

THE CHARLES  
**24** EAST  
BROUGHTON  
STREET



OLYMPIA  
RESTAURANT

**Level**  
COMMERCIAL REAL ESTATE

3RD FLOOR RESTAURANT SPACE FOR LEASE

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# AREA OVERVIEW

## LOCATION

Located in Savannah's Landmark Historic District, The Charles is well-situated to take advantage of its place in the center of Savannah's retail district. The building is located on a block of Broughton Street that includes long-standing local businesses such as Levy Jewelers, River Street Sweets, Globe Shoe, Kayak Café, and Half Moon Outfitters, along with national tenants Ben & Jerry's, Starbucks, and Avalon Exchange.

The Charles is also surrounded by hotels, including being just one block from the beautifully restored, southern-charming Marshall House and equally close to the recently opened, mid-century modern gem, Municipal Grand, the flagship of Death & Co.'s new hospitality brand.

## DEMOGRAPHICS

SAVANNAH MSA	
TOTAL POPULATION	429,418
MEDIAN AGE	37.0
TOTAL HOUSEHOLDS	167,969
# OF PERSONS PER HH	2.48
AVERAGE HH INCOME	\$78,010
DAYTIME POPULATION	431,797
TOTAL BUSINESSES	14,965
TOTAL EMPLOYEES	186,329
AVERAGE RETAIL SPENDING/YEAR/HH	\$23,472.71
AVERAGE F&B SPENDING/YEAR/HH	\$4,005.69



10.3 MILES

To the Savannah  
(SAV) Airport



15 MINUTES

Away from I-95



14,000,000

Tourists / Year

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THE CHARLES | 24 E BROUGHTON ST | SAVANNAH, GA









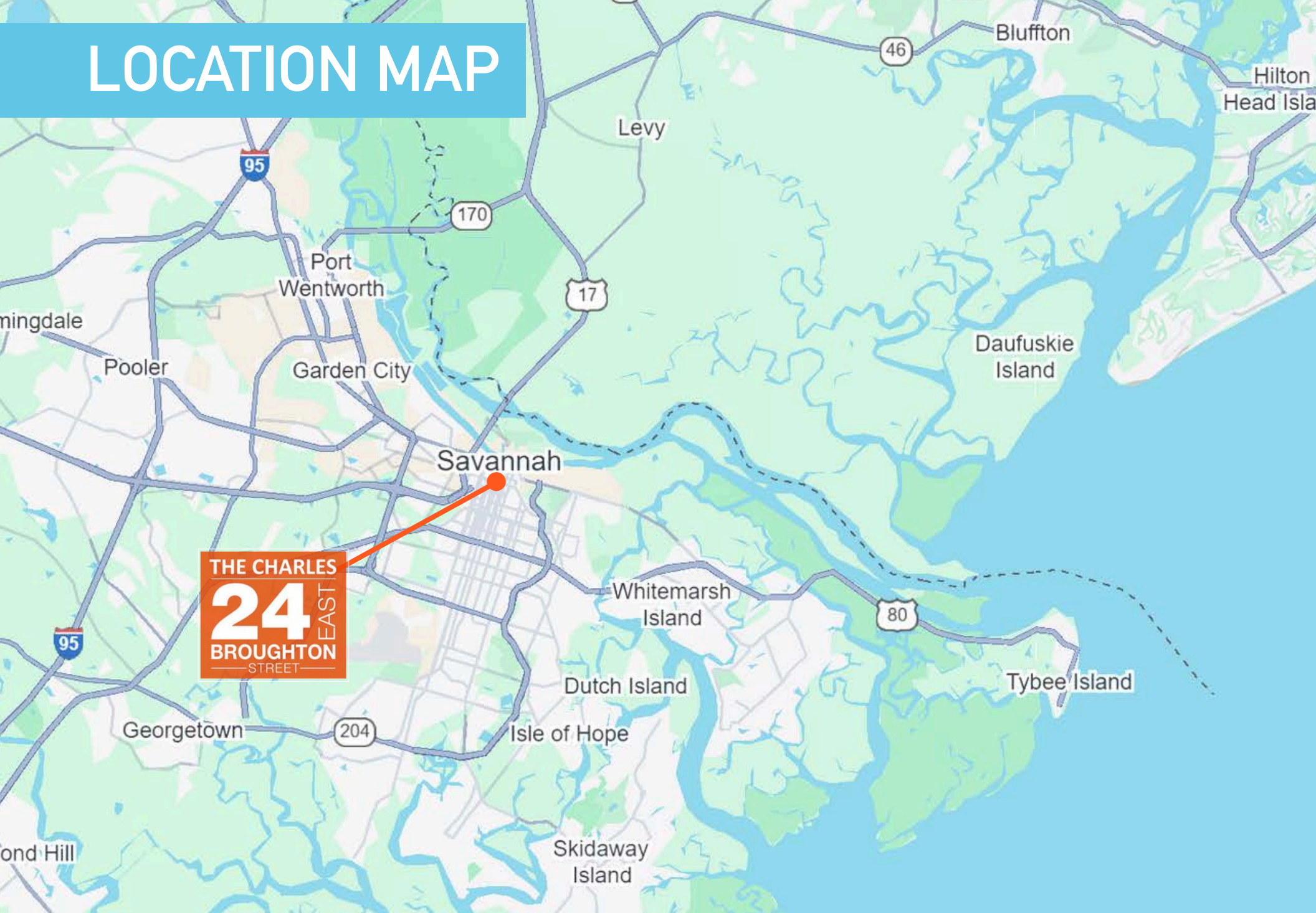




# CONCEPTUAL RENDERINGS



# LOCATION MAP



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