



THE CORNER AT DUFFY

Elmwood
& Company

222-224

W Duffy St

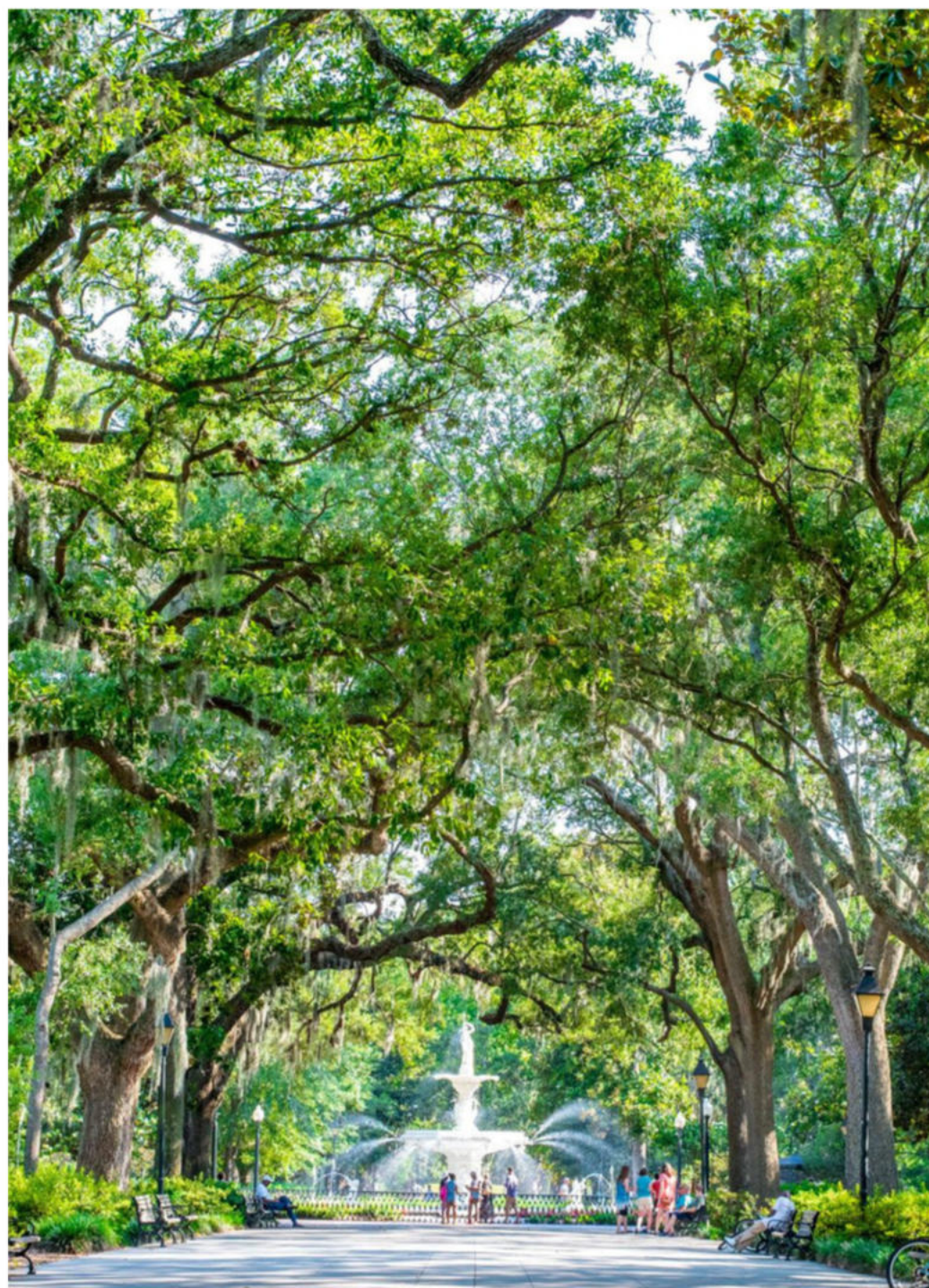
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VICTORIAN DISTRICT
SAVANNAH

222-224 W Duffy St sits at a historic neighborhood corner in Savannah's Victorian District-West, where small-scale commercial uses were traditionally woven into the residential fabric. With a history tied to grocery, drugstore, restaurant, barbershop, and mixed-use activity, the property offers a rare opportunity for a neighborhood-serving concept just steps from Forsyth Park.



