

**THE
BAXLY**

630 INDIAN ST,
SAVANNAH, GA

**PRIME
RETAIL
DESTINATION**

 **JUDGE REALTY**

**FOR LEASE
FOR LEASE
FOR LEASE
FOR LEASE**

RETAIL HIGHLIGHTS

630 INDIAN ST, SAVANNAH, GA

- Ground floor retail spaces are available at The Baxly, a 275 unit apartment community
- Ideal for specialty retail, boutique clothing, upscale restaurants, or similar uses. Street and garage parking available
- Located steps from the Savannah College of Art & Design (SCAD), the Savannah Riverwalk, and Savannah's thriving downtown scene
- Surrounded by outstanding local and national restaurants, historic hotels, flourishing businesses, and major shopping districts
- Three minute walk to Plant Riverside, a new 4.5 acre riverfront entertainment district and JW Marriott 419-room hotel
- Multiple apartment communities with over 600 units, and SCAD educational buildings are located within three blocks of the property



UNIT MIX

AVAILABILITY

SUITE	SIZE	NOTES
Suite A	LEASED	Nelly's Grocery & Wine
Suite B	1,500 SF	Retail/Office Space
Suite C	1,500 SF	Retail/Office Space
Suite D	3,000 SF	2nd-Gen Restaurant
Suite E	1,500 SF	Retail/Office Space

Property SUMMARY



630 INDIAN ST

PROPERTY DESCRIPTION

Judge Realty is honored to present, The Baxly, a 7-story mid-rise, mixed-use development constructed in 2020 in downtown Savannah, GA with up to 4 commercial suites left available for lease, including an approximate 3,000 SF 2nd generation restaurant suite, and 3 shell spaces with a tenant improvements package offered for tenant's buildout. Combine or lease each 1,500 rentable suites individually. With SCAD just down the road, walkable distance to all of Savannah high streets (Bay, River, and Broughton, City Market), and competitive rental structures, this location stands tall on its own pedestal. TI Allowance offered on all shell spaces.

GENERAL INFORMATION

Residential Mix: 275 Units
7 story mid-rise mixed-use development

GBA: 360,000 SF

Typical Floor: 51,000 SF

Year Built: 2020

Stories: 7

Zoning: D-CBD (downtown central business district)

