

FOR SALE

RARE DOWNTOWN SAVANNAH OPPORTUNITY

Historic Mixed-Use Landmark at Drayton & Liberty

ADDRESS

300 Drayton Street, Savannah, GA 31401

OFFERED AT

\$11,000,000



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300 DRAYTON STREET · SAVANNAH, GA

Property Overview

Rare opportunity to acquire a four-story 1916 brick and cast stone landmark at the corner of Drayton and Liberty, in the heart of Savannah's National Historic Landmark District. With rents well below market, near-term rollover and an unencumbered penthouse, the building offers meaningful income growth from day one, and a caliber of real estate that almost never comes to market. Walk Score 97.

OFFERING FEATURES

- Four income streams under one roof: beloved restaurant Hitch (Treyler Park group) on the ground floor, office on floors 1–2, seventeen executive suites on floor 3, and a penthouse on floor 4.
- Appx. 4,000 SF furnished, landscaped rooftop deck with direct Cathedral views, carved out of every lease and fully unencumbered. Keep the penthouse short-term rental, build an amenity deck, or lease it as event space.
- D-N zoning on both parcels allows a wide array of commercial and residential uses, with long-run optionality for office, hospitality or residential conversion.
- Built-in upside on every floor: a lease already pending on one suite, the larger office suite ready for lease-up (shown proforma in the rent roll), repricing as agreements roll, and a proven executive-suite model in a market with 3.4% vacancy.
- Appx. \$777,000/year gross income in place, with short suite agreements and near-term expirations that put rent growth entirely in the new owner's hands.
- Sale includes the adjacent 5,200 SF paved lot on Liberty Street. Off-street parking of any kind is scarce in the Historic District.
- Structurally supply-constrained submarket: 3.4% CBD vacancy at \$34.12/SF asking with zero SF under construction. An existing tenant already expanded into a second suite in December 2025.