222-224
W DUFFY ST



Near Forsyth Park, SCAD, and Savannah’s top museums, enjoy walkable access to cafés, culture, dining, and nightlife.

Attractions

- 1 Forsyth Park
- 2 Mercer Williams House Museum
- 3 SCAD Museum of Art
- 4 SCADstory
- 5 Cathedral Basilica
- 6 Chippewa Square
- 7 River Street
- 8 City Market
- 9 Davenport House Museum
- 10 Colonial Park Cemetery
- 11 Savannah Theatre
- 12 Starland District

Restaurants

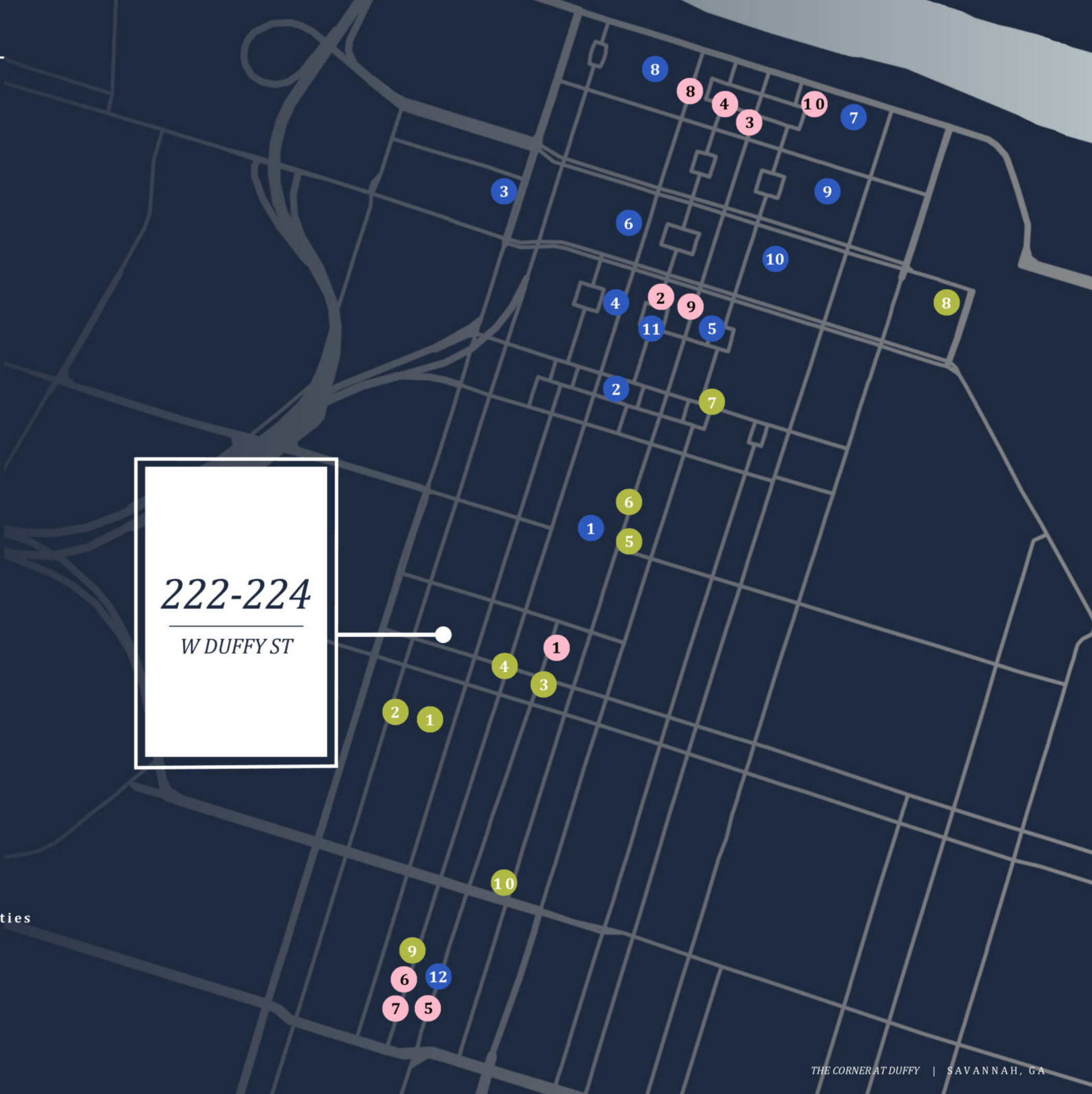
- 1 Strange Bird
- 2 The Black Rabbit
- 3 Local 11ten
- 4 Alexander’s Bistro
- 5 Collins Quarter
- 6 Betty Bombers
- 7 Fox & Fig Cafe
- 8 Hitch
- 9 Starland Yard
- 10 Common Thread

