



9 WEST HENRY

Incredible retail & office opportunity in
Downtown Savannah's booming Historic
District

WHY 9 W. HENRY:

- » Approximately 20,500 square feet that can be divided into 3 or 4 commercial spaces.
- » Includes 27 on-site spaces and a 24 space parking lot across the street.
- » Owner has plans to renovate the building exterior for new tenants. Buildout allowance and build to suit options available.
- » Close proximity to the Starland District - Savannah's emerging vibrant and eclectic neighborhood.
- » Located across Whitaker St from Eckburg Hall, the fashion building at Savannah College of Art and Design (SCAD), The number 1 graduate fashion program in the U.S.
- » Neighbors include The Perch, Park Avenue Manor Bed & Breakfast, Brighter Day Natural Foods, Local 11 Ten, Catherine Ward House Inn and Sandfly BBQ.
- » Located parallel with and one block away from Forsyth Park, bordered by Bull St. and Whitaker St. which are two highly visible corners (Forsyth Park is the essential downtown point for visitors and locals alike and characterizes the essence of Savannah).
- » Two blocks from Bouhan Falligant's new 18,000 square foot building (Bouhan Falligant is an old-line Savannah law firm and it's move is an endorsement to the neighborhood).
- » 9 W Henry St is the only two lane east to west artery between the Historic District and Victorian District.



BEFORE | What the building currently looks like



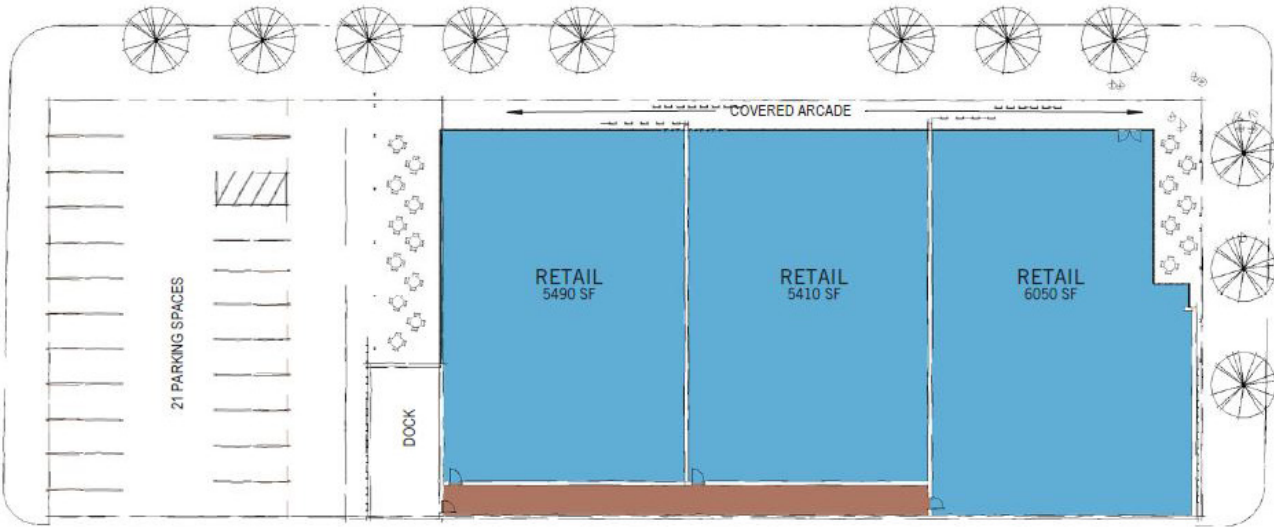
9 W. Henry St was built in 1940 at the prime corner of W. Henry St and Bull St in Downtown Savannah. Surrounded by local retailers, restaurants, nationally ranked local businesses and favorite attractions to both locals and tourists.



