

FOR LEASE- 5223 Paulsen St, Savannah, GA 31405

PLEASE DO NOT DISTURB EXISTING TENANT



Medical Arts Area- Close to ST. Joseph's|Candler and Memorial Hospitals

This is a rare opportunity to lease a freestanding medical office building located at the southwest corner of Paulsen St and E 68th St. The property consists of a 4,584sf building on approx 0.43ac lot. The current configuration features a large reception/waiting, 7 exam rooms, a smaller waiting area, a shot room, large breakroom, and multiple offices and restrooms. The current City of Savannah B-N zoning classification allows for a wide range of permitted uses.

FOR LEASE- NNN Lease Structure

Available November 1, 2026

Asking Rate: \$28.50psf base rate

Building: 4,584 square feet

Parking: 23-25 spaces- dependent upon striping

Nets: Property Taxes (2025 = \$6,142.65)
+ Property Insurance + Maintenance

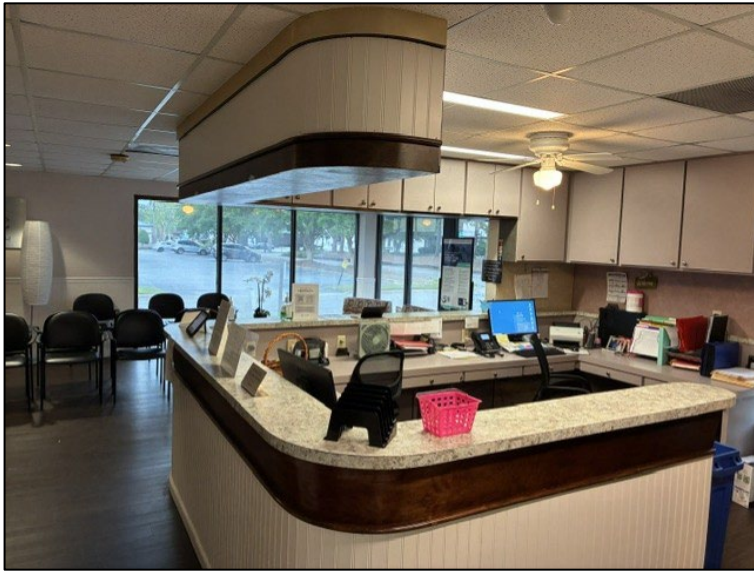


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Executive Summary

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Rings: 1, 3, 5 mile radii

Population	1 mile	3 miles	5 miles
2010 Population	9,116	85,816	144,555
2020 Population	8,973	83,253	145,551
2025 Population	8,756	82,000	147,411
2030 Population	8,592	82,222	148,670
2010-2020 Annual Rate	-0.16%	-0.30%	0.07%
2020-2025 Annual Rate	-0.47%	-0.29%	0.24%
2025-2030 Annual Rate	-0.38%	0.05%	0.17%

Age	1 mile	3 miles	5 miles
2025 Median Age	41.7	36.6	35.3
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 miles	5 miles
White Alone	60.4%	39.5%	40.0%
Black Alone	28.9%	49.1%	47.1%
American Indian Alone	0.2%	0.3%	0.3%
Asian Alone	2.3%	3.0%	3.7%
Pacific Islander Alone	0.1%	0.2%	0.2%
Some Other Race Alone	1.8%	2.7%	3.4%
Two or More Races	6.3%	5.3%	5.4%
Hispanic Origin	4.8%	5.7%	6.8%
Diversity Index	58.8	64.1	66.2

Households	1 mile	3 miles	5 miles
2010 Total Households	3,880	33,772	55,700
2020 Total Households	3,876	34,496	58,819
2025 Total Households	3,876	34,827	61,117
2030 Total Households	3,824	35,311	62,552
2010-2020 Annual Rate	-0.01%	0.21%	0.55%
2020-2025 Annual Rate	0.00%	0.18%	0.73%
2025-2030 Annual Rate	-0.27%	0.28%	0.47%
2025 Average Household Size	2.19	2.22	2.24
Wealth Index	77	59	63



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Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	32.7%	33.4%	32.4%

Median Household Income	1 mile	3 miles	5 miles
2025 Median Household Income	\$69,193	\$57,601	\$58,558
2030 Median Household Income	\$77,646	\$64,392	\$65,380
2025-2030 Annual Rate	2.33%	2.25%	2.23%

Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$96,270	\$82,915	\$86,117
2030 Average Household Income	\$108,676	\$91,828	\$95,942

Per Capita Income	1 mile	3 miles	5 miles
2025 Per Capita Income	\$43,328	\$35,577	\$35,962
2030 Per Capita Income	\$49,157	\$39,812	\$40,628
2025-2030 Annual Rate	2.56%	2.27%	2.47%

Income Equality	1 mile	3 miles	5 miles
2025 Gini Index	48.6	50.0	50.4

Socioeconomic Status	1 mile	3 miles	5 miles
2025 Socioeconomic Status Index	53.8	45.6	45.1

Housing Unit Summary	1 mile	3 miles	5 miles
Housing Affordability Index	70	68	70
2010 Total Housing Units	4,385	39,493	65,230
2010 Owner Occupied Hus (%)	56.1%	47.1%	48.0%
2010 Renter Occupied Hus (%)	43.9%	52.9%	52.0%
2010 Vacant Housing Units (%)	11.5%	14.5%	14.6%
2020 Housing Units	4,398	40,047	67,984
2020 Owner Occupied HUs (%)	56.4%	45.5%	44.9%
2020 Renter Occupied HUs (%)	43.6%	54.5%	55.1%
Vacant Housing Units	10.7%	13.9%	13.4%
2025 Housing Units	4,341	40,079	70,388
Owner Occupied Housing Units	59.7%	48.1%	46.4%
Renter Occupied Housing Units	40.3%	51.9%	53.6%
Vacant Housing Units	10.7%	13.1%	13.2%
2030 Total Housing Units	4,373	40,980	72,433
2030 Owner Occupied Housing Units	2,347	17,214	29,152
2030 Renter Occupied Housing Units	1,478	18,097	33,400



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