

FOR SALE

309 STILES AVE
SAVANNAH, GA 31415

PLEASE INQUIRE
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Premier Redevelopment Opportunity | Canal District

Located at the heart of the rapidly evolving Canal District, this versatile industrial warehouse represents a prime opportunity for strategic redevelopment. Situated just steps from the Enmarket Arena, the new SCAD Residential Community, FORTY EIGHT, and the new Port Entrance (GPA Ocean Terminal Gate 3), and minutes from the Historic District, the property is perfectly positioned to capitalize on Savannah's westward expansion and the massive \$398M Signia by Hilton & Convention Center development just across the river.

- The building includes a commercial kitchen with back-to-back 14' vent hoods (28' total) and approximately 60 rooms, offering significant flexibility for reconfiguration.
- Features 2 dock-high doors and 2 drive-in/grade-level doors, with a clear ceiling height of 12'.
- Located in an Opportunity Zone, which may offer preferential tax treatment for certain investments.
- Proximity to Major Routes: Minutes from I-16 (1.9 Miles), I-516 (2.8 Miles), GA Port Authority (4.7 Miles), Savannah/Hilton Head International Airport (8.5 Miles), and Downtown Savannah (1.2 Miles).



KEY FACTS

- ✔ Situated on ±1.4 acres
- ✔ Abundant parking with 50+ spots
- ✔ ±38,000 SF commercial building
- ✔ High-Visibility Corridor: Louisville Road: 11,800+ Vehicles Per Day
- ✔ Flex Space: 60 rooms + commercial kitchen (28' vent hoods).


LOCAL AREA OVERVIEW


Ideally located on the Atlantic coast, the Savannah Region is a powerhouse of economic momentum, serving a primary market of over 1.1 million residents. This dynamic metro area is fueled by a specialized workforce and bolstered by a consistent annual stream of 4,000+ military service members transitioning from nearby Fort Stewart and Hunter Army Airfield. Supporting this talent pipeline are more than 78,000 students from 16+ area colleges and universities, including the world-renowned SCAD, ensuring a steady supply of highly skilled technical and creative professionals to the local market.

The region's economic gravity is shifting westward, anchored by two massive infrastructure milestones. The recently completed \$276 million Savannah Convention Center expansion has doubled the facility's capacity to 200,000 square feet, positioning the city as a top-tier destination for global events. Complementing this growth is the Signia by Hilton Savannah, a \$398 million luxury "headquarters hotel" currently under development. This 16-story, 444-room landmark will feature a destination rooftop bar and world-class meeting space, driving unprecedented investment across the river and directly into the surrounding Canal District.

This economic strength is matched by an unparalleled quality of life that serves as a magnet for top-tier talent. Savannah is home to the nation's largest National Historic Landmark District, featuring 22 iconic, moss-draped squares, a thriving arts scene, and world-class dining. With Atlantic beaches easily accessible, the region offers a rare lifestyle where robust career opportunities and coastal living intersect seamlessly, making it one of the most desirable destinations for investment in the Southeast.