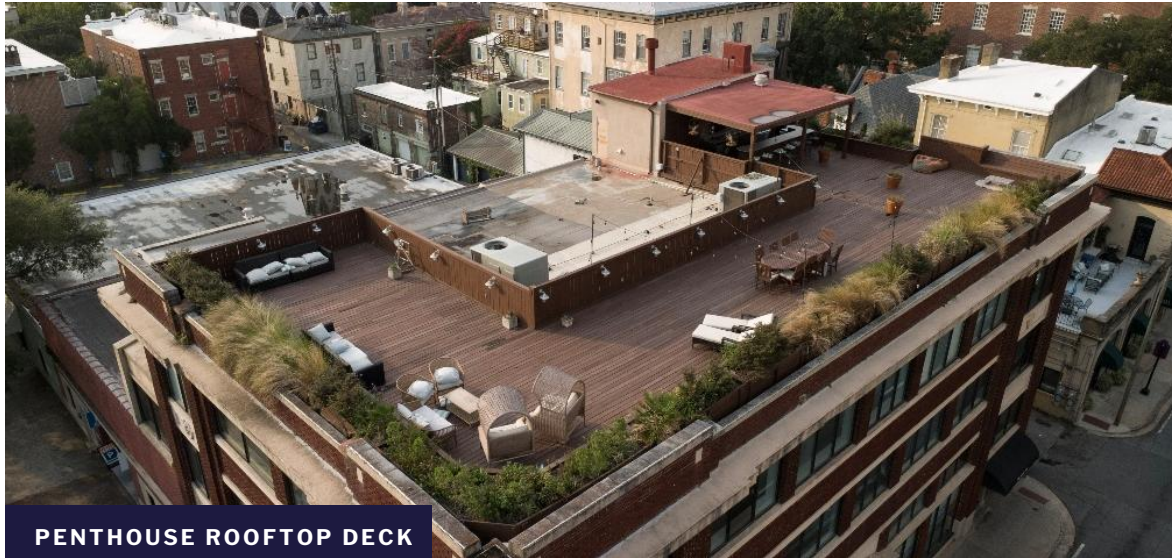
VIEW FROM DRAYTON STREET

LISTING PRICE

\$11,000,000

Tours by appointment only
Do not contact tenants

Property Summary



PARCEL 16	0.2771 Acres (12,073 SF) · building
PARCEL 17	0.119 Acres (5,200 SF) · paved lot on Liberty
TAX IDS	2-0015-33-016 & 2-0015-33-017
ZONING	D-N: Downtown Neighborhood (Savannah NewZO)
HISTORIC STATUS	National Historic Landmark District (designated 1966)
FLOOD ZONE	Zone X (minimal risk)
FRONTAGE	121 FT on Drayton & Liberty
TOTAL AREA	Appx. 24,141 SF

IMPROVEMENTS

Four-story 1916 brick and cast stone corner building with elevator, 13' ceilings, storefront glazing and 121 ft of frontage, plus appx. 4,000 SF landscaped rooftop deck. Adjacent paved lot on Liberty provides on-site parking, a scarce amenity downtown.

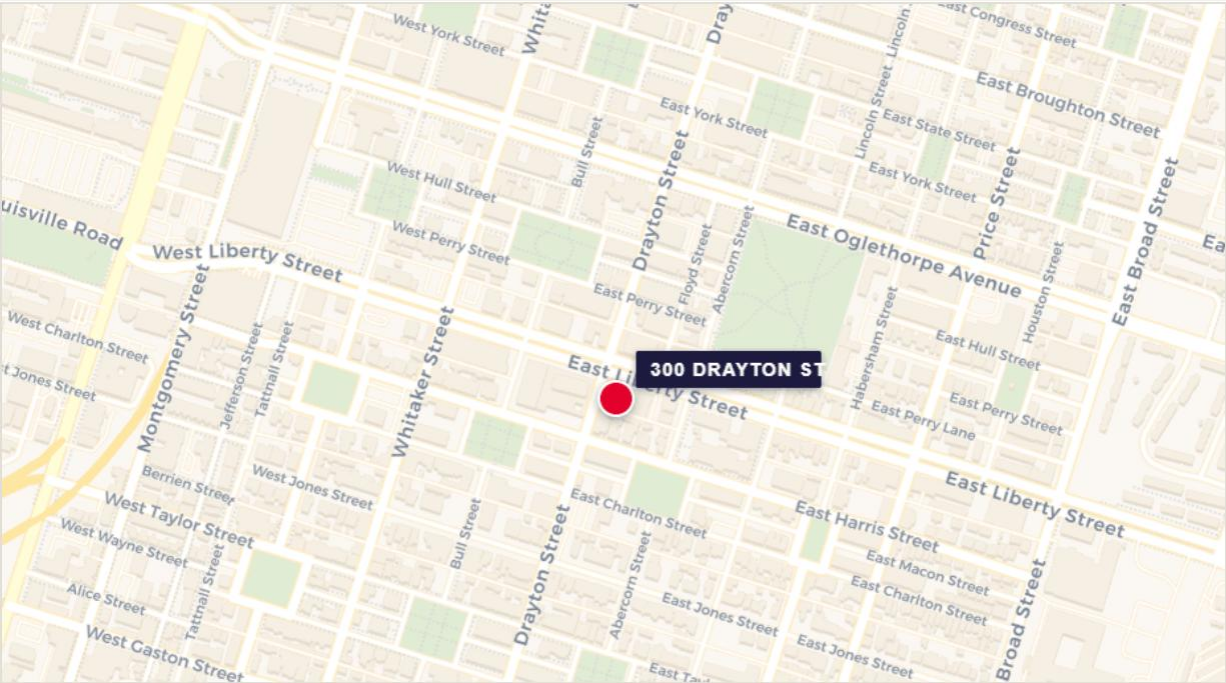
STRUCTURES

Appx. 24,141 SF total: ground-floor restaurant (appx. 3,900 SF) and office lobby; office on floors 1–2; seventeen executive suites and two conference rooms on floor 3; penthouse (appx. 6,000 SF) on floor 4, operated as the “Sky Suite” short-term rental.

