

FOR SALE • RARE INFILL OPPORTUNITY

1.94 acres on Waters Avenue



MORE INFORMATION:

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PROPERTY OVERVIEW

Listing Price: Please Inquire

OFFERING FEATURES

- One-of-a-kind infill opportunity in Savannah's Midtown Corridor right off Waters Avenue near Memorial Hospital.
- 14,136 SF Restaurant and Catering Operation on 1.24 Acres plus 4 additional lots, three unimproved and one with a leased rental property.
- Infill location surrounded by Memorial and St. Joseph's Candler Hospitals and surrounding Medical Arts offices and proximate to DeRenne Avenue and the Truman Parkway.
- Total of 1.94 Acres offers opportunity to redevelop into wide array of commercial uses including Retail, Restaurant, Office/Medical, Hotel/Extended Stay, Skilled Nursing/Assisted Living, and many others.
- B-N: Neighborhood Business Zoning (1 of 6 lots zoned RSF-6.)

SITE

Total Tax Parcels 6

Developed Parcels 3

Undeveloped Parcels 3

Total Land 1.94 Acres

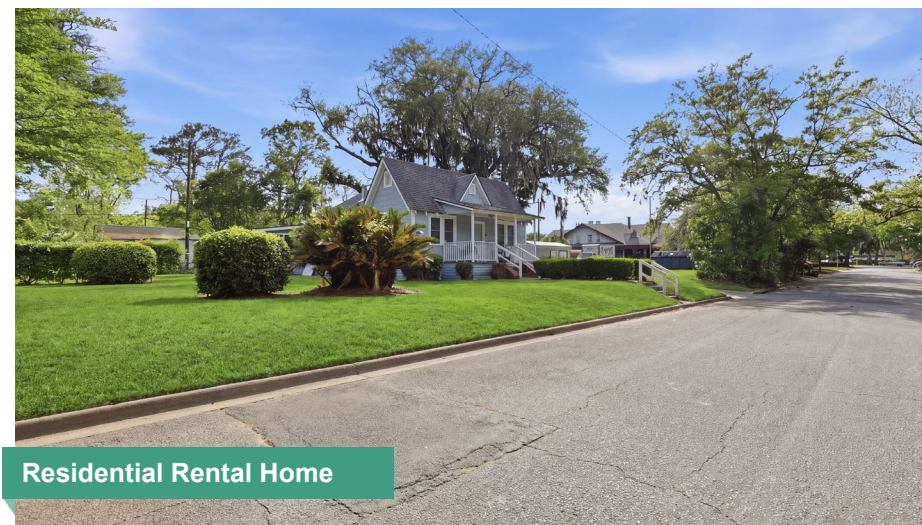
Improvements 14,136 SF Restaurant/Catering Building, one contributing residential rental unit, and several non-contributing structures



Restaurant



Excess Land



Residential Rental Home

PARCEL SUMMARY



#	ADDRESS	TAX PARCEL ID #	PARCEL SIZE (SF)	BLDG. SIZE	ZONING
1	5320 Waters Avenue	2-0014-100-18	50,094	14,136	B-N
2	E. 68 th Street	2-0014-100-15	6,000	N/A	B-N
3	1116 E. 68 th Street	2-0014-100-13	6,000	N/A	B-N
4	1120 E. 68 th Street	2-0014-100-12	6,000	N/A	B-N
5	1107 E. 67 th Street	2-0014-100-05	9,000	N/A	B-N
6	1117 E. 67 th Street	2-0014-100-06	9,000	1,600 SF	RSF-6



HIGH-EXPOSURE SITE, GROWING CORRIDOR



Midtown Savannah

SCAD Student Housing

Daiss Redevelopment

The Betty & Grove Apartments

Habersham Village Shopping Center

JEA / RPM Apartments

Memorial Health



REGIONAL LOCATON



2024 Demographics	5 Mile	10 Miles	15 Miles
Population	141,176	249,538	335,270
Median Age	34.1	36.9	36.2
Households	57,796	101,578	134,335
Average Household Income	\$78,457	\$91,677	\$98,132

- Proximate to St. Joseph's/Candler and Memorial Health Campuses, Medical Arts District and major employers
- Fully developed neighborhood with limited infill/redevelopment opportunities



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