PROPERTY HIGHLIGHTS

 \$4.95 MILLION


 1.4 ACRES


 BUILDING AREA:
±38,000 SF

 ZONING: I-H

 19 MIN TO AIRPORT

 4 MIN TO
ENMARKET ARENA

 4 MIN TO GEORGIA
PORTS AUTHORITY
OCEAN TERMINAL

 TOTAL POPULATION:
11,082

Visitor
Spending
\$4
Billion

Over **17M** Annual Visitors

10 Million Overnight Visitors
7.3 Million Day Visitors

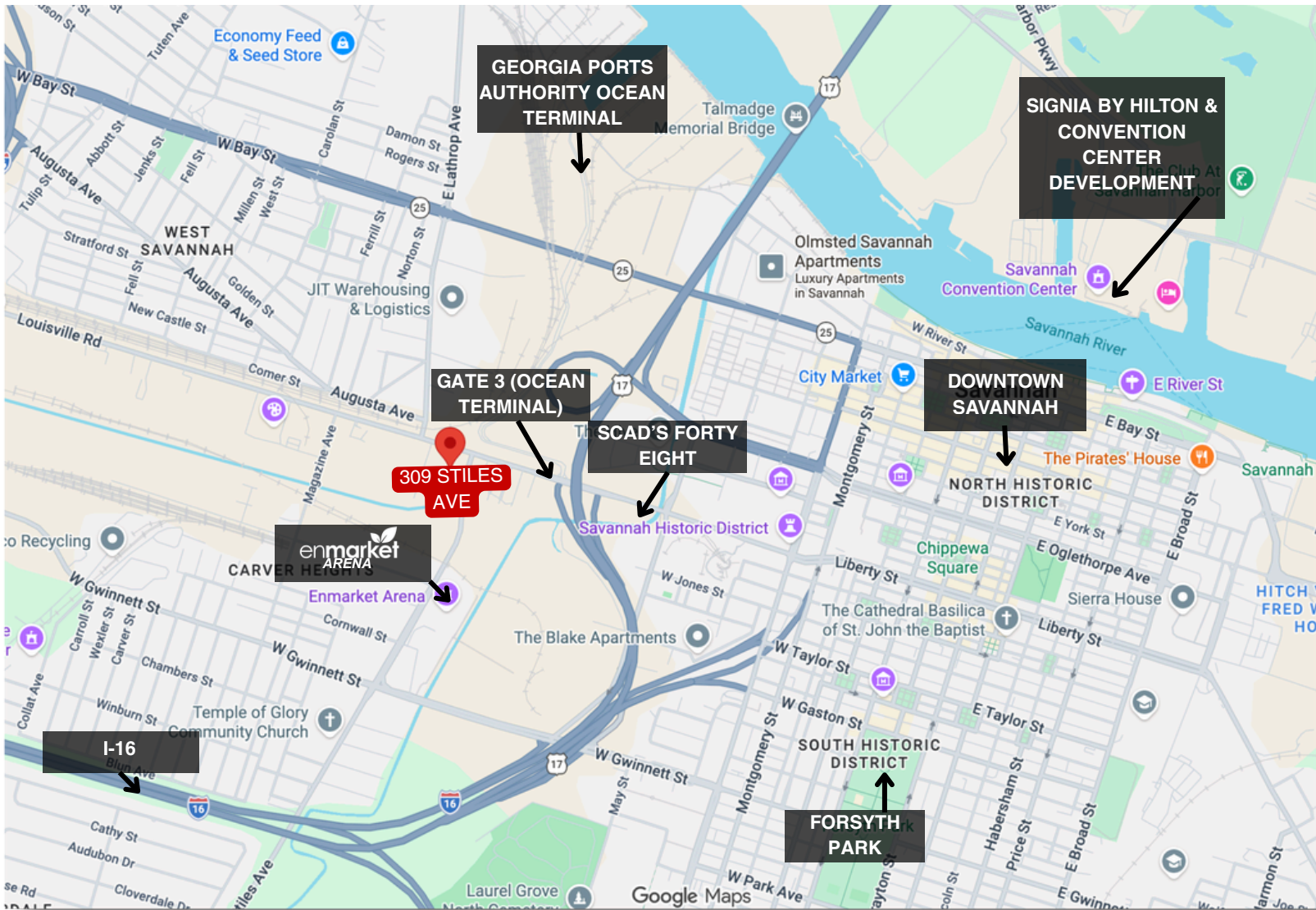
Named **#6 FRIENDLIEST CITIES**
in the U.S.
Condé Nast