SURFACE LOT · TAX PARCEL 2-0015-33-017

The 5,200 SF paved lot on Liberty is a separate tax parcel producing passive parking income on an absolute net basis.

Location & Demographics



KEY DISTANCES

Forsyth Park	0.5 MI
Savannah/HHI International Airport	10 MI
\$7.6B Hyundai Metaplant	25 MI

97 WALK SCORE® 95 BIKE SCORE®

2025 DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
Population	48,437	119,539	239,789
Median Age	34	35.6	38.2
Households	20,865	48,338	96,798
Average Household Income	\$75,250	\$76,433	\$89,159

2025 estimates per CoStar demographics report. Radii measured from 300 Drayton St. Map © OpenStreetMap contributors.

Savannah Regional Economy

410,800+

MSA POPULATION

561,000+

JOBS SUPPORTED BY
GEORGIA'S PORTS
STATEWIDE

\$140B

ANNUAL REVENUE FROM
PORT ACTIVITY

27.5M SF

PORT-INDUSTRIAL
CORRIDOR OF LOGISTICS &
MANUFACTURING

MULTIPLE GROWTH ENGINES

- The Port of Savannah is the nation's busiest and fastest-growing container port, anchoring one of the fastest-growing logistics markets in the United States.
- Hyundai's \$7.6B Metaplant and the \$929M Mobis plant are projected to generate 9,600 direct and 5,000 indirect jobs among same-day suppliers.
- Gulfstream Aerospace, the Southeast's largest aerospace manufacturer, employs 11,000+ locally; Fort Stewart / Hunter Army Airfield add 27,000+ military and civilian personnel.
- Georgia Southern, Savannah State, Savannah Tech and SCAD bring tens of thousands of students to the region to live, eat and shop.

GROWTH AT 300 DRAYTON'S DOORSTEP

Annual population growth, 2-mile radius (2020–2025)	3.1%
Consumer spending within 5 miles	\$1.2B/yr
Median age, 2-mile radius	34

Port, aerospace, military, universities and now EV manufacturing give Savannah several independent growth engines, and downtown is where all of them converge.

Downtown & the Historic District

10M+

OVERNIGHT VISITORS IN
2023

\$4.8B

ANNUAL VISITOR SPENDING

400+

RESTAURANTS & 90+
HOTELS WITHIN 3 MILES

15,000+

SCAD STUDENTS IN THE
HISTORIC DISTRICT / CBD

AMERICA’S MOST BELOVED DOWNTOWN

- The National Historic Landmark District, designated in 1966, draws visitors year-round to its squares, architecture and museums. 300 Drayton sits in the heart of it.
- Savannah’s culinary and hospitality offerings continue to ratchet up to meet the demand of a growing city and a deepening tourism market.
- SCAD’s 15,000+ full-time students keep the Historic District and CBD active well beyond the tourist season.
- Walk Score 97 and Bike Score 95 at 300 Drayton: residents, workers and visitors reach the building without a car.

CAPITAL IS ALREADY BETTING ON DOWNTOWN

Hotel Bardo redevelopment	\$80M+
SCAD acquisition & renovation of Chatham Apartments	appx. \$80M
Savannah Economic Development Authority new HQ	\$9M

Institutional and private capital keeps pouring into the blocks around 300 Drayton, and every dollar invested nearby lifts the value of this corner. The Historic District will never add another building like this one. Owning here means holding an irreplaceable asset in one of America’s most beloved and fastest-growing downtowns.



**CUSHMAN &
WAKEFIELD**

**GILBERT &
EZELLE**

FOR MORE INFORMATION, CONTACT

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SAVANNAH OFFICE

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