



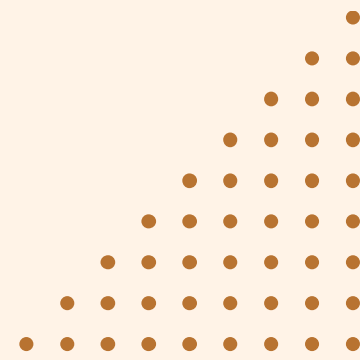
JUDGE REALTY

601 E 39th STREET

MIDTOWN
RESTAURANT/
RETAIL SUITE

FOR LEASE
FOR LEASE
FOR LEASE

JUDGE REALTY | SAVANNAH, GEORGIA 31404 | 912-236-1000



Property SUMMARY

601 E 39th STREET



 JUDGE REALTY

PROPERTY DESCRIPTION

Recently constructed mixed use development in Downtown Savannah. Property includes 38 luxury apartments that are almost completely leased to long-term occupants, leaving this primarily located 1,980 SF commercial space available for lease on the corner of 39th and Broad. Space is in white shell condition with drywall finish and concrete floor, ready for tenant's buildout. Ideal for restaurant, retail, and consumer oriented business or professional office space with plenty of street exposure for window signage. Offers multiple entrances and demisable options. Nearby Starland yard, Wallin Hall, and shopping and restaurants downtown.

