



Investment Sale

# Downtown Savannah Mixed-Use Asset

**31 W Congress Street**  
Savannah, GA 31401

**Ashley W. Smith** SIOR, CCIM  
Principal  
+1 912 662 8011  
ashley.smith@colliers.com

**Tyler Mouchet** CCIM  
Principal  
+1 912 662 8017  
tyler.mouchet@colliers.com



# 31 W Congress Street

Colliers | Savannah is pleased to present an exceptional investment opportunity at 31 W Congress Street, a prominently located mixed-use property in the heart of downtown Savannah. Situated at the high-traffic corner of Whitaker and Congress Street, this asset features ground floor retail and basement office space paired with Stay Heirloom's luxury vacation rentals occupying the upper floors.

Just steps from Ellis and Johnson Squares, the property benefits from exceptional walkability and is surrounded by Savannah's most popular shops, restaurants, and cultural attractions. With steady foot traffic from both locals and tourists, strong street visibility, and built-in rental revenue, 31 W Congress Street offers a rare chance to own a premier asset along one of the city's most iconic corridors.

**For Sale: \$7,100,000**

# Physical Description

## Total Square Footage:

±19,075 SF

## Rentable Square Footage:

±15,228 SF

## Site Area:

±0.125 AC

## Property Address:

31 W Congress Street  
Savannah, Georgia 31401

## Year Built:

1840

## Year Renovated:

2020

## No. of Floors:

5 Floors (including loft space and basement)

## Parking:

Paid street parking on surrounding roads  
Close proximity to Whitaker Parking Garage

