



# 7150A Hodgson Memorial Drive

SAVANNAH, GA 31406

**CBRE**

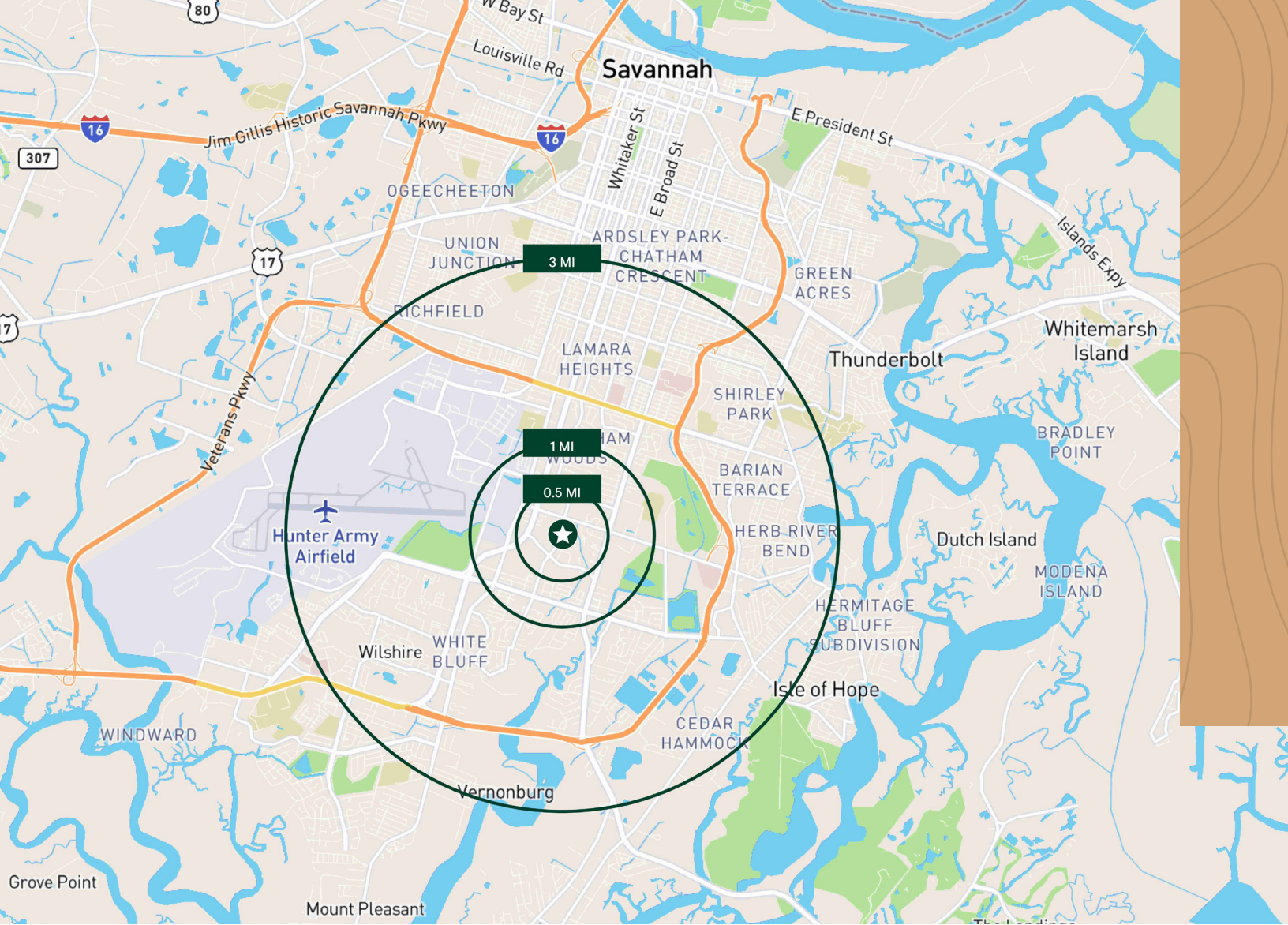
# Floorplan

## SPACE DETAILS

- 3,415 SF Available For Lease
- Asking Rate: \$29.00/SF NNN
- CAM \$5.27
- Generator
- Excellent location and visibility
- Abundant parking on site
- Prime office/retail space with strong retail and business population within 1/4 mile



