

23 W BROUGHTON STREET: Basement Space for Lease



THE PROPERTY



OVERVIEW

23 W Broughton Street is an exciting downtown Savannah restoration bringing an old building new life while adhering to the strict historic preservation standards and guidelines set by the National Park Service.

The property consists of vacation rental units on the upper floors, street retail and a finished basement space – ideal for a performing arts space or experiential bar or retail concepts.



 = HOTELS  = PARKING

SPACE FOR LEASE

23 W BROUGHTON ST | SAVANNAH, GA | 31401

CLARA FISHEL, CCIM
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AREA OVERVIEW

LOCATION

Located in Savannah’s Landmark Historic District on a block of Broughton Street that includes long-standing local businesses such as The Paris Market and J. Parker Men’s Clothing, 23 W Broughton Street is well situated to take advantage of its place in the center of Savannah’s retail district. With D-CBD (Downtown Central Business District) zoning, a wide variety of uses are allowed at this location.

SAVANNAH, GA DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
Total Population	12,103	63,932	111,426
Median Age	29.6	35.4	35.9
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
Total Households	4,704	25,927	43,798
# of persons per HH	1.9	2.3	2.3
Average HH income	\$59,320	\$58,015	\$59,967
OTHER	1 MILE	3 MILE	5 MILE
Daytime Demo’s – Total Businesses	1,897	4,443	8,073
Labor Force – Age 16+	10,705	53,440	92,445

*2010-2020 Census, 2022 Estimates with 2027 Projections



10.3 MILES
To the Savannah
(SAV) Airport



15 MINUTES
Away from I-95



14,000,000
Tourists coming
to the area

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Basement Space

Space Available: 2,700 Sq Feet

Rental Rate: \$38/SF/YR

Lease Type: NNN @ \$5/SF/YR

Delivered As: LLWL on Request

Use: Experiential Retail, Bar

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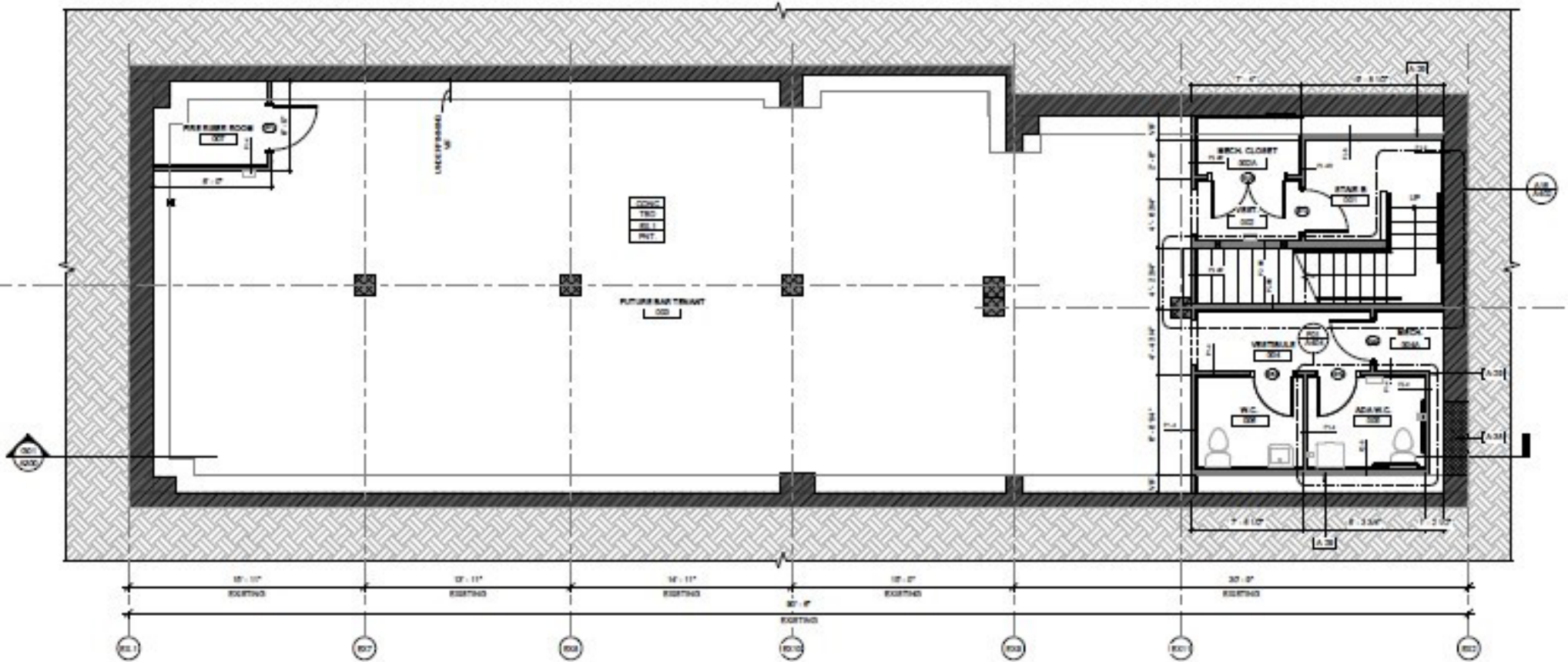
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FLOORPLAN