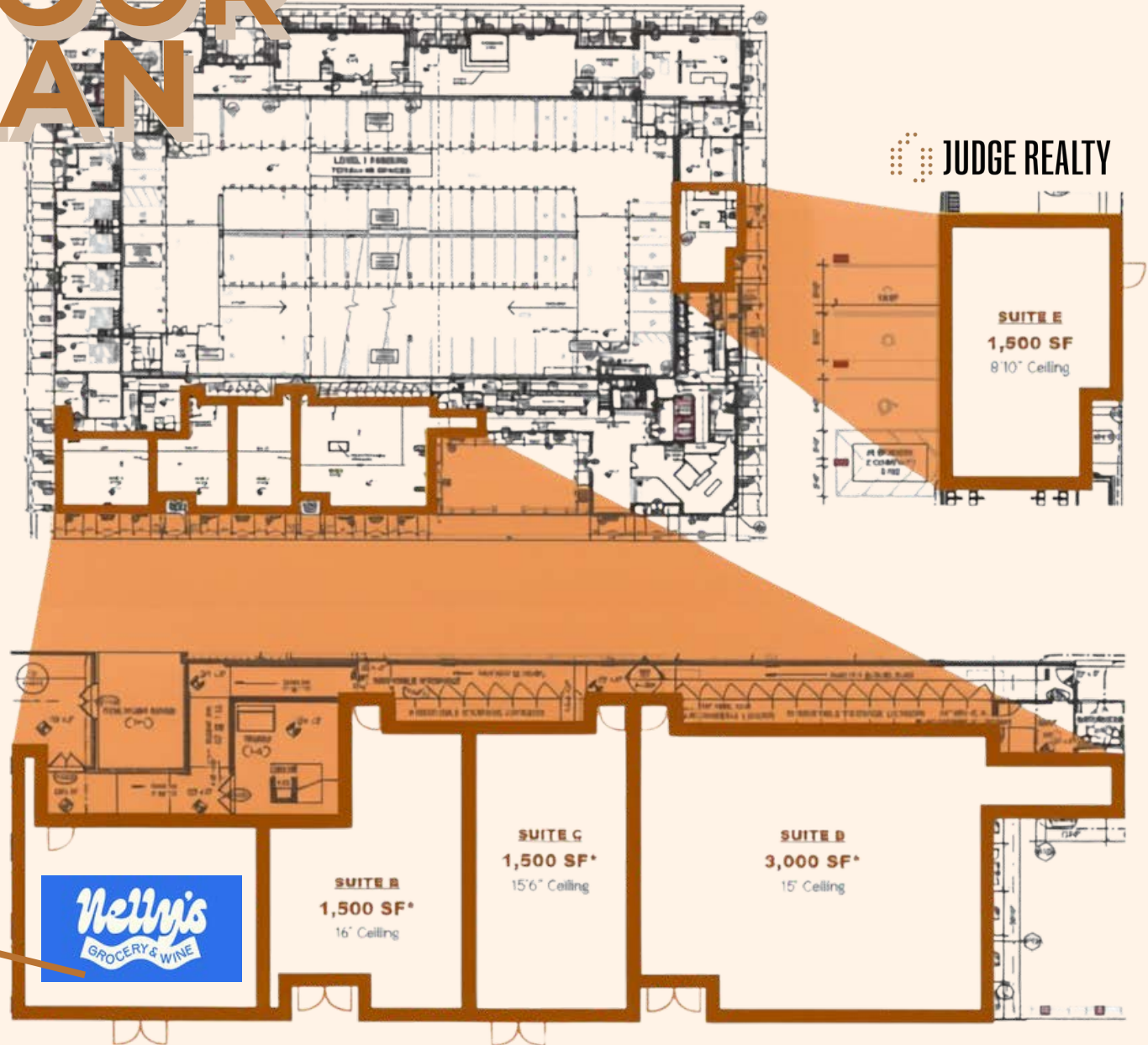
Acreage: 1.69-acres M/L

FLOOR PLAN

& INTERIOR
PICTURES

630 INDIAN ST, SAVANNAH, GA

NELLY'S GROCERY & WINE



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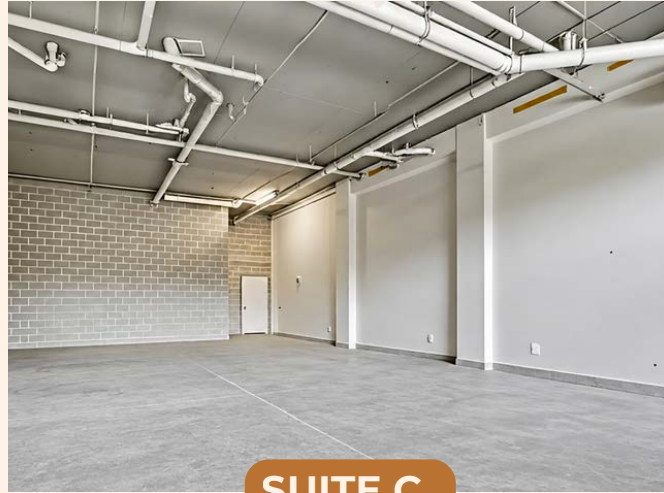
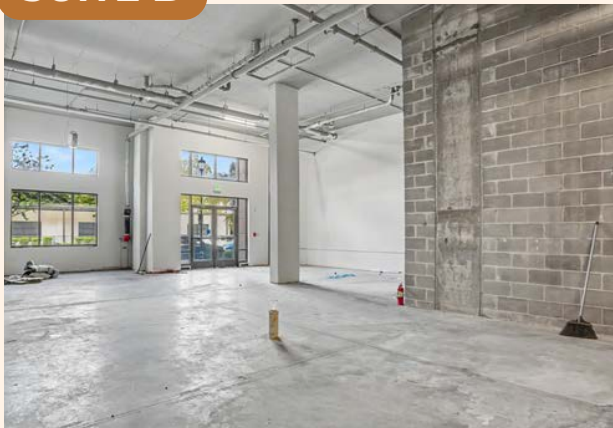
*Suites A to D are contiguous to 7,500 SF

