

1501-1509 PAULSEN ST | SAVANNAH, GA

UP TO 4,720 SF RETAIL
OR OFFICE SPACE
AVAILABLE FOR LEASE

EXECUTIVE SUMMARY

1501-1509 Paulsen Street offers a premier opportunity to secure newly renovated retail or office space in the heart of the Laundry District – a vibrant, emerging submarket within Midtown Savannah. This five-unit strip center features versatile shell spaces zoned TN-3, providing maximum flexibility for boutique retail, professional services, food & beverage, or creative studios. With a high-visibility end-cap position along the Anderson Street corridor and modern exterior upgrades, the property delivers a clean, professional canvas for businesses seeking a presence in one of Savannah's most dynamic neighborhood commercial pockets.

CONTACT

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PROPERTY HIGHLIGHTS

- » **Versatile Unit Sizes:** Features four 949 SF suites and one 924 SF end-cap suite.
- » **Contiguous Potential:** Suites can be combined to offer up to 4,720 SF of continuous space for larger floor plan requirements.
- » **Newly Renovated:** Delivered in shell condition with updated exteriors, ready for custom tenant build-outs.
- » **Prime End-Cap Exposure:** Suite 1501 offers maximum street visibility and prominent signage opportunities.
- » **Strategic Midtown Location:** The only commercial strip center in Midtown neighborhood in a walkable, high-visibility pocket of Savannah.
- » **TN-3 Zoning:** Supports retail, office, personal services, and mixed-use concepts – exceptional flexibility without rezoning.
- » **Anderson Street Visibility:** Strong traffic counts and pedestrian and vehicle exposure within the Laundry District.

CLOSE-UP AERIAL

ABOUT THE LAUNDRY DISTRICT

Located within Midtown Savannah, the Laundry District is a vibrant, evolving micro-neighborhood anchoring a key stretch of the neighborhood's commercial corridor. The area has transformed from a historic industrial pocket into a hub for independent commerce, centered around the intersection of Paulsen and Anderson Streets.

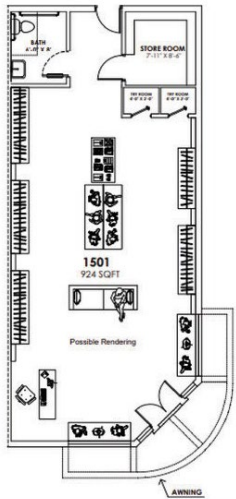
The district is generally bounded by Anderson Street to the north, 32nd Street to the south, Vine Street to the west, and Paulsen Street to the east. The neighborhood takes its name from the historic industrial laundries that once served the city's hospitals and residents. Today, it is defined by its adaptive reuse of mid-century warehouses and masonry buildings, offering a "lived-in" Savannah feel characterized by:

- » **Creative Resilience:** A community of artists, entrepreneurs, and local residents who have revitalized the area's architectural bones.
- » **A Local's Sanctuary:** While the Historic District caters to tourism, the Laundry District is where locals gather for craft beer, all-day breakfast, and community events.
- » **Strategic Proximity:** Situated just east of the Bull Street corridor, it provides a quieter, neighborhood-focused alternative to the bustling Starland Yard, while remaining minutes from Downtown and the Victorian District.
- » **Neighborhood Anchor — The Laundry Diner:** Situated at the corner of Anderson and Paulsen Streets, The Laundry Diner draws consistent daily foot traffic and reinforces the district's identity as a local gathering hub.

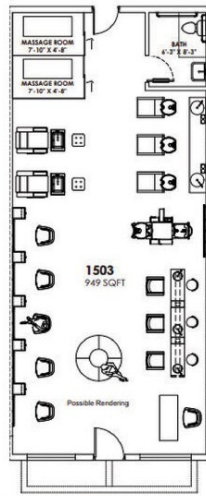


FLOOR PLANS BY SUITE

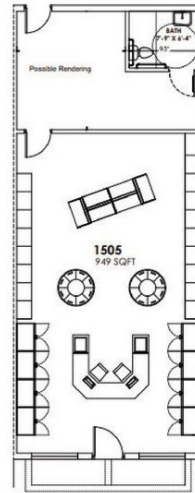
1501
924 SF



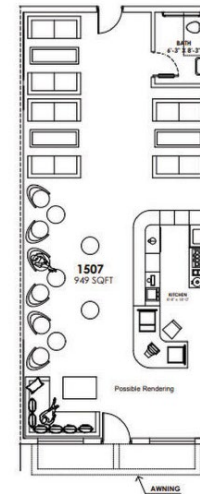
1503
949 SF



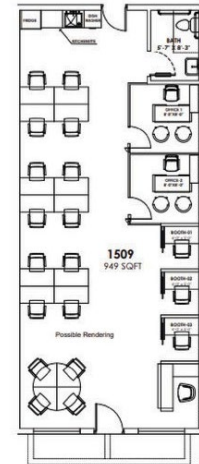
1505
949 SF



1507
949 SF



1509
949 SF



PHOTOGRAPHY

