

FOR LEASE - BROUGHTON RETAIL



322 W Broughton Street Savannah, GA



OFFERING SUMMARY

322 W Broughton Street



Property Description

Judge Realty is honored to present this beautifully situated 4,783 SF corner restaurant or retail suite on the corner of West Broughton and Montgomery Street for lease. The massive display windows wrapping the entire corner, approx. 20-foot-high ceilings, and currently open floor plan provides major advantages to create something bold. Partially opened concrete floors are ready for in-line plumbing and electrical improvements. Space is located on the same block as Free People, T-Mobile, Walgreens, and Sea Love Candle Bar & Boutique. Negotiable lease terms available.



General Information

Square Feet Available:	4,783 SF
Rental Rate:	\$60.00/SF/Year
Lease Structure:	NNN
Demisable:	<u>No</u>
Zoning:	D-CBD
Year Built:	1860
Available:	Immediately

For more information, please contact:



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ADDITIONAL PHOTOS

322 W Broughton Street



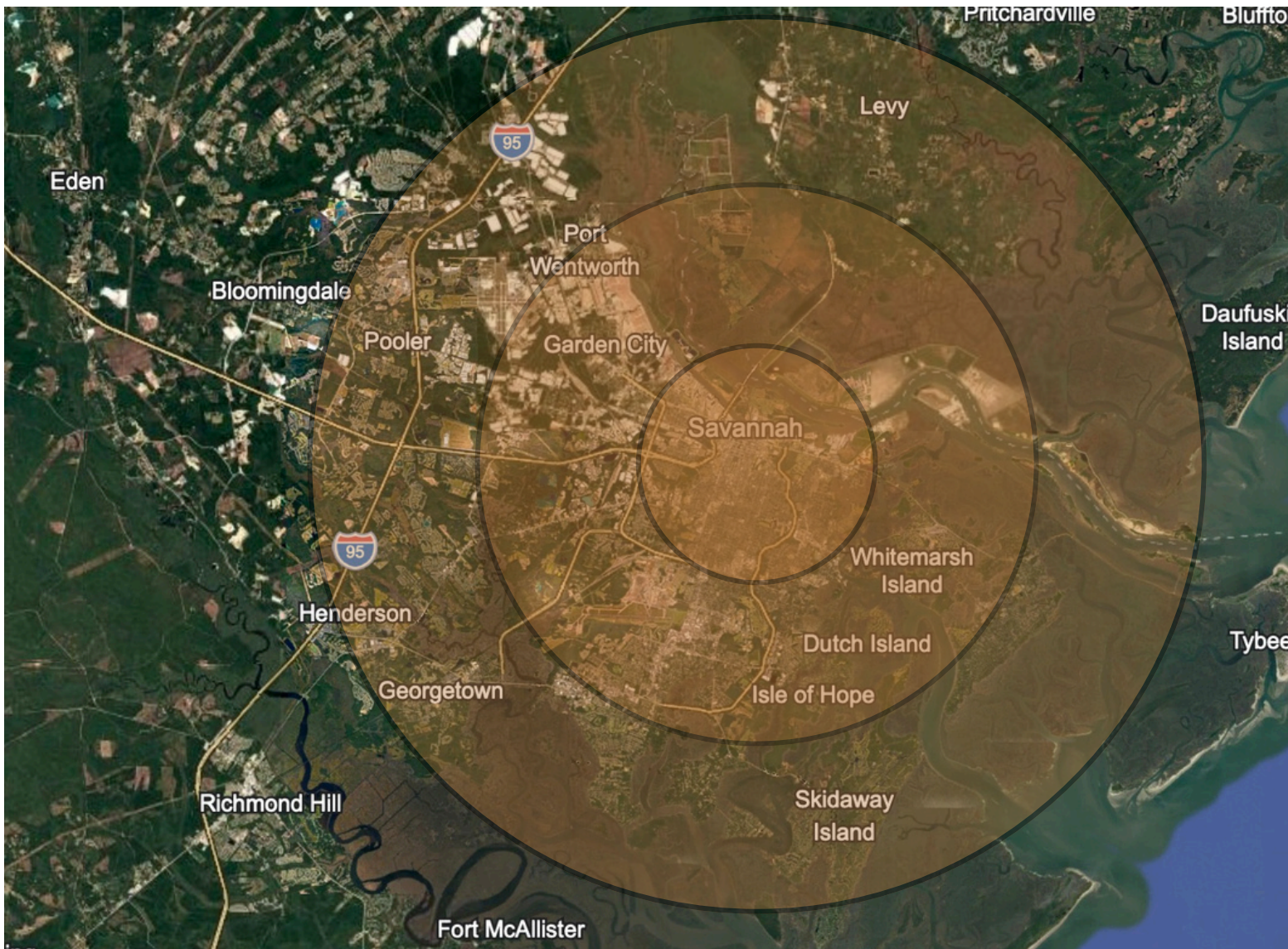
AERIAL

322 W Broughton Street



Location/Demographics

322 W Broughton Street



2025 Demos

Population

3 Mile: 61,650
5 Miles: 102,429
10 Miles: 207,694

Average HH Income

3 Mile: \$77,086
5 Miles: \$74,834
10 Miles: \$89,005

Median Age

3 Mile: 35
5 Miles: 35.5
10 Miles: 37.9

Tourism (2023)

17.7 Million Reported

Taxable Retail Sales (Chatham County)

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



JUDGE REALTY

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.

COMMERCIAL

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PROPERTY MANAGEMENT



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