AFTER | What the building will look like after the renovation



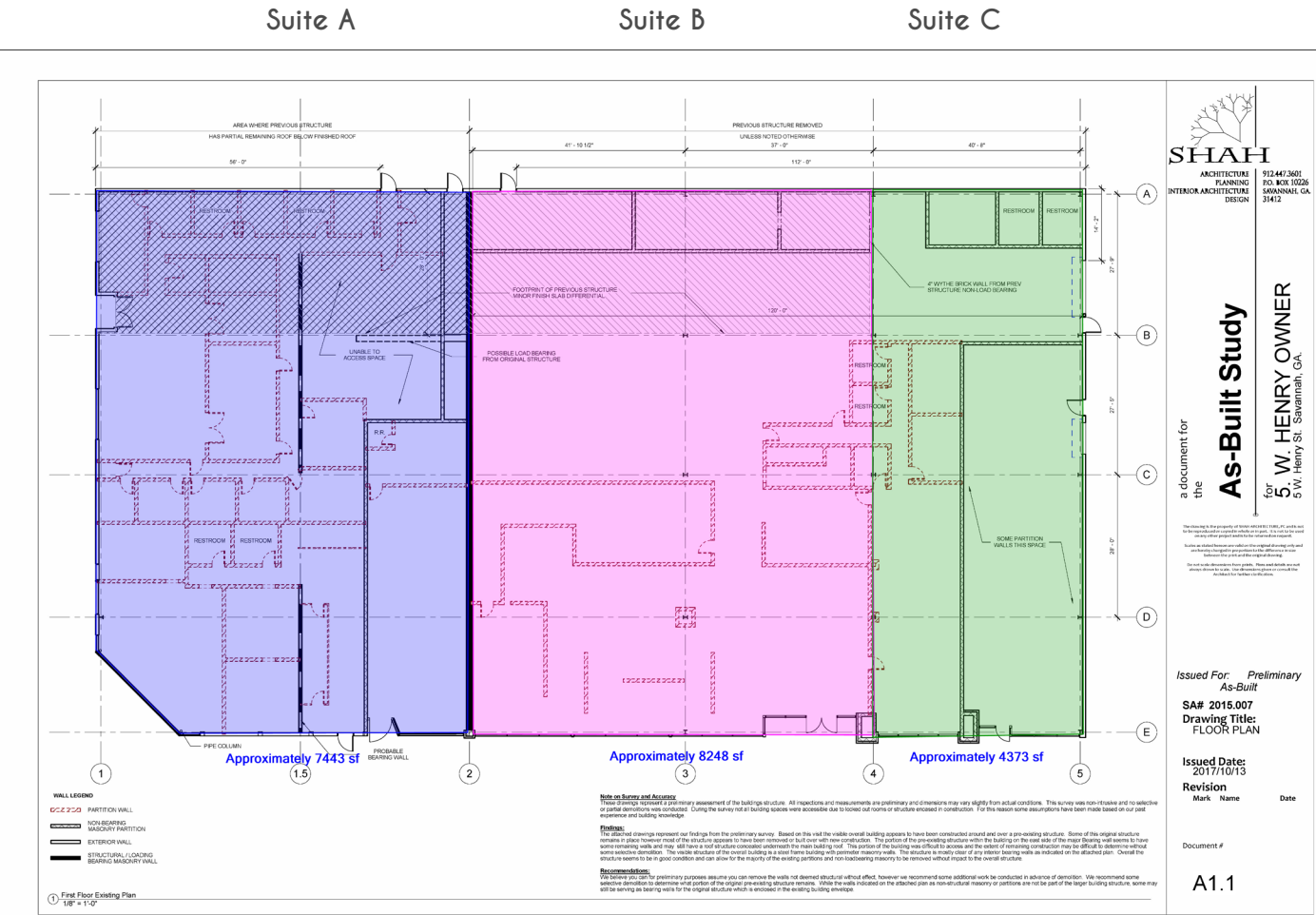
While the building is still in its original form, the owners will work with Perkin & Will to renovate it for their new tenants. They are working to create a modern, chic space that still fits in with the Savannah aesthetic and perfectly reflecting the evolution happening throughout the historic district.



