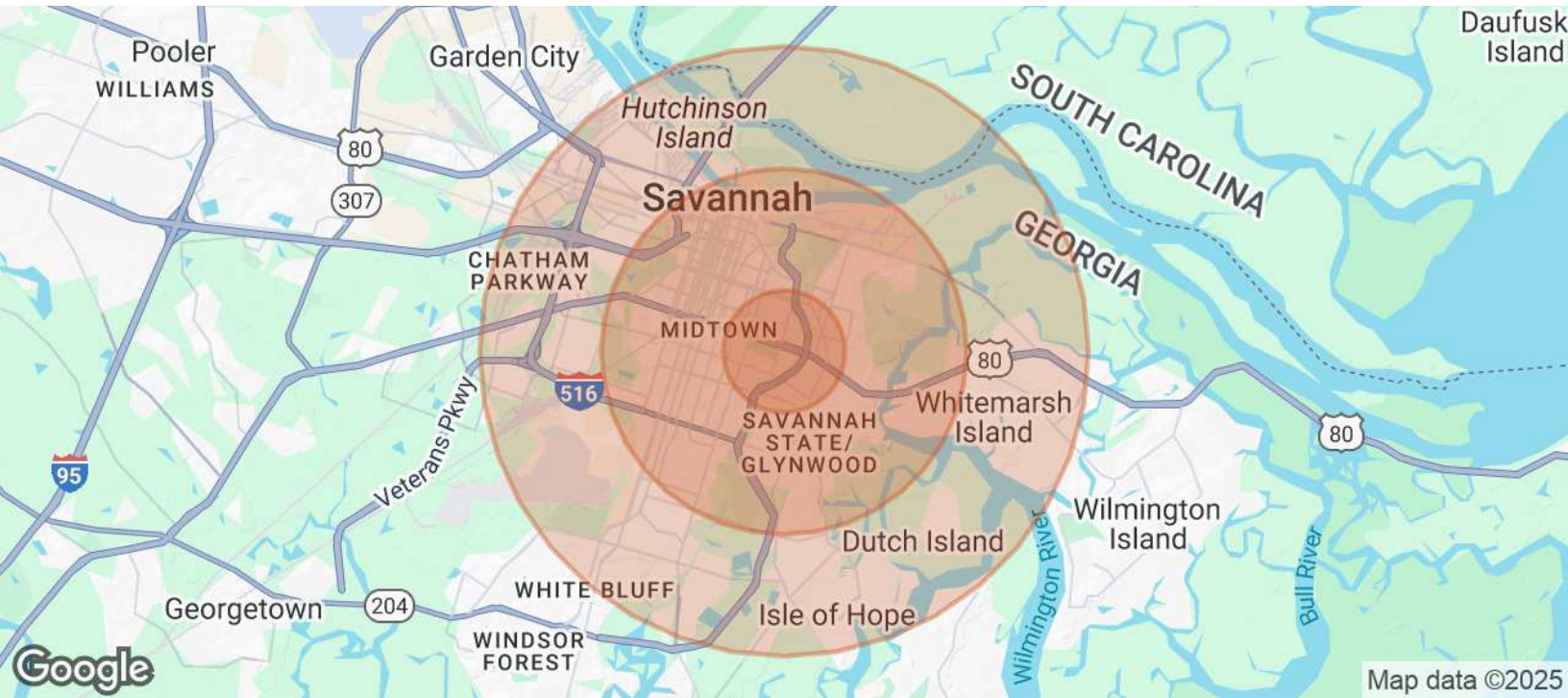
OFFICE BUILDING FOR LEASE



RYAN T. SCHNEIDER, CCIM
912.239.6298
ryan@piercommercial.com



OFFICE BUILDING FOR LEASE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,951	83,318	129,522
Average Age	41	39	39
Average Age (Male)	39	37	38
Average Age (Female)	42	39	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,117	34,499	53,536
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$73,059	\$79,217	\$82,037
Average House Value	\$301,129	\$430,256	\$394,820

Demographics data derived from AlphaMap

RYAN T. SCHNEIDER, CCIM
 912.239.6298
 ryan@piercommercial.com

