



KEY FACTS



± 3,536



20 FOOT CEILINGS

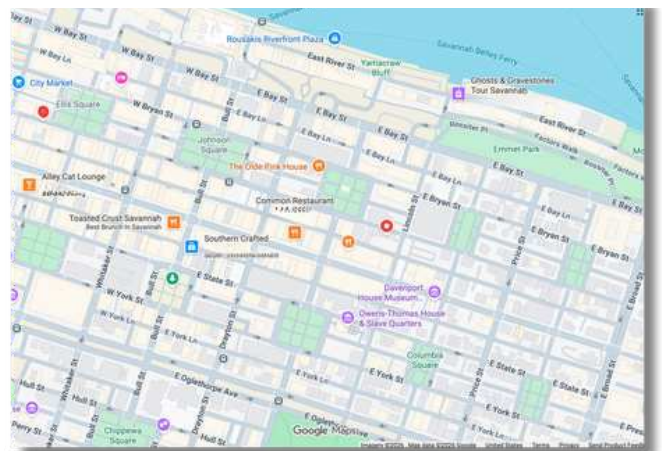


24 PARKING
SPACES



ZONING: D-CBD

215 East Congress Street offers 3,536 square feet of D-CBD retail space in downtown Savannah, steps from Broughton Street shopping and dining. The property includes 24 on-site parking spaces, strong visibility, and steady foot traffic, with convenient access to Enmarket Arena, the airport, locals, visitors, and downtown demand year-round activity.



HARRY ROSEN

Vantosh Vice President

C: 912.656.8626

O: 912.233.6609

PROPERTY OVERVIEW



PROPERTY HIGHLIGHTS

 20 FOOT CEILINGS

 $\pm .246$

 24 PARKING SPACES

 $\pm 3,536$

 ZONING: D-CBD

 19 MIN TO AIRPORT

 7 MIN TO ENMARKET ARENA

 TOTAL POPULATION:
149,000

This property at **215 East Congress Street** offers a prime retail leasing opportunity in the heart of downtown Savannah. **Zoned D-CBD** (Downtown Central Business District), it provides approximately **3,536 square feet**, ideal for retail or customer-facing businesses. Positioned in a vibrant commercial area, it's surrounded by the city's historic charm.

The space includes 24 **on-site parking spaces** for convenience, and is just steps from the bustling Broughton Street, known for its shopping and dining. With strong daily foot traffic, businesses here will enjoy visibility from both locals and visitors alike.

This downtown location is only about a 7-minute drive to the Enmarket Arena and around 19 minutes to the airport. It's perfect for retailers looking to tap into the steady stream of downtown shoppers while being part of Savannah's thriving urban scene.

ZONING & USE ANALYSIS



DOWNTOWN BUSINESS DISTRICT

District Overview: D-CBD.

Downtown Central Business District

The Downtown Core Business District is a high-density, mixed-use zone that encourages commercial vibrancy. It prioritizes pedestrian-friendly retail, service, and office uses, ensuring an active urban atmosphere.

PERMITTED USE SUMMARY

The D-CBD District allows for a wide array of commercial activities. Key permitted uses include:

Retail & Downtown Commercial

- Convenience Store
- Boutique Clothing & Apparel Shop
- General Retail (Gift, Books, Specialty)
- Art Gallery or Photography Studio
- Antique & Vintage Marketplace
- Apothecary & Personal Care Retail
- Home Décor & Furniture Showroom
- Florist or Garden Shop

Food & Beverage Concepts

- Specialty Food Market & Provisions
- Sit-Down Restaurant or Bistro
- Delis / Ice cream shops
- Coffee Shop or Café
- Bakery & Confectionery
- Bars, Taverns, and Cocktail Lounges
- Breweries/distilleries
- *Subject to alcohol licensing

Service & Creative Flex

- Fitness Studio (Yoga, Pilates, Gym)
- Hair Salon or Barber Shop
- Professional Office / Creative Agency
- Co-working spaces
- Instructional Studio (Art, Dance, Music)
- Medical offices
- Indoor entertainment
- Event venues