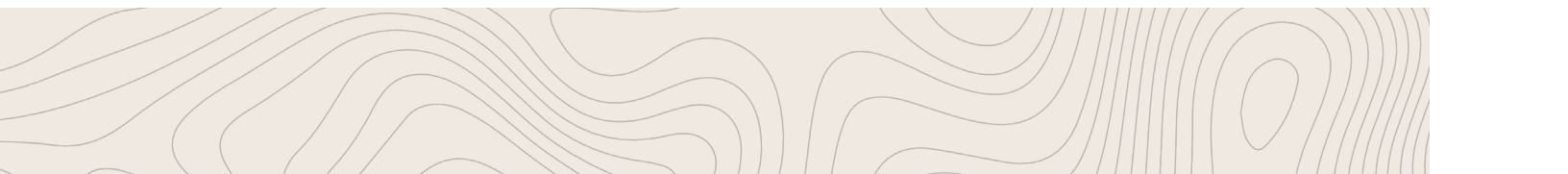




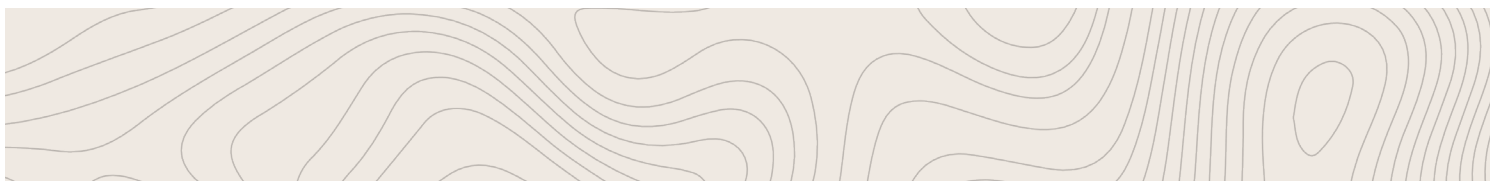
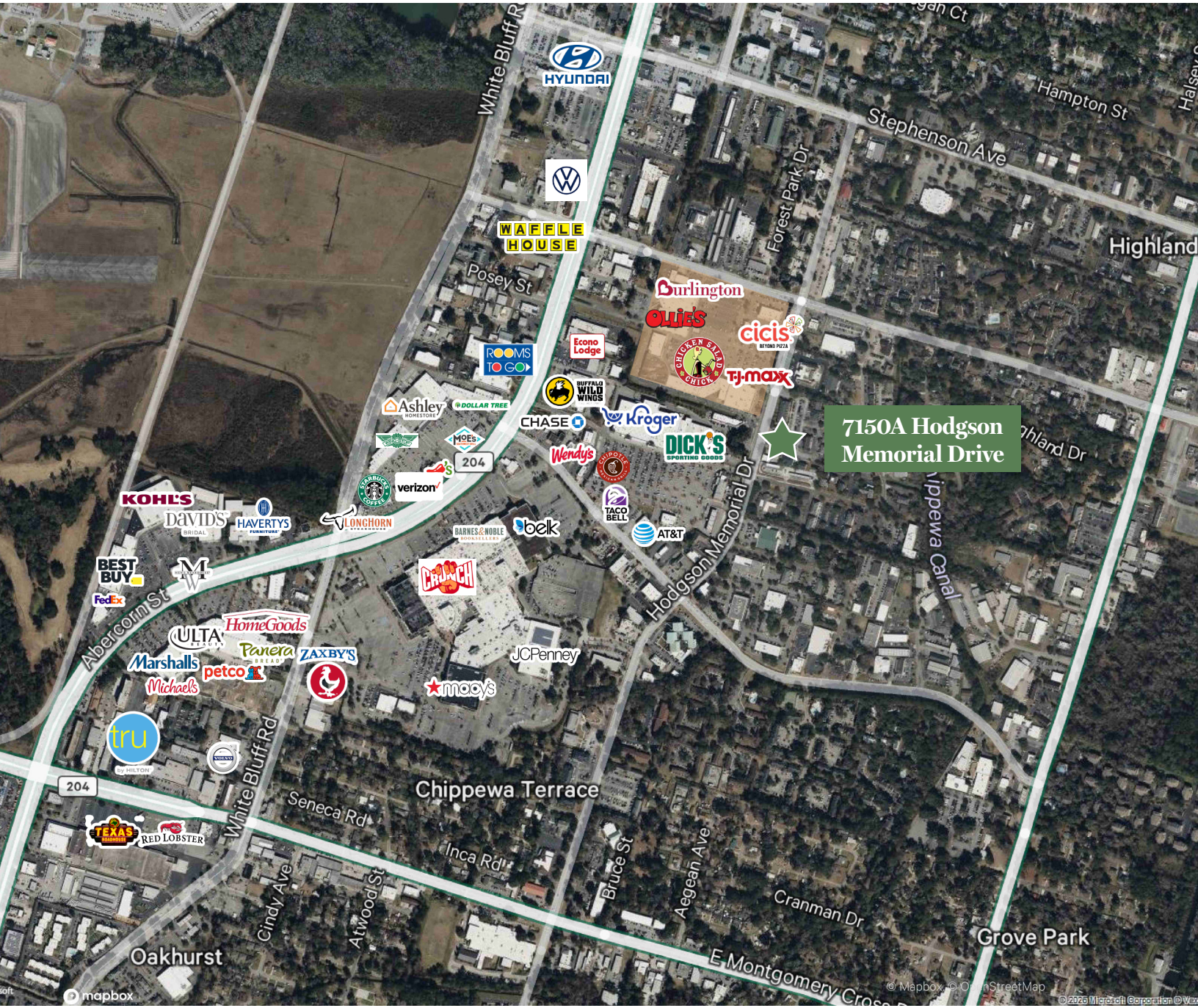
# Area Demographics

	0.5 Miles	1 Miles	3 Miles
<b>Population</b>			
2025 Population - Current Year Est.	1,283	5,681	61,374
<b>Average Household Income</b>			
2025 Average Household Income	\$70,035	\$81,944	\$86,860
2025 Median Household Income	\$55,496	\$61,407	\$62,094
2025 Per Capita Income	\$40,368	\$38,961	\$36,275
<b>Education</b>			
2025 Population 25 and Over	996	4,053	42,011
HS and Associates Degrees	50.4%	54.5%	57.4%
Bachelor's Degree or Higher	46.0%	41.9%	35.2%

Savannah office vacancy rate is currently at 2.3%



# Location Overview





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## CONTACTS

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