

FOR LEASE - DANCE STUDIO/VENUE



2212 LINCOLN STREET SAVANNAH, GA



OFFERING SUMMARY

2212 LINCOLN STREET



For Lease

Property Description

Judge Realty is honored to present 2212 Lincoln Street, previously known as Maxine Patterson's School of Dance. This property dominates the corner of Lincoln Street and 39th along the railroad tracks, providing approximately 300 feet of road frontage, adjacent to the historic 24Doors property on 39th Street. This 2,639 SF stand-alone commercial building offers 2 large primary rooms with original hardwood flooring, front reception/waiting room, 2 bathrooms and 2 newly installed HVAC systems. Property can continue under the same, recreation instructional studio or classroom use, while the TN-2 zoning the property is in also permits art studios, food-oriented retail, catering, event venue, or general office.

General Information

Square Feet:	2,639 SF
Rental Rate:	\$25.00/SF/YR
Lease Structure:	NNN
Lease Term:	Negotiable
Zoning:	TN-2
Condition:	Semi Builtout
Year Built:	1930
Year Renovated:	2026

For more information, please contact:



Alex Hansbarger

Commercial Leasing and Sales
Cell: 912-509-2108
Office: 912-236-1000
Alex@judgerealty.com

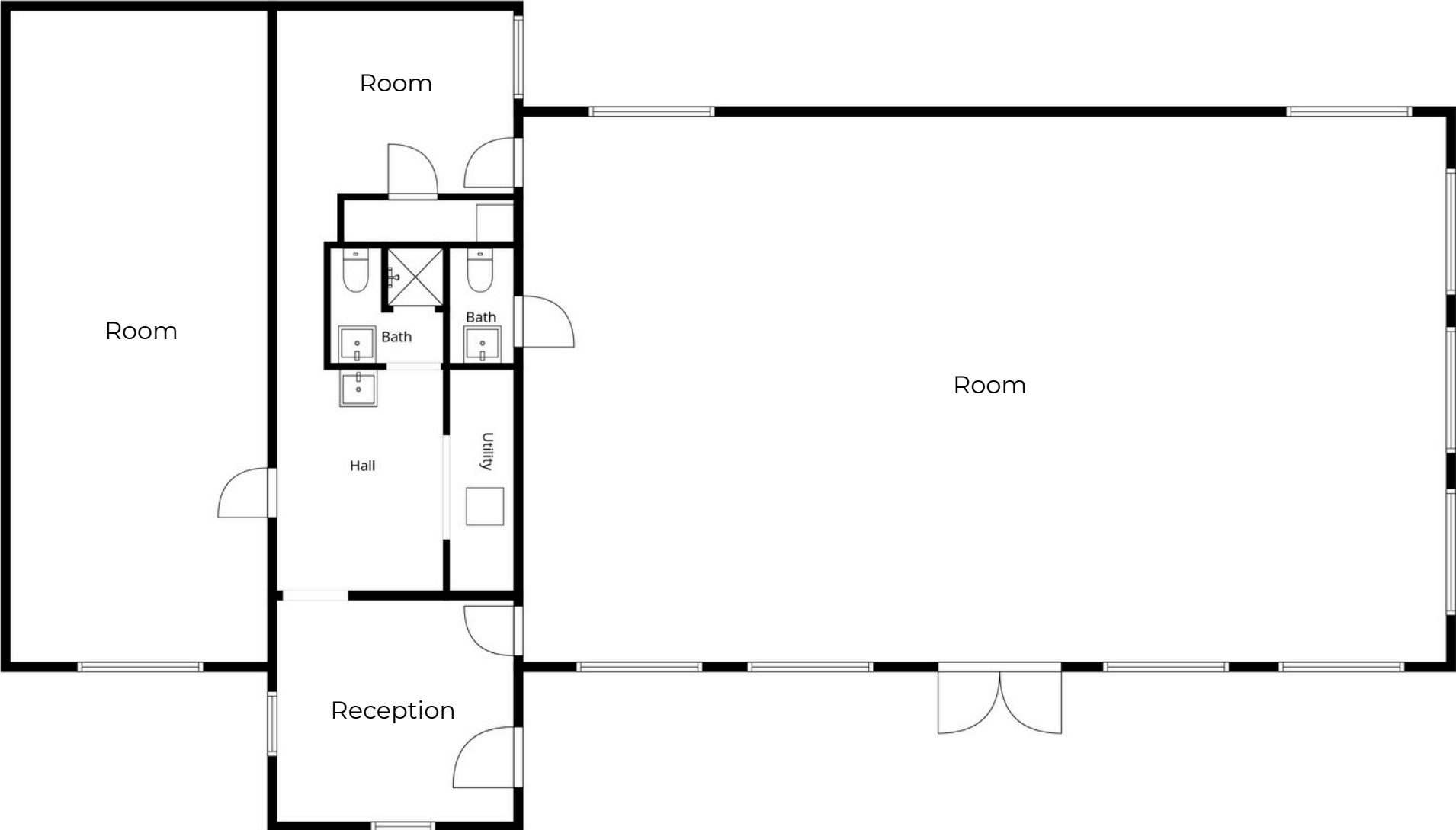


Lori Judge

CEO
Cell: 912-484-1514
Office: 912-236-1000
Lori@judgerealty.com

FLOOR PLAN

2212 LINCOLN STREET



INTERIOR PHOTOS

2212 LINCOLN STREET



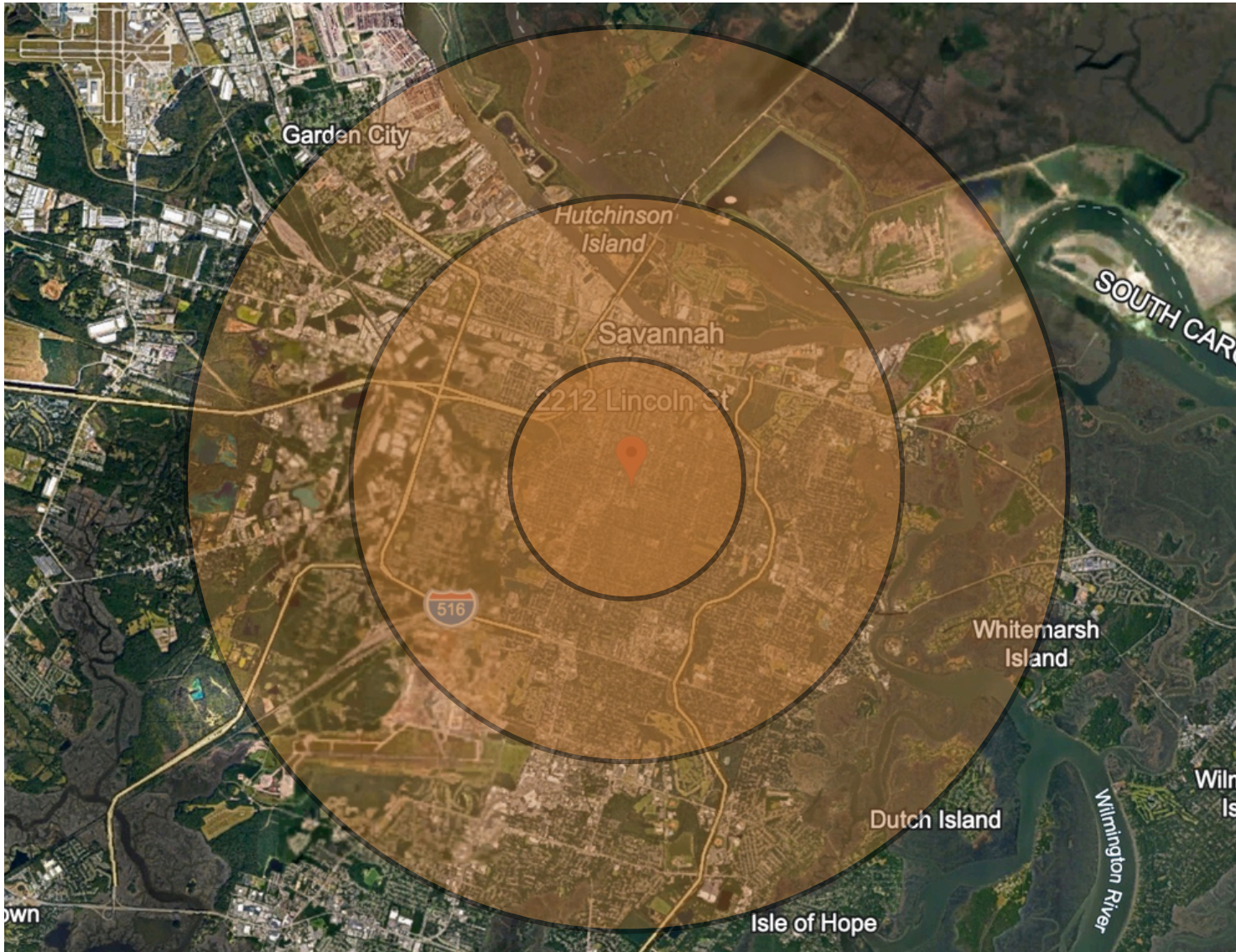
RETAILER MAP

2212 LINCOLN STREET



LOCATION/DEMOGRAPHICS

2212 Lincoln Street



2025 Demo's

Population

1 Mile: 24,667
3 Miles: 95,394
5 Miles: 136,314

Households

1 Mile: 11,380
3 Miles: 39,304
5 Miles: 55,368

Average HH Income

1 Mile: \$81,976
3 Miles: \$76,280
5 Miles: \$77,421

Median Age

1 Mile: 36.1
3 Miles: 35.5
5 Miles: 36




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


RESIDENTIAL

PROPERTY MANAGEMENT

 Savannah, GA 31404

 912-236-1000

 info@judgerealty.com

 judgerealty.com