ADDITIONAL SUITE PICTURES

630 INDIAN ST, SAVANNAH, GA



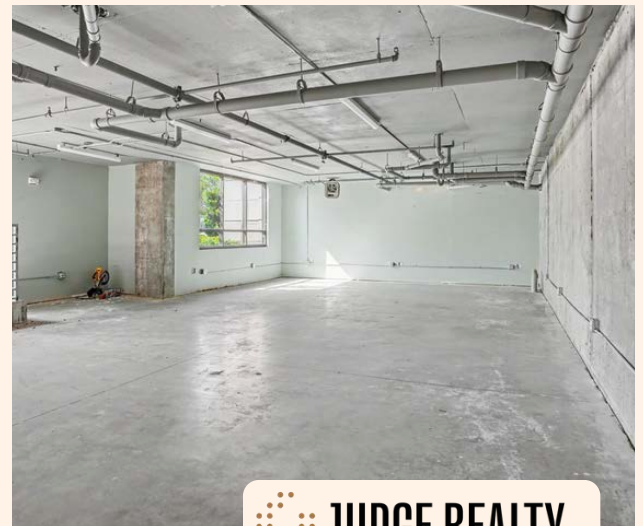
SUITE B



SUITE C



SUITE E



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SUITE B SUITE B



(3,000 Rentable SF) Available 2nd gen
restaurant (previously occupied by
Crave, BBQ restaurant)