9 West Henry Street

PERKINS+WILL

SITE PLAN | OPTION 1

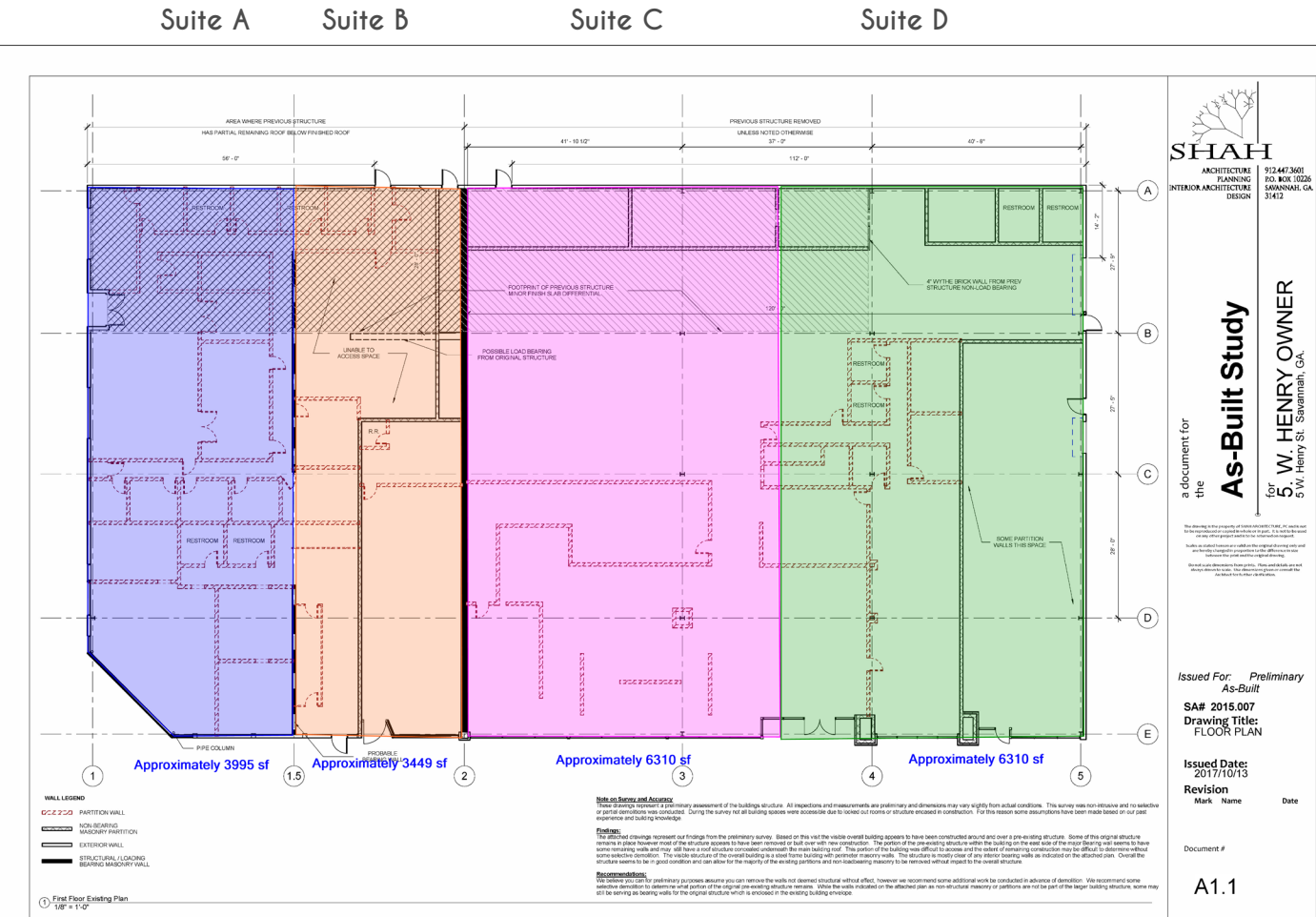


Suite A: 7,443 SF

Suite B: 8,248 Sf

Suite C: 4,373 SF

SITE PLAN | OPTION 2



Suite A: 3,995 SF

Suite B: 3,449 Sf

Suite C: 6,310 SF

Suite D: 6,310 SF

THE ACCOLADES

- » #2 "The South's Best Cities" *Southern Living*, March 2018
- » #2 "The South's Prettiest Cities" *Southern Living*, March 2018
- » #2 "The South's Friendliest Cities" *Southern Living*, March 2018
- » #4 "The South's Best Food Cities" *Southern Living*, March 2018
- » #9 Best City in the World.
- » "Top Ten Southern Market for Fostering Technology."
- » 42nd fastest growing MSA in the country.
- » "The Best Places to Visit in the USA--Best Historic District" *MSN*, February 2018
- » "The most logistics friendly city in the nation" 3 years in a row.
- » #8 "Best Domestic Airports" *Travel + Leisure*, July 2017
- » #6 "Friendliest Cities in the U.S." *Conde Nast Traveler*, August 2017
- » #9 "Best Historic Destinations in the USA" *U.S. News & World Report*, August 2017
- » Savannah Port is the largest single container terminal in the US.
- » Terminal of Port of Savannah is 4th busiest container handling facilities in US

THE AREA

Located in the **eclectic** and **vibrant** Starland District



STARLAND DISTRICT
SAVANNAH GEORGIA

In this artsy neighborhood located within the borders of the Thomas Square Streetcar Historic District is one of Savannah's up and coming neighborhoods. Surrounded by trendy restaurants, fun and funky shops, galleries and studios thriving in once-rundown buildings. Oriented toward the arts and a local, responsible-consumerism ethic, it is home to a growing cluster of alternative and independent stores, cafés and entertainment venues.