## Zoning:

D-CBD

## Tenancy:

Multi-Tenant

## Occupancy:

87%

## Elevators:

Serves floors 1-3

## Roof:

New Roof in 2020

## 2025 Capital Improvements

- Exterior Facade Improvements
- HVAC Improvements
- Window Soundproofing





City Market

Johnson Square

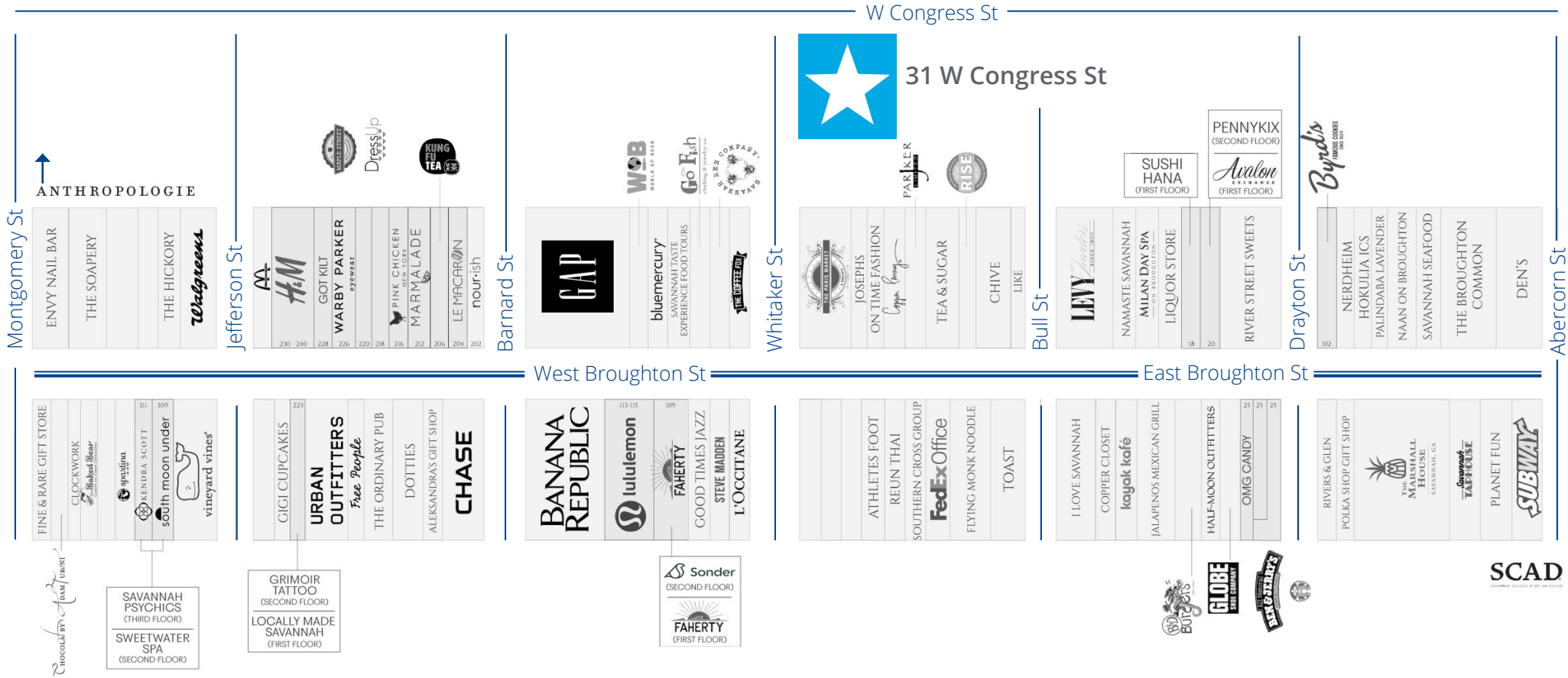
Retail/Tourist Corridor

Broughton Street

# In the Heart of Downtown Savannah

Ideally positioned at the corner of Whitaker and Congress Street, 31 W Congress Street is located in the heart of Savannah's iconic Historic District. Just a short walk from Ellis and Johnson Squares, the property is surrounded by a vibrant mix of award-winning restaurants, boutique retailers, galleries, and historic landmarks. This highly walkable area attracts consistent foot traffic from both locals and the city's millions of annual visitors, offering exceptional visibility and long-term appeal in one of Savannah's most coveted downtown corridors.

# Broughton Street Retail Corridor





City Hall



Opening in 2026

Steps from Savannah's  
Newest Luxury Hotel  
Developments

**The Ritz Carlton**

2 E Congress Street  
160-Room Luxury Hotel

**Recess Hotel & Club**

7 E Congress Street  
221-Room Hotel & Clubhouse



Broughton Street

# Tenant Summary

## Stay Heirloom

±9,085 SF



Founded in 2016, Stay Heirloom is a leading hospitality provider, specializing in luxury short-term rentals. Currently they have over 300 units across the United States.

## Bar Bubbly

±1,773 SF SF



Bar Bubbly is an eccentric bar in Downtown Savannah offering Champagne focused cocktails, beer, and wine.

## Cornerstone Minerals & Natural History

±1,052 SF



Cornerstone Minerals & Natural History is a retail shop that sells crystals, fossils, and minerals. They currently have four locations in the southeast.

## Savannah Scone Company

±990 SF



Savannah Scone Company is a local bakery specializing in handcrafted scones made in small batches. They offer rotating seasonal flavors and have built a strong following through farmers markets, online orders, and local wholesale partners.

## Engel & Völkers

±403 SF



Engel & Völkers is a global luxury real estate agency that was founded in 1977.



## Local Area Overview

Ideally located on the Atlantic Ocean, the Savannah region is home to close to one million people and a skilled workforce that includes more than 4,000 military transitioning to the civil sector each year. Our 18 area colleges and universities with more than 65,000 students are producing a top talented workforce in industries ranging from creative and technical services to advanced manufacturing to healthcare tech and more.

With the largest landmarked historic district in the nation, more art galleries per capita than New York City, 22 grassy moss-draped squares, award-winning restaurants, nights filled with live music and film festivals and weekends relaxing on the beach, the good life is here.

Savannah's local economy continues to thrive in 2025, with tourism remaining a dominant driver of growth—particularly through cultural, historic, and culinary attractions that set the city apart from national trends. Leisure travel remains strong, with high demand for immersive “special interest” experiences such as historic site tours, local arts, and exceptional dining. The city's reputation as a top-tier “foodie” destination is further reinforced by rising culinary tourism, while ongoing preservation of Savannah's historic district enhances its appeal to both visitors and residents.