GENERAL INFORMATION

Square Feet Available: 1,980 SF

Current Rental Rate: \$25.00/SF/Year

Lease Structure: NNN

Divisible: Yes

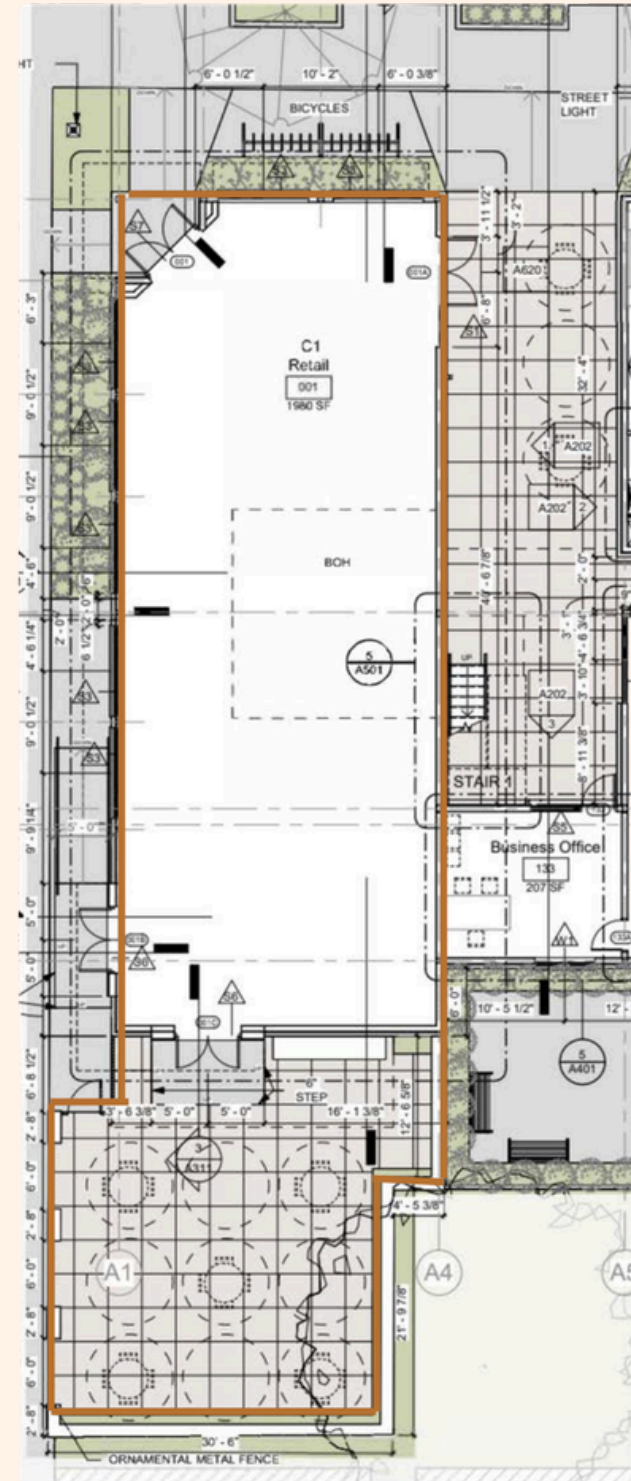
TI Allowance : Negotiable

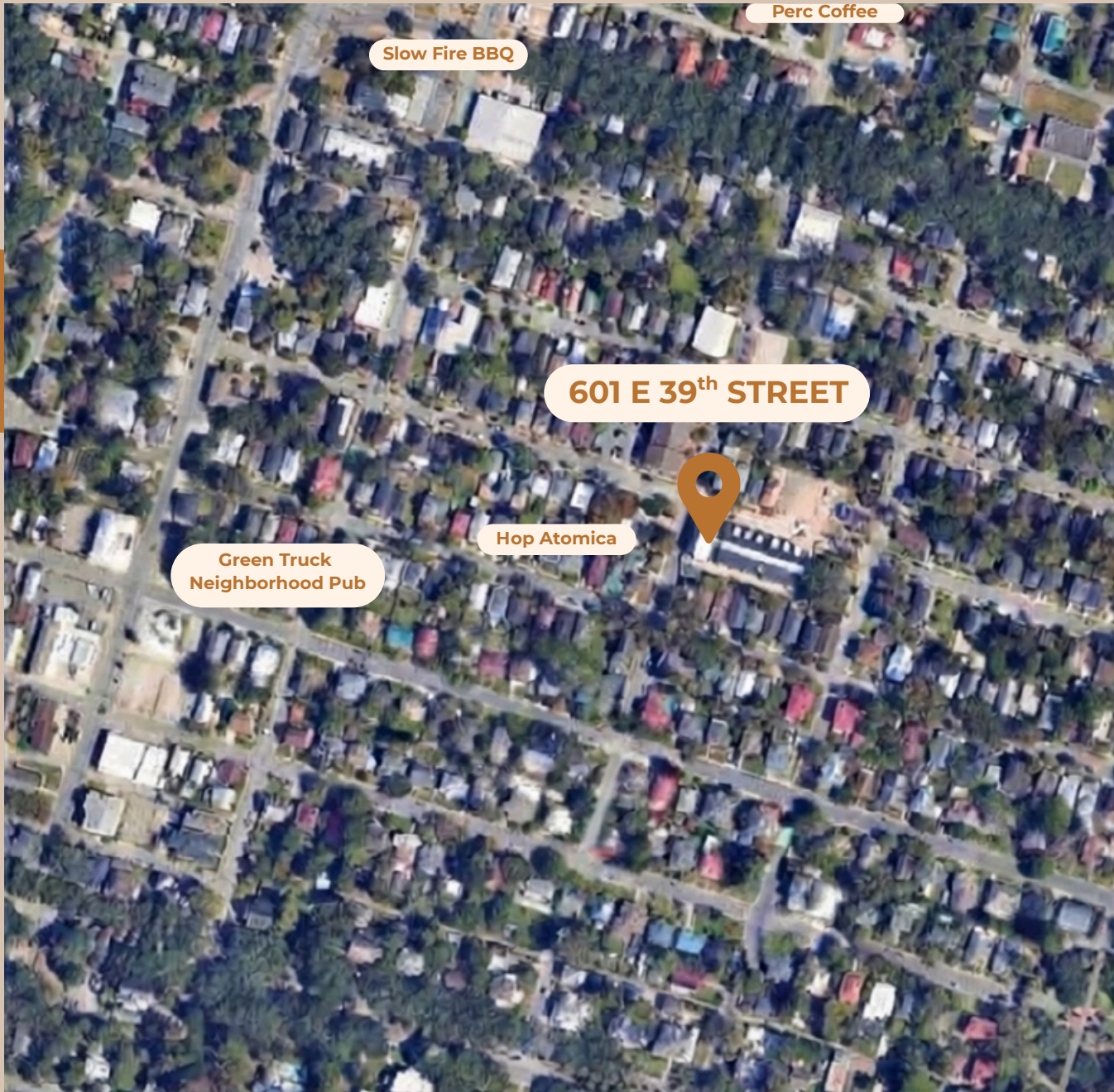
Condition: White Shell

Available: Now

FLOOR PLAN

601 E 39th STREET





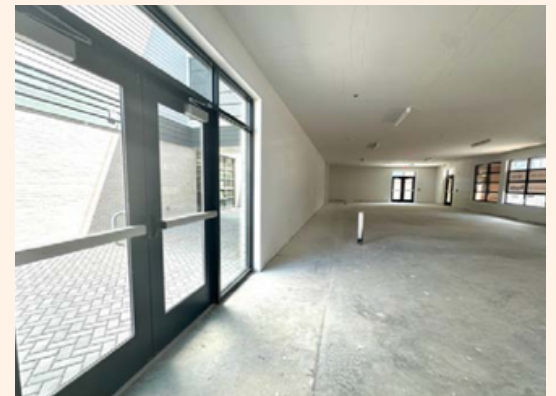
ARIEL MAP

Restaurant and Sites Nearby:

- Green Truck Neighborhood Pub
- Hot Atomica
- Common Thread
- Perc Coffee
- Starland Yard
- Foxy Loxy Cafe
- Bull Street Taco
- Cotton and Rye
- Slow Fire BBQ
- Big Bon Bodega
- The Vault
- Two Tides Brewing

Additional PHOTOS & INFORMATION

- 1,980 SF shell restaurant or retail space
- Located on the ground floor of a multifamily property
 - New construction
 - Term negotiable
- Highly desirable end cap space
- Allocated patio, ample frontage on Broad Street, street parking, and multiple entry points for ease of access.
- High traffic & tourist location: Savannah sees over 14 Million visitors annually.
 - Across from Hop Atomica
- Close proximity to Perc Coffee, Starland Yard and several local restaurants



CONTACT US



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About Judge Realty

Judge Realty is the leader in Savannah Commercial Real Estate. We manage and lease over 500 properties in the Savannah area and work with local and national clients across the USA.