Retail Shops

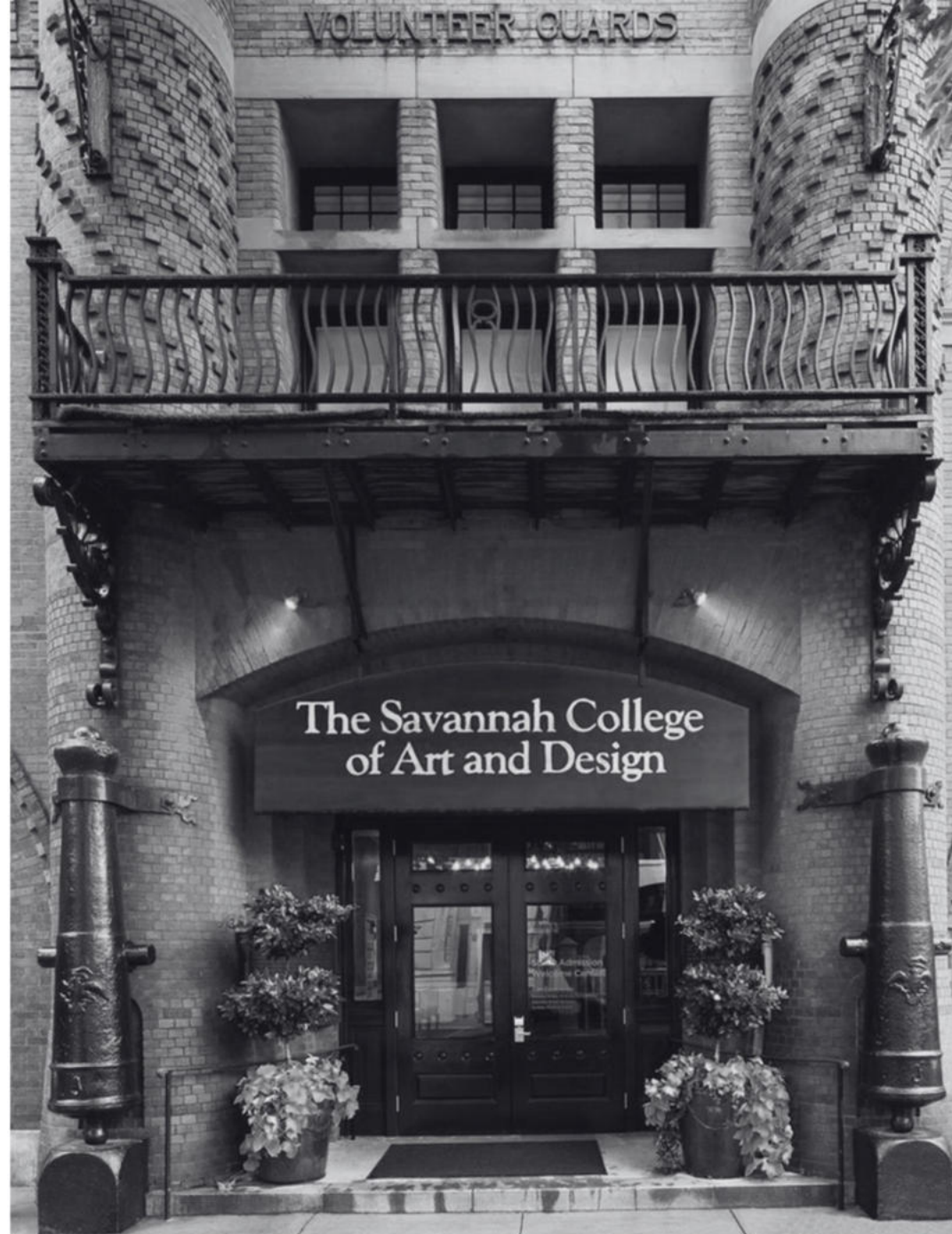
- 1 Brighter Day Natural Foods
- 2 shopSCAD
- 3 The Paris Market
- 4 River Street Market Place
- 5 Starlandia Art Supply
- 6 Graveface Records & Curiosities
- 7 Starland Strange & Bazaar
- 8 Savannah Bee Company
- 9 E. Shaver Booksellers
- 10 City Market shops