THE AREA

Downtown Savannah Stats

21,618

Estimated Population

9,253

Total Households

\$46,273

Average Household Income

27.15

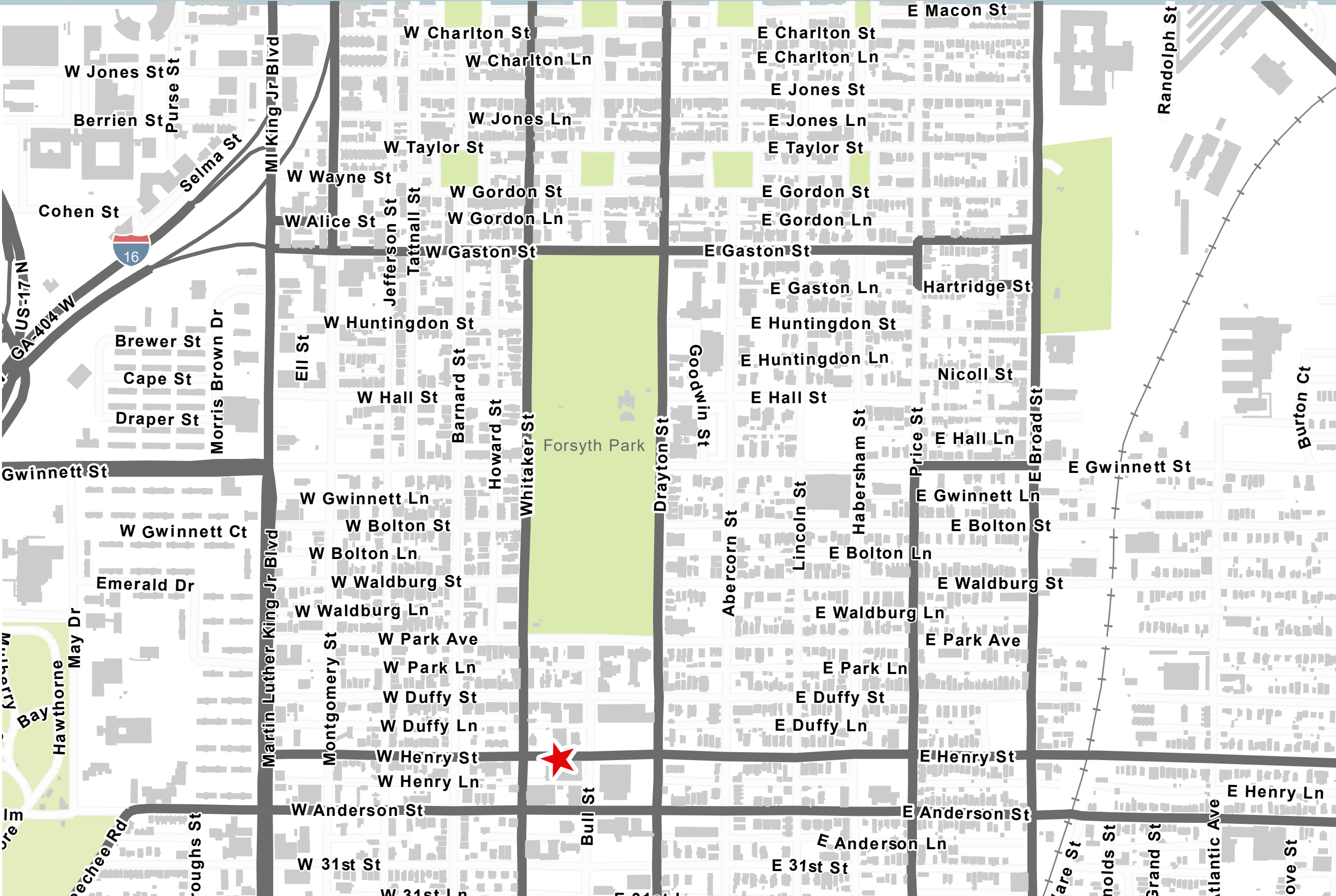
Median Age

13,000

SCAD Enrollment

13,700,000

Tourists



THE AREA

Drivetimes | 45 Minutes