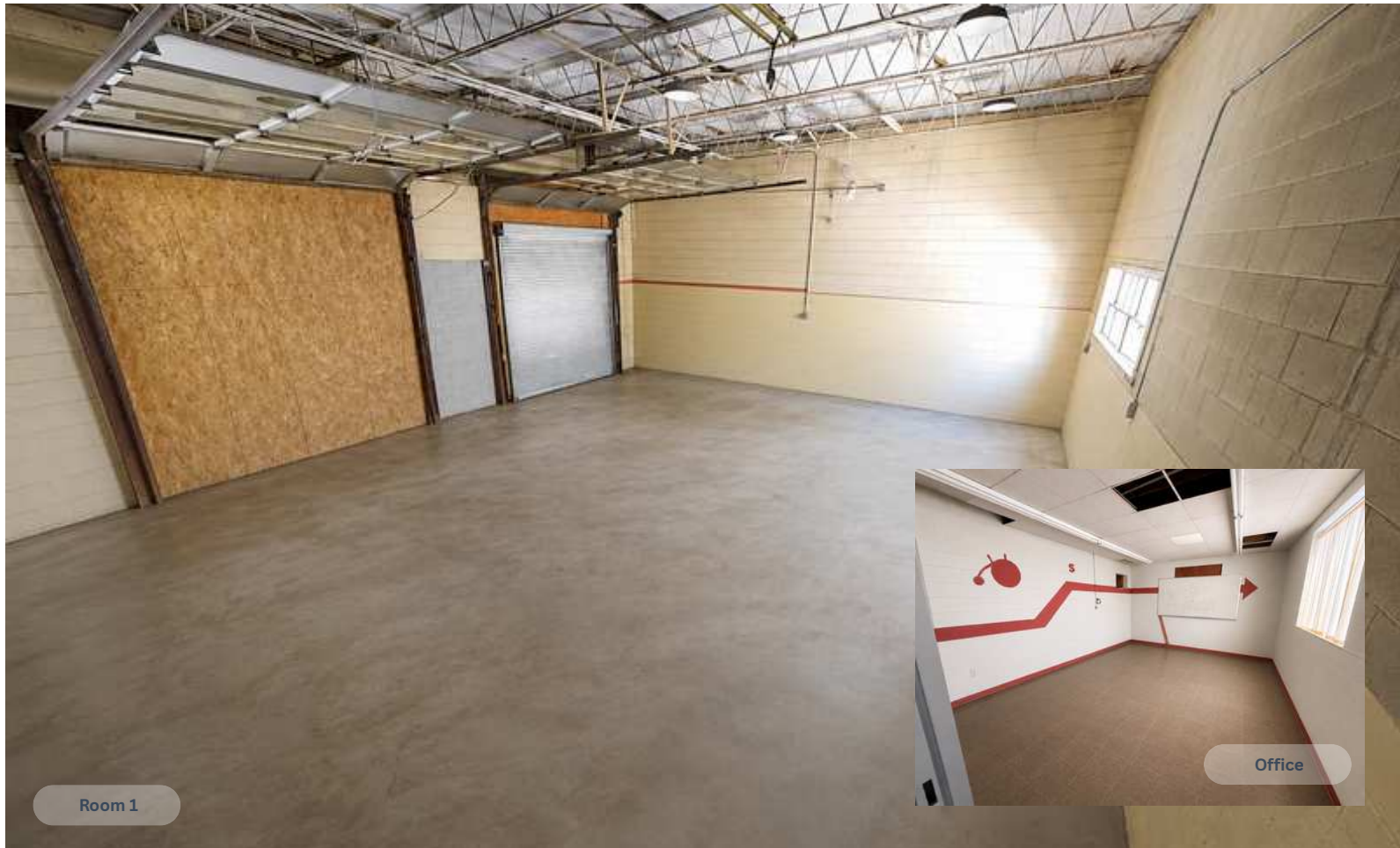
STRATEGIC ADVANTAGE: Steps from Broughton Street's premier retail corridor, offering prime visibility and high foot traffic in Savannah's historic core.

Disclaimer: This summary is for informational purposes. All specific uses, parking requirements, and build-out specifications should be verified with the Metropolitan Planning Commission (MPC) and City of Savannah.