222-224

W DUFFY ST



LOCAL AMENITIES



0.3

MILES TO
FORSYTH PARK

1.2

MILES TO
SCAD MUSEUM OF ARTS

222-224

W DUFFY ST



LOCAL AMENITIES



1.0

MILES TO
CHIPPEWA SQUARE

1.2

MILES TO
RIVER STREET

222-224

W DUFFY ST



EDGAR'S
Proof & Provision
SAVANNAH, GEORGIA

THE ARMSTRONG
KESSLER MANSION



SAVANNAH
COFFEE ROASTERS
- ESTD 1909 -



FORSYTH PARK

Surrounded by Savannah's Local Amenities

*Centrally Positioned Near Forsyth Park
in Savannah's Historic District, Offering
Walkability, Culture, and Convenience.*

GEORGIA HISTORICAL SOCIETY

SAVANNAH
RUM RUNNERS bakery

SALACIA
NATURAL SKIN CARE
INSPIRED BY THE SEA

JL THE BRAND

SANCTUARY
PLACE LOFTS



the **BLACK RABBIT**
SAVANNAH, GA

first tee
savannah



WHITE WHALE
CRAFT ALES
CRAFT BEER MARKET
SAVANNAH, GA



FIRST CITY
FILMS



222-224
W DUFFY ST



22224

W DUFFY ST

1894

Historic Building Constructed

Constructed in 1894, the building stands as a contributing resource within both the National Register Victorian Historic District and the local Victorian Historic District, giving the property a strong historic identity within Savannah's architectural fabric.

1916–1953

Pharmacy / Drugstore Use

Sanborn Maps from 1916 and 1953 identify the site as a pharmacy/drug store, reflecting the property's longstanding role as a neighborhood-serving commercial corner.

1966

Retail Store Use

By 1966, Sanborn Map records show the property operating as a retail store, continuing its history of small-scale commercial use within the surrounding residential neighborhood.

Pre-1999

Restaurant History

The property later became home to restaurant uses, with historic signage shown for West Duffy Café and Zenys Restaurant. According to the MPC report, restaurant use operated for more than 30 years before closing in 1999.

2022

Historic Rehabilitation Approved

The Savannah Historic Preservation Commission approved rehabilitation work intended to restore and retain the building's historic character, including storefronts, doors, siding, windows, trim, soffits, and corbels.