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PHOTOS



RETAIL, OFFICE, & RESTAURANT SPACES FOR LEASE
THE CHARLES | 24 E BROUGHTON ST | SAVANNAH, GA

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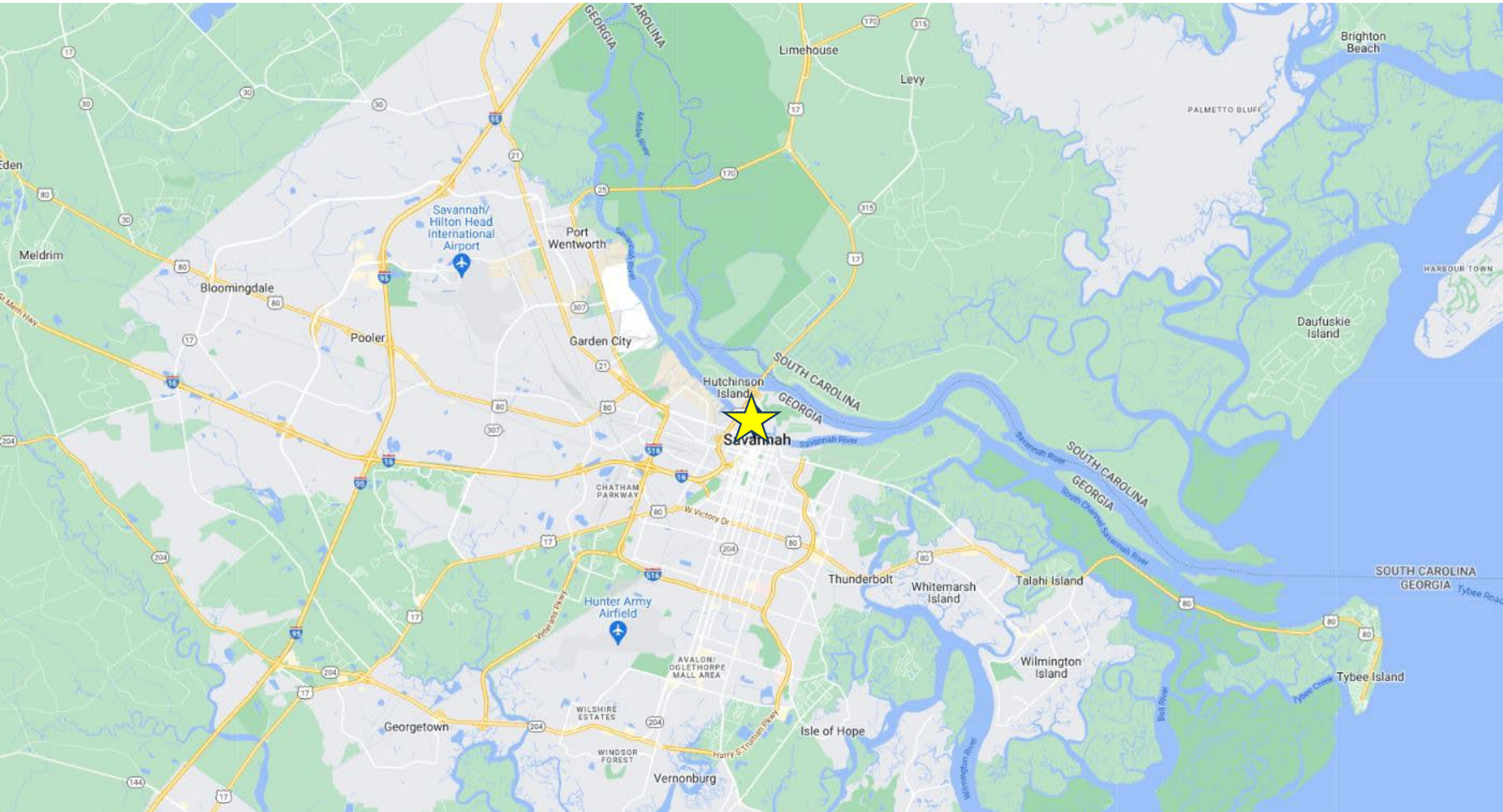
EXTERIOR PHOTOS



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LOCATION MAP



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POINTS OF INTEREST



1. JW Marriott / Plant Riverside District
2. Alida Hotel
3. Quality Inn Historic District
4. Jere's Antiques
5. Hilton Garden Inn
6. Hilton Double Tree
7. Hotel Indigo
8. City Market
9. Social Club
10. Anthropologie
11. Walgreens
12. H&M
13. Lululemon
14. Urban Outfitters
15. Chase Bank
16. Bohemian Hotel
17. Hyatt Regency
18. 5 Guys
19. Starbucks
20. Ruth's Chris
21. Moon River Brewing Co
22. Andaz Hotel
23. Ellis Square
24. Lady & Son's
25. United Community Bank
26. The Gap
27. Savannah Bee Co.
28. Paris Market
29. Truist
30. Banana Republic
31. Athlete's Foot
32. FedEx
33. City Hall
34. Historic River Street
35. The Drayton Hotel
36. Holiday Inn Express
37. Johnson Square
38. Bank of America
39. Olde Pink House
40. Planter's Inn
41. Levy Jewelers
42. Future Hotel
43. Ben & Jerry's
44. Starbucks
45. Marshall House Hotel
46. Hampton Inn
47. Staybridge Suites
48. Future Hotel
49. Reynolds Square
50. Lucas Theater
51. Leopold's
52. Trustee's Theater
53. SCAD Jen Library

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NAI Mopper | Benton
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BASEMENT SPACE

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