Visitor  
Spending  
**\$4  
Billion**

Over **17M** Annual Visitors

10 Million Overnight Visitors  
7.3 Million Day Visitors

Overnight  
Visitors Stay  
Approximately  
**2.5** Nights

Named  
**BEST**  
U.S. CITY  
July 2025  
Travel & Leisure

Sources: ESRI, SEDA, Savannah Chamber

# Savannah Office Market



12 Month Deliveries

0 SF



12 Month Net Absorption

-11K SF



12 Month Rent Growth

3.1%



Vacancy Rate

2.2%

The Downtown Savannah Submarket contains about 3.1 million SF of office space, which represents a sizable chunk of the market's inventory. The vacancy rate has fallen slightly over the past year, and at 2.2%, the rate was well below the the national average.

The annual absorption has been essentially flat over the past five years. Rents increased by 3.1% over the past 12 months, a solid result and somewhat in excess of the 2.2% average annual gain over the past decade.

Savannah's rich history, desirable coastal location, and restaurant/retail attractions draw millions of visitors to the area each year. The Port of Savannah, the country's fourth largest port and one of the fastest-growing in the United States, is also a significant economic engine. Employment in office-using sectors, on the other hand, is lower than average in the Savannah market. Savannah's largest office tenants include educational and medical users such as the Savannah College of Art and Design and St. Joseph's/Candler Health System. Administrative offices for industrial users such as Gulfstream Aerospace and Thomas & Hutton Engineers also lease large spaces. Smaller professional services tenants have driven more recent leasing activity.

With the continual demand for retail and hospitality, developers have generally been more focused on converting office space into other uses than actually bringing new office space to market. Only 3,400 SF delivered over the past year and 33,000 SF is under construction, most of which is medical office.

Source: CoStar

# SCAD

The Savannah College of Art and Design (SCAD) is a private, nonprofit, accredited institution conferring bachelor's and master's degrees to prepare talented students for professional careers. SCAD offers degrees in more than 40 majors, as well as minors in more than 75 disciplines. The diverse student body, consisting of more than 15,000 students, comes from 50 U.S. states and more than 100 countries worldwide. SCAD's main campus is located in the heart of downtown Savannah, GA with satellite campuses in Atlanta, Hong Kong, and Lacoste, France.

Ranked **#1** in  
**INTERIOR  
DESIGN**

for Undergraduates & Graduates

More than  
**15,000**  
STUDENTS

**70+** Historic  
Buildings

interwoven throughout downtown Savannah

Employs Nearly **1,900**  
full and part-time **Employees**

Sources: Savannah College of Art and Design



# Demographics

Savannah is the oldest city in the State of Georgia and is located in the far-east portion of the state along the Atlantic coast. According to 2024 US Census, the population of 424,935 in the Savannah Metro Area accounts for 3.8% of the total Georgia population of 10,799,566 people. Dynamic population growth, a robust business climate, and a thriving artistic and cultural community combine to create the highest quality work and home environments. Savannah's allure has been recognized nationally by Travel + Leisure as "Best U.S. Cities" (#3), "The South's Best Cities" (#2) by Southern Living and was named #1 in "15 Most Beautiful Cities in America" in 2024 by MSN Travel.

- Top Tourist Destination
- Low Cost of Living
- Expanding Airport
- Innovative Education Options
- Large Military Installations
- Port of Savannah

**13%** 10-year population growth rate, more than double the U.S. growth rate

Savannah Metro Area **will add** more than **150,000 people** from 2025 to 2060

**44%** of the population has earned an **associate's degree or higher**

%	Age Group
12%	0 - 9
6%	10 - 14
14%	15 - 24
15%	25 - 34
13%	35 - 44
12%	45 - 54
12%	55 - 64
16%	65 +

%	Income
10%	<\$15,000
9%	\$15,000 - \$24,999
10%	\$25,000 - \$34,999
12%	\$35,000 - \$49,999
17%	\$50,000 - \$74,999
15%	\$75,000 - \$99,999
15%	\$100,000 - \$149,000
12%	\$150,000 +

%	Labor Force
8%	Construction
12%	Manufacturing
2%	Wholesale Trade
10%	Retail Trade
8%	Transportation/Utilities
5%	Finance/Insurance/Real Estate
49%	Services
6%	Public Administration

Sources: ESRI, SEDA, Savannah Chamber



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## Contact Us:

**Ashley W. Smith, SIOR, CCIM**  
Principal | Savannah  
912 662 8011  
ashley.smith@colliers.com

**Tyler Mouchet, CCIM**  
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tyler.mouchet@colliers.com



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