2023

Rezoning Request Filed

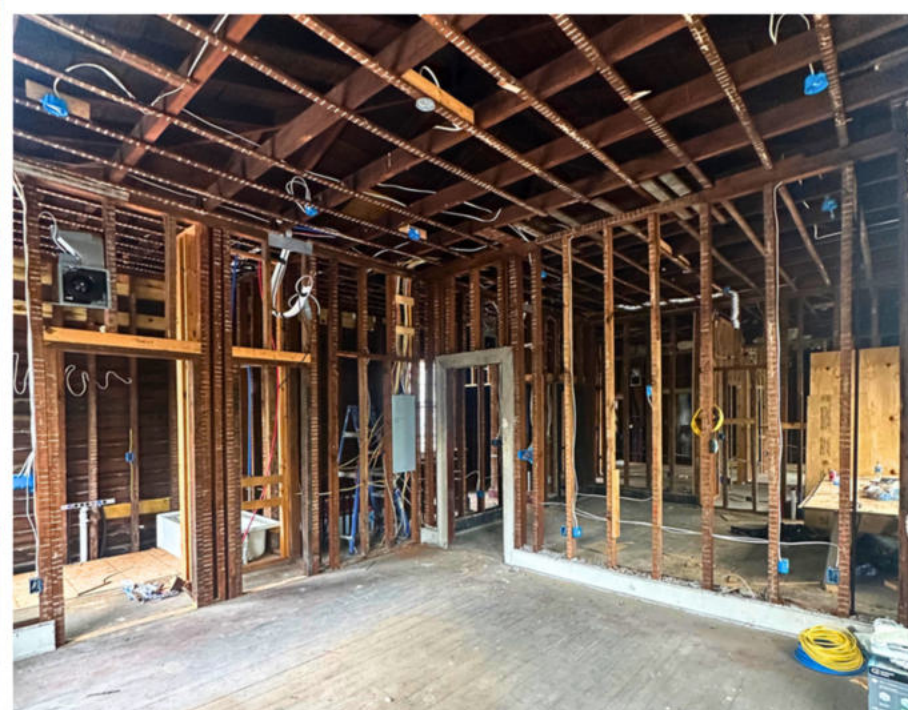
A rezoning request was filed to move the property from TN-1 to TC-1, supporting the proposed adaptive reuse of the historic two-story building as a neighborhood-scale restaurant concept.

222-224 W Duffy St embodies the historic character of Savannah's Victorian District through its traditional two-story corner presence. Constructed in 1894, the property features frame/wood siding, a hip roof form, and classic architectural details that reflect the neighborhood's historic fabric. Recognised as a contributing resource within both the National Register Victorian Historic District and the local Victorian Historic District, the building carries a strong sense of place and authenticity.



222-224 West Duffy is a building that has been meticulously planned out for a complete renovation. Inside, all walls have been torn down the studs and re-framed for maximum use of space, completely rewired with 3 separate electrical panels, installed new plumbing throughout and new HVAC throughout, including the rough in for 11 units. All windows are original, and have been completely restored to match their original, historical aesthetic.

Outside, the building has been restored with original pine siding to match what was historically accurate. In addition, the trim has been custom made to match including roof gables.



