

Property Summary



PROPERTY DESCRIPTION

Rare opportunity to lease a distinctive Historic District space adjacent to Savannah's River Street corridor and Plant Riverside District. The property offers character-rich architecture and a unique setting well suited for creative office, boutique service, studio, wellness, showroom, or other destination-oriented concepts.

Access is provided through a shared professionally maintained entrance, creating a discreet and intentional arrival experience for clients and guests. The space offers an appealing alternative to traditional storefront retail and is ideal for businesses operating by appointment, reservation, membership, or destination traffic. Surrounded by Savannah's premier hospitality, dining, and entertainment destinations, the property benefits from immediate proximity to millions of annual visitors while maintaining a quieter and more private environment than direct River Street frontage.

LOCATION DESCRIPTION

Positioned just steps from River Street and directly adjacent to Plant Riverside District, 314 Williamson Street offers a unique opportunity within one of Savannah's most active hospitality and tourism corridors. While tucked just off the primary River Street frontage, the property benefits from immediate proximity to a dense concentration of hotels, restaurants, entertainment venues, and year-round visitor activity.

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The location is well-suited for destination-oriented office, studio, wellness, showroom, creative, and boutique service users seeking a distinctive environment within Savannah's Historic District without relying exclusively on direct street retail traffic.

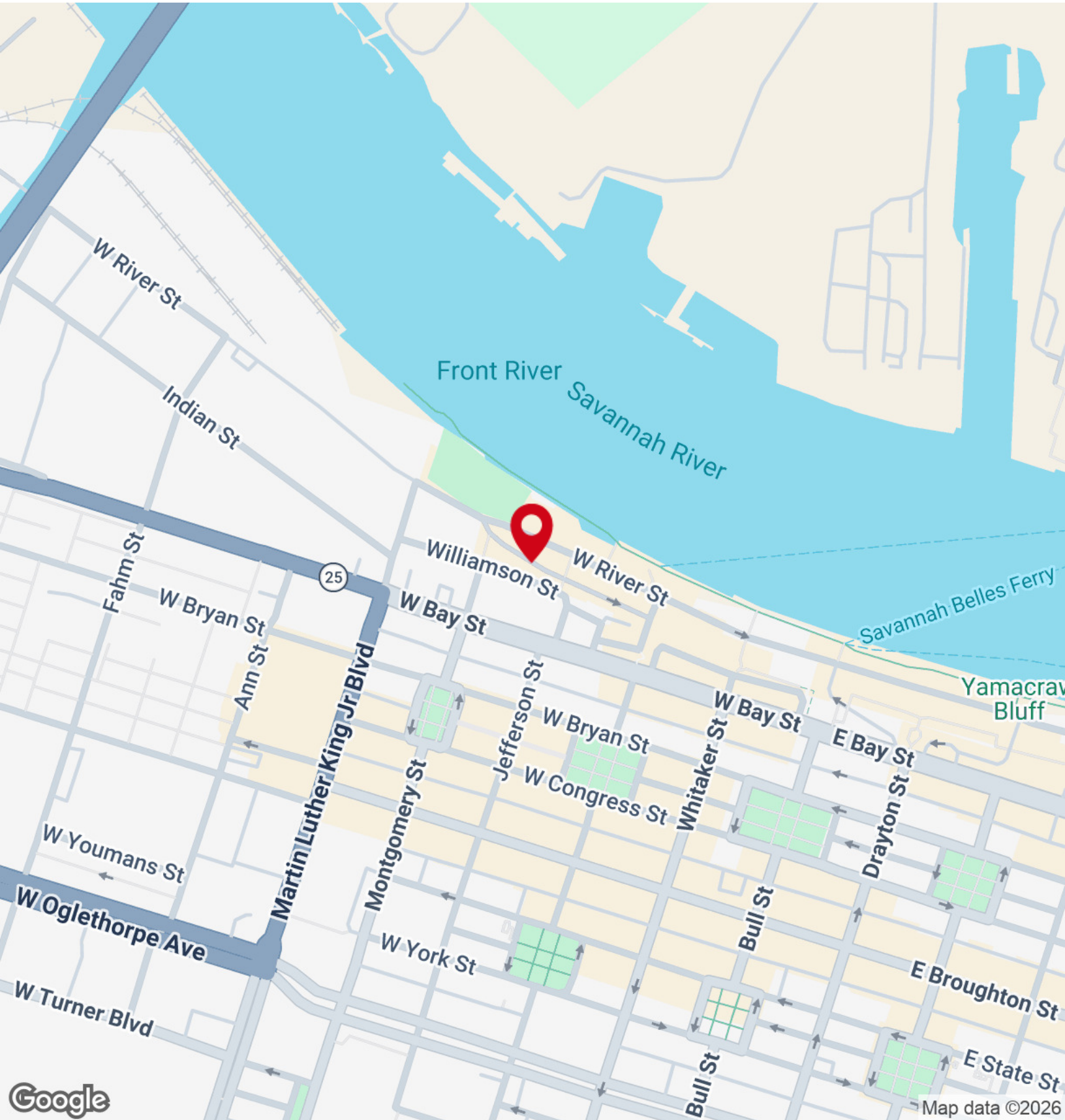
OFFERING SUMMARY

Lease Rate:	\$40 SF/yr (NNN)
Available SF:	1,579 SF
Lot Size:	10,835 Acres
Building Size:	25,308 SF

Additional Photos



Location Map



Retailer Map



Advisor Bio 1



SHANE LITTS

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PROFESSIONAL BACKGROUND

Shane Litts is a commercial & Investment real estate advisor serving Savannah and Coastal Georgia, specializing in investment sales, leasing, and tenant/landlord representation across industrial, retail, office, multifamily, and land. With 12+ years of prior environmental consulting experience and strong knowledge of the Georgia Brownfield Program, Shane brings a unique ability to evaluate risk and unlock value for investors, owners, and small businesses. He is passionate about supporting local entrepreneurs and helping landlords strengthen their assets. Shane is also an active real estate investor and brings an owner's mindset to every engagement.

EDUCATION

Shane Litts brings a multidisciplinary background to commercial real estate, combining environmental consulting, project management, operations leadership, and investment brokerage experience.

He began his career in environmental and geotechnical engineering, serving as an Environmental Specialist with WPC Environmental & Geotechnical Engineering from 2005 to 2009. He then spent nine years as a Project Manager with Terracon Consultants, Inc., where he oversaw complex environmental due diligence, site investigations, regulatory coordination, and development-related consulting assignments. This foundation provides clients with a unique advantage when navigating redevelopment sites, environmental considerations, and risk mitigation strategies.

In addition to his consulting background, Shane served as Director of Operations for Rhino Hospitality Group, gaining operational insight into hospitality assets and investment performance.

Since 2017, Shane has focused on commercial and investment real estate brokerage, advising clients on acquisitions, dispositions, landlord and tenant representation, and development opportunities. He previously served with Berkshire Hathaway HomeServices Bay Street Realty Group before joining Engel & Völkers Savannah as a Commercial & Investment Real Estate Advisor.

Shane holds degrees from the State University of New York College of Environmental Science and Forestry and SUNY Schenectady. His academic and professional training allows him to approach transactions with both analytical rigor and practical market insight.

MEMBERSHIPS

Realtors Commercial Alliance

CCIM Candidate

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