EXTERIOR



INTERIOR



POSSIBILITIES

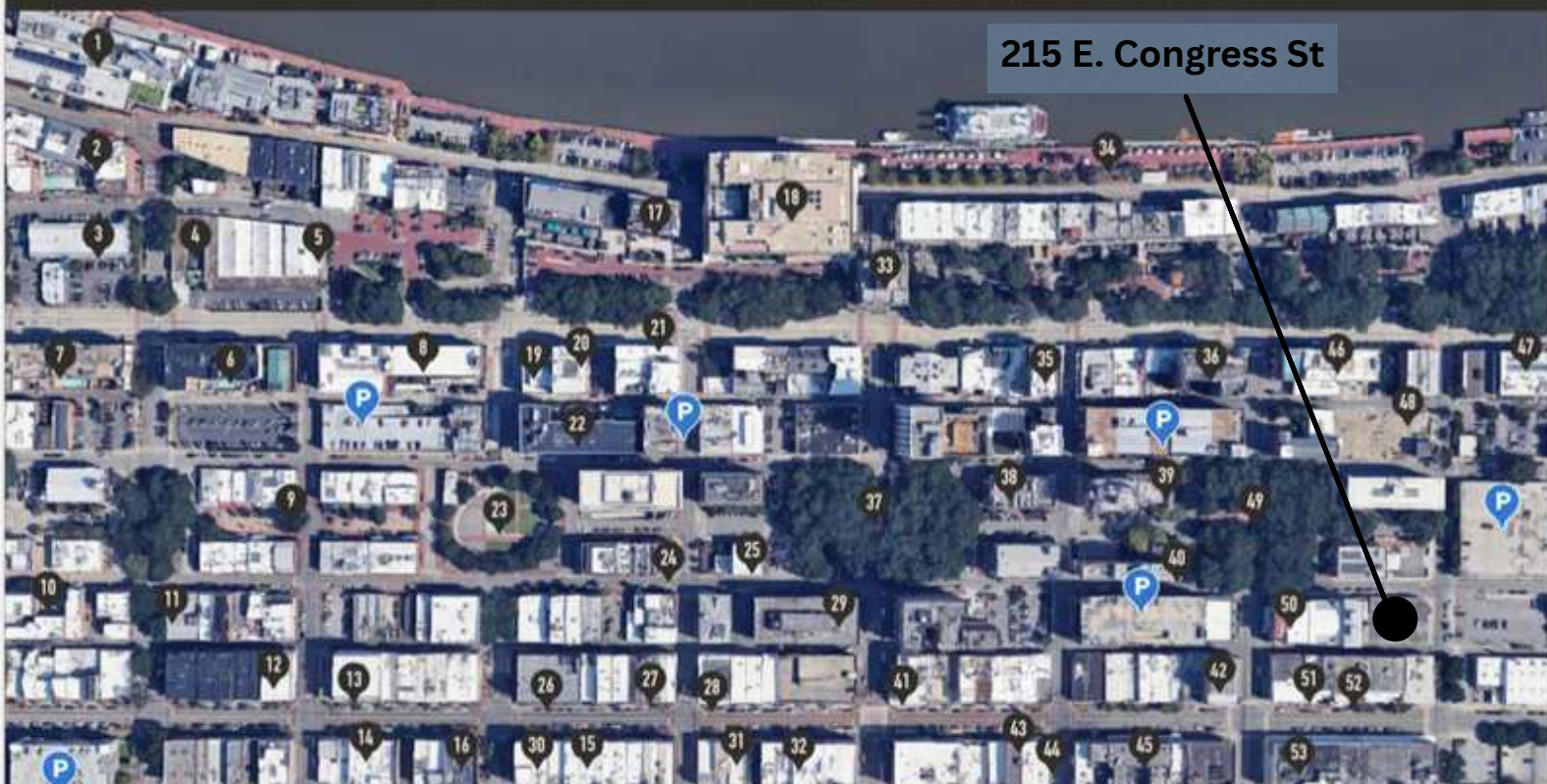


*Images are digitally rendered for illustrative purposes only and are intended to demonstrate the property's potential uses and possibilities.

IN THE NEIGHBORHOOD



- | | | | | | | | | |
|---|-----------------------|----------------------|-----------------------------|---------------------------|---------------------------|---------------------------|--------------------------|----------------------|
| 1. JW Marriott/Plant Riverside District | 7. Hilton Double Tree | 13. H&M | 19. Five Guys | 25. United Community Bank | 31. Athlete's Foot | 37. Johnson Square | 43. Ben & Jerry's | 49. Reynolds Square |
| 2. Alois Hotel | 8. Hotel Indigo | 14. Urban Outfitters | 20. Starbucks | 26. Gap Factory | 32. FedEx | 38. Bank of America | 44. Starbucks | 50. Lucas Theater |
| 3. Best Western | 9. City Market | 15. lululemon | 21. Ruth's Chris Steakhouse | 27. Savannah Bee Company | 33. City Hall | 39. Olde Pink House | 45. Marshall House Hotel | 51. Leopold's |
| 4. Quality Inn Historic District | 10. Social Club | 16. Chase Bank | 22. Andaz Hotel | 28. The Paris Market | 34. Historic River Street | 40. Planter's Inn | 46. Hampton Inn | 52. Trustees Theater |
| 5. Jane's Antiques | 11. Anthropologie | 17. Bohemian Hotel | 23. Ellis Square | 29. Truist | 35. Drayton Hotel | 41. Levy Jewelers | 47. Staybridge Suites | 53. SCAD Jan Library |
| 6. Hilton Garden Inn | 12. Walgreens | 18. Hyatt Regency | 24. Lady & Sons | 30. Banana Republic | 36. Holiday Inn Express | 42. Hotel Municipal Grand | 48. Future Hotel | |



IN THE NEIGHBORHOOD



IN THE NEIGHBORHOOD



SEABOLT
REAL ESTATE



VANTOSH
COMMERCIAL GROUP



Visitor
Spending
\$4
Billion

over **17M** Annual Visitors

10 Million Overnight Visitors
7.3 Million Day Visitors

Named **#6 FRIENDLIEST CITIES**
in the U.S.

2025 TOP RANKINGS

**#4 BEST
U.S. CITY**

Travel & Leisure

**#2 The South's
Best Cities**

Contact Us

Vantosh Commercial Group

HARRY ROSEN
Vantosh Vice President
C: 912.656.8626
O: 912.233.6609

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