BUILDING ELEVATIONS

W Duffy / Street View

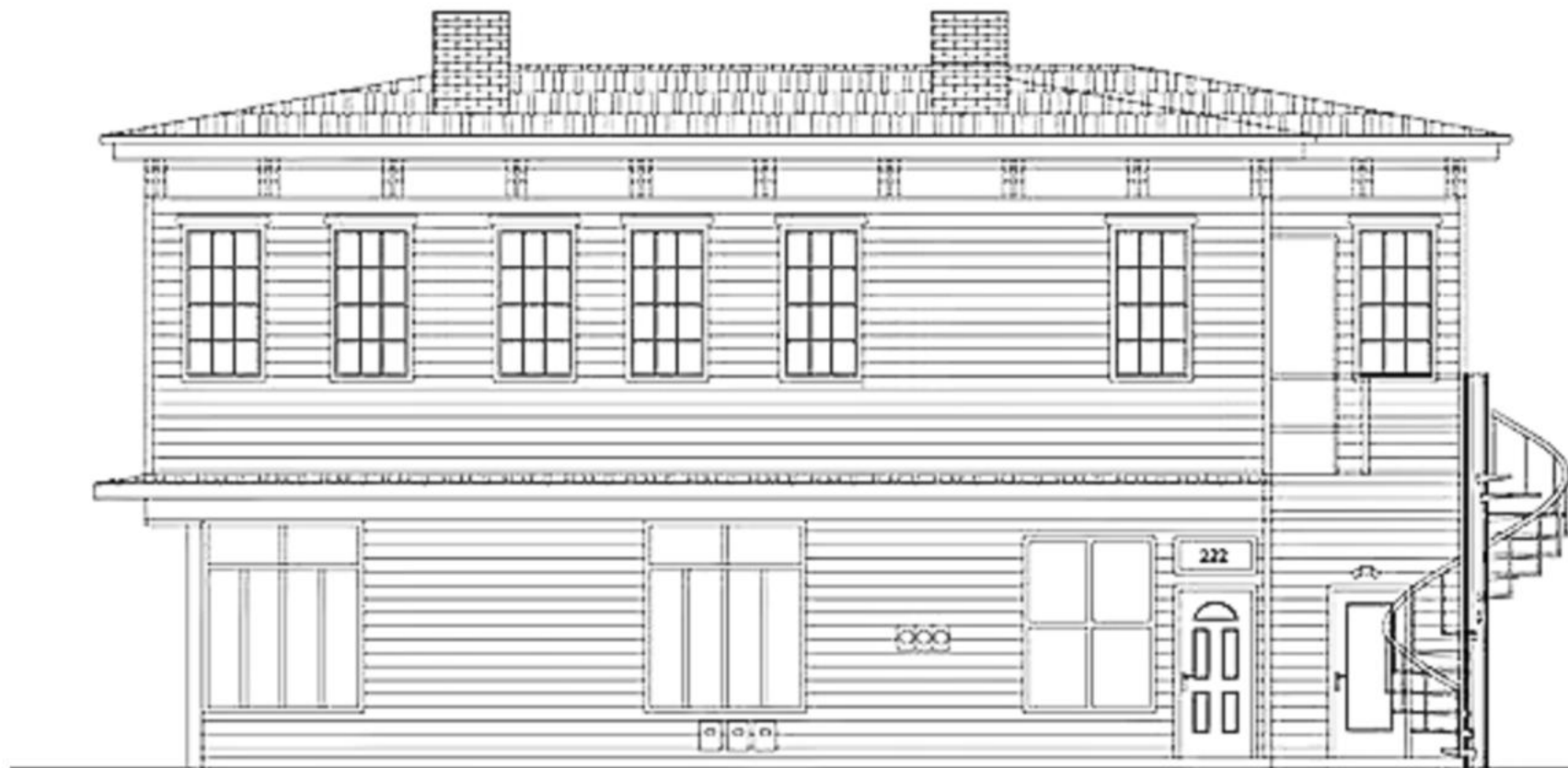
222-224 W Duffy St Details

Total Building Size

± 2,882 SF

Lot Size

± 1,606 SF



W DUFFY ST. ELEVATION



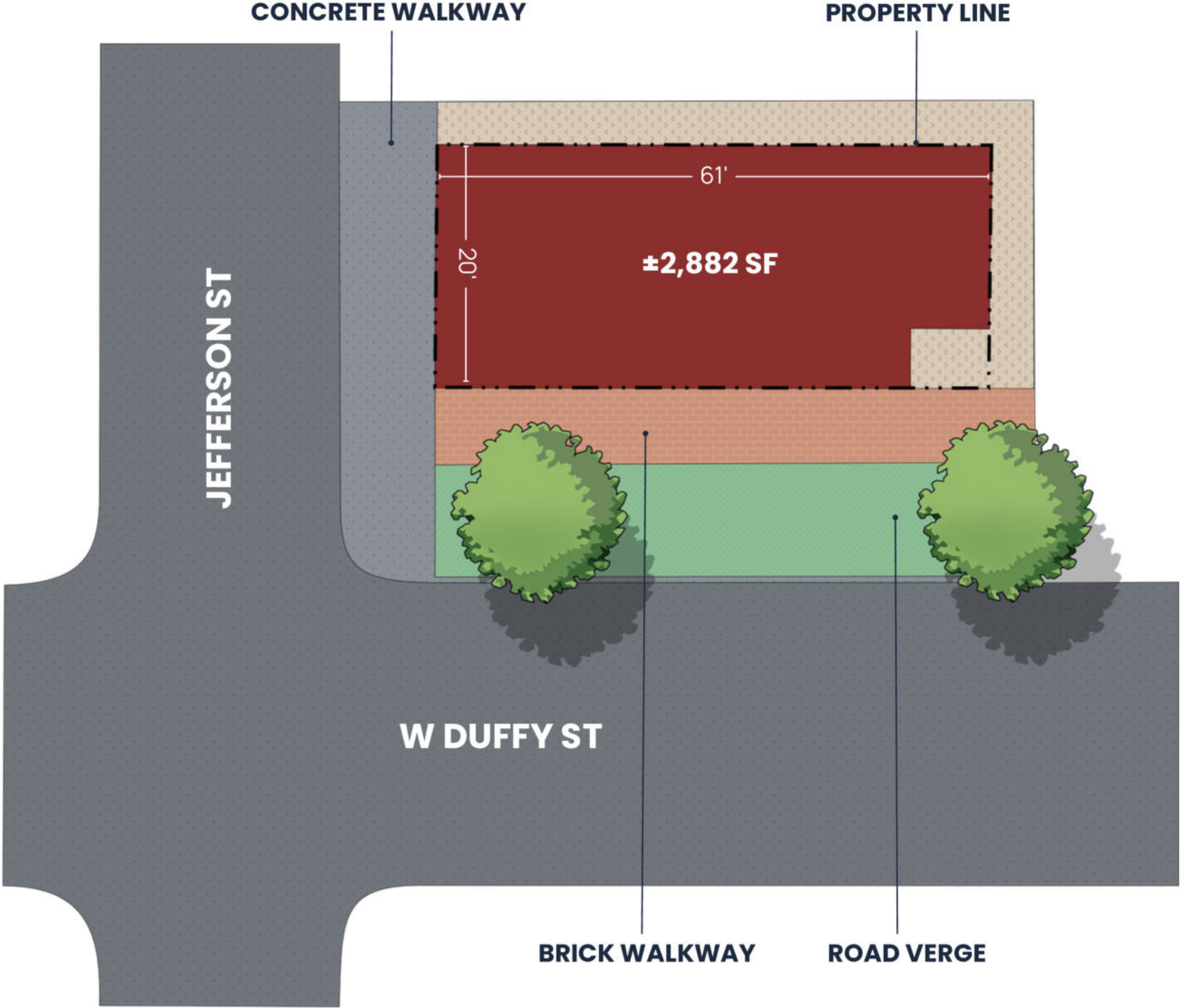
JEFFERSON ST. ELEVATION

PROPERTY DETAILS

ADDRESS	222-224 W Duffy St
CITY, STATE, ZIP CODE	Savannah, GA 31401
PARCEL ID	2005216013
COUNTY	Chatham
NEIGHBORHOOD	Victorian District
CURRENT ZONING	Traditional Neighborhood-1
PROPOSED ZONING	Traditional Commercial-1
PROPERTY TYPE	Retail/Residential
TOTAL BUILDING SIZE	±2,882 SF
STORIES	2
TENANCY	Multiple
LOT SIZE	±1,606 SF / ±0.04 AC
FRONTAGE	78' on Duffy St 55' on Jefferson St
FORMER USE	Pharmacy Retail Restaurant
PERMITTED USES INCLUDE BUT ARE NOT LIMITED TO:	Bank Garden center General retail Restaurant Housing-Single unit Housing-Multiple units Housing-Senior Mixed use Office Medical office



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PROPERTY PHOTOS

222-224 W Duffy St



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