2025 TOP RANKINGS

#4 BEST
U.S. CITY
Travel & Leisure

#2 The South's
Best Cities
Southern Living

ON THE MAP



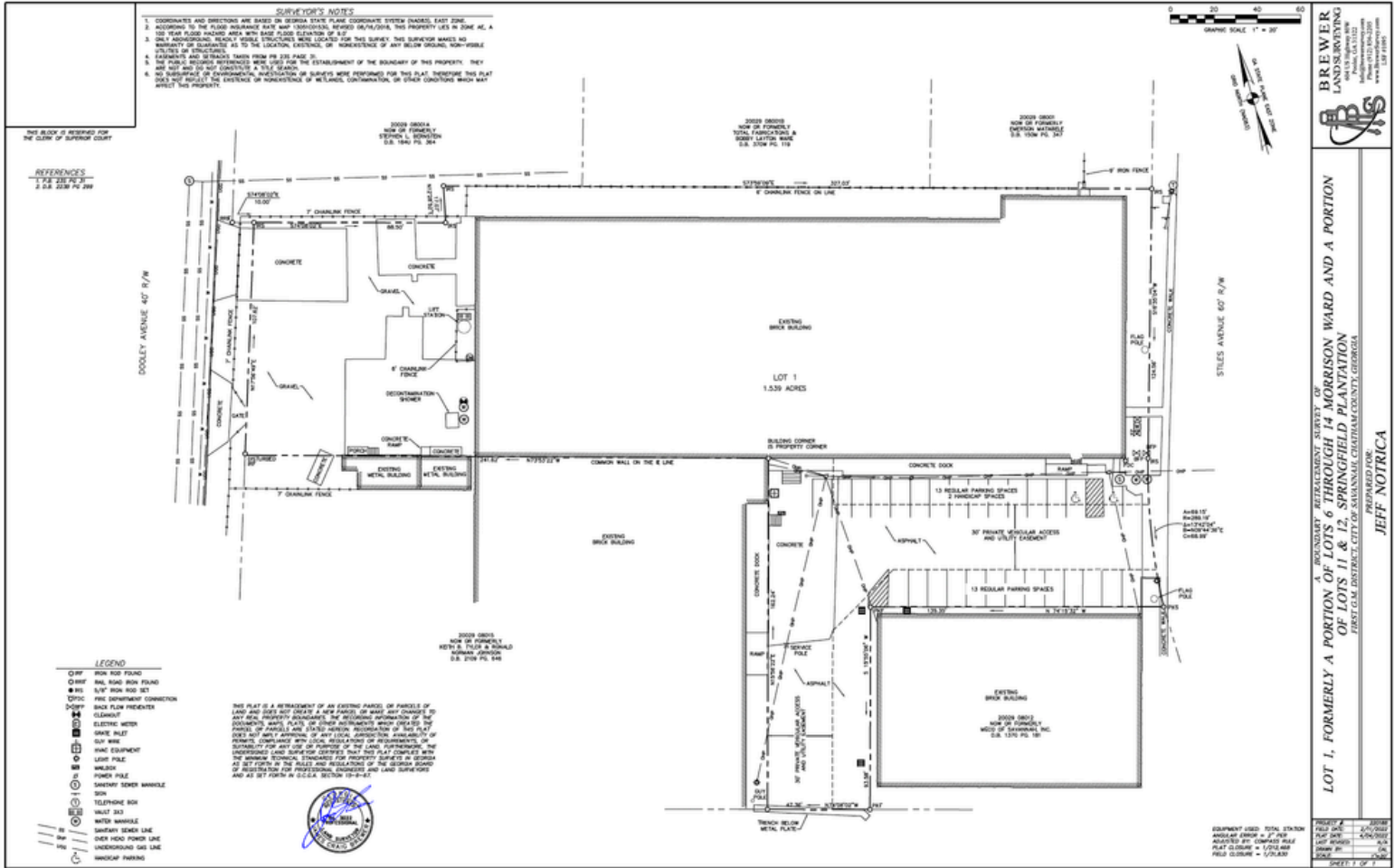
PROPERTY HIGHLIGHTS

- Prime Industrial Footprint: A rare ±38,000 SF facility featuring 60 flex rooms and a high-capacity commercial kitchen with 28' of vent hoods, offering unmatched flexibility for reconfiguration.
- Tourism & Economic Gravity: Positioned to leverage Savannah's record-breaking tourism industry, which now welcomes 17 million+ annual visitors who contribute over \$4.7 billion to the local economy.
- Proximity to Global Benchmarks: Located just 3 minutes from the new \$398M Signia by Hilton and the recently expanded \$276M Savannah Convention Center, capturing the momentum of Savannah's high-value hospitality and event corridors.

THE PROPERTY



SITE SURVEY





Contact Us

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COMMERCIAL GROUP

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