2ND-GEN RESTAURANT RESTAURANT

LOCATION MAP



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SCAD

SAVANNAH
COLLEGE
OF
ART
&
DESIGN



18,500+
students enrolled

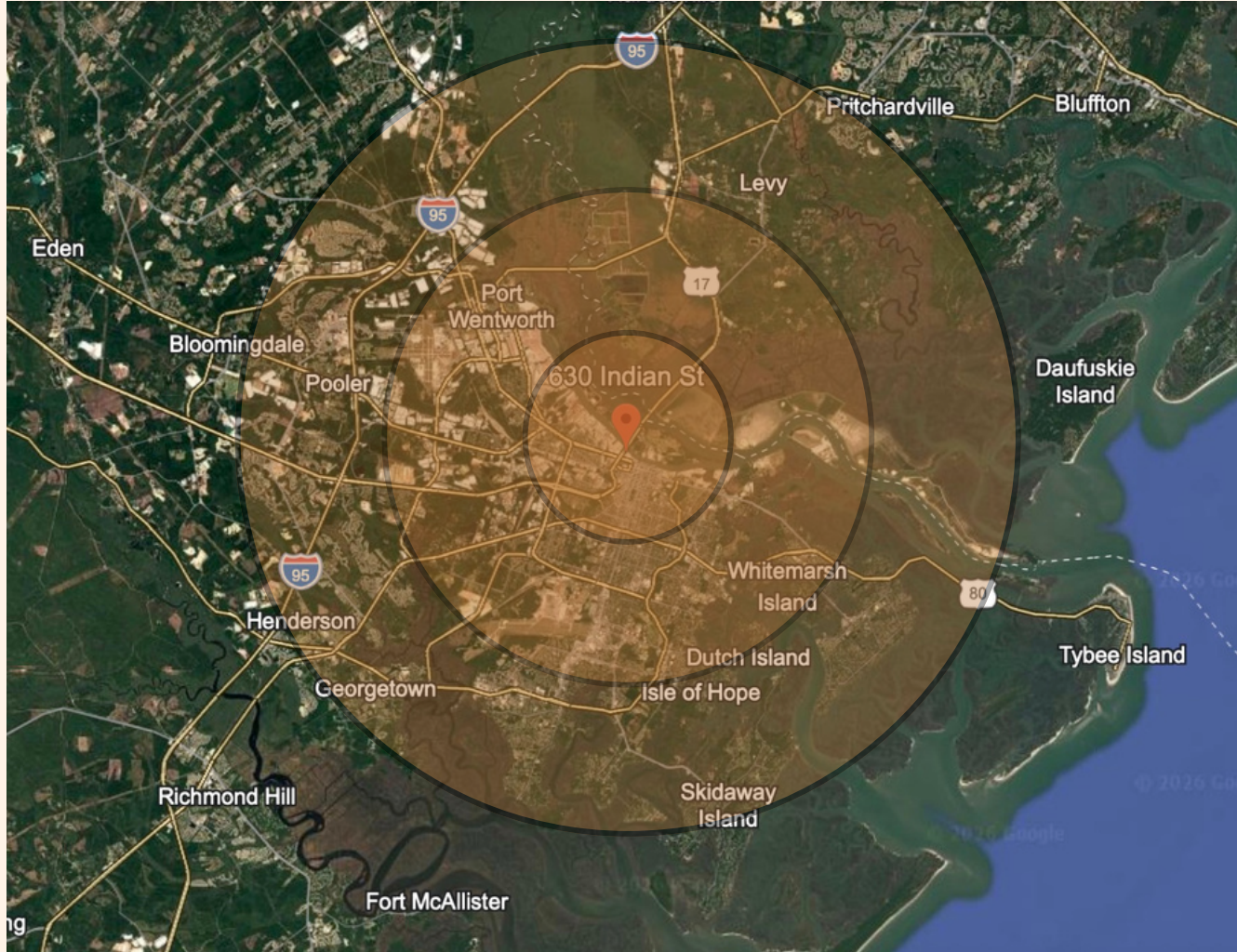
MORE THAN 70 HISTORIC/
RENOVATED
BUILDINGS
THROUGHOUT
SAVANNAH

8,000+
JOBS
supported by scads presence

1.3 billion
dollars
in economic impact in the
Savannah region in FY2023.

LOCATION/ DEMOGRAPHICS

630 INDIAN ST, SAVANNAH, GA



2025 DEMOS

Population

3 Mile: 60,866
5 Miles: 113,540
10 Miles: 250,630

Average HH Income

3 Mile: \$75,743
5 Miles: \$74,464
10 Miles: \$88,510

Median Age

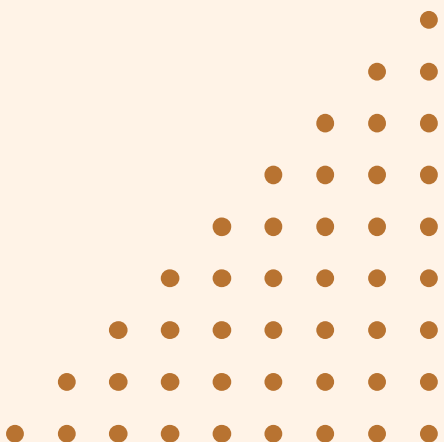
3 Mile: 34.5
5 Miles: 35.6
10 Miles: 37.7

Tourism (2023)

17.7 Million Reported

Taxable Retail Sales (Chatham County)

2024 - 12.3B
2022 - 11.4B
2020 - 7.9B



CONTACT US



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About Judge Realty

Judge Realty is the leader in Savannah Commercial Real Estate. We manage and lease over 500 properties in the Savannah area and work with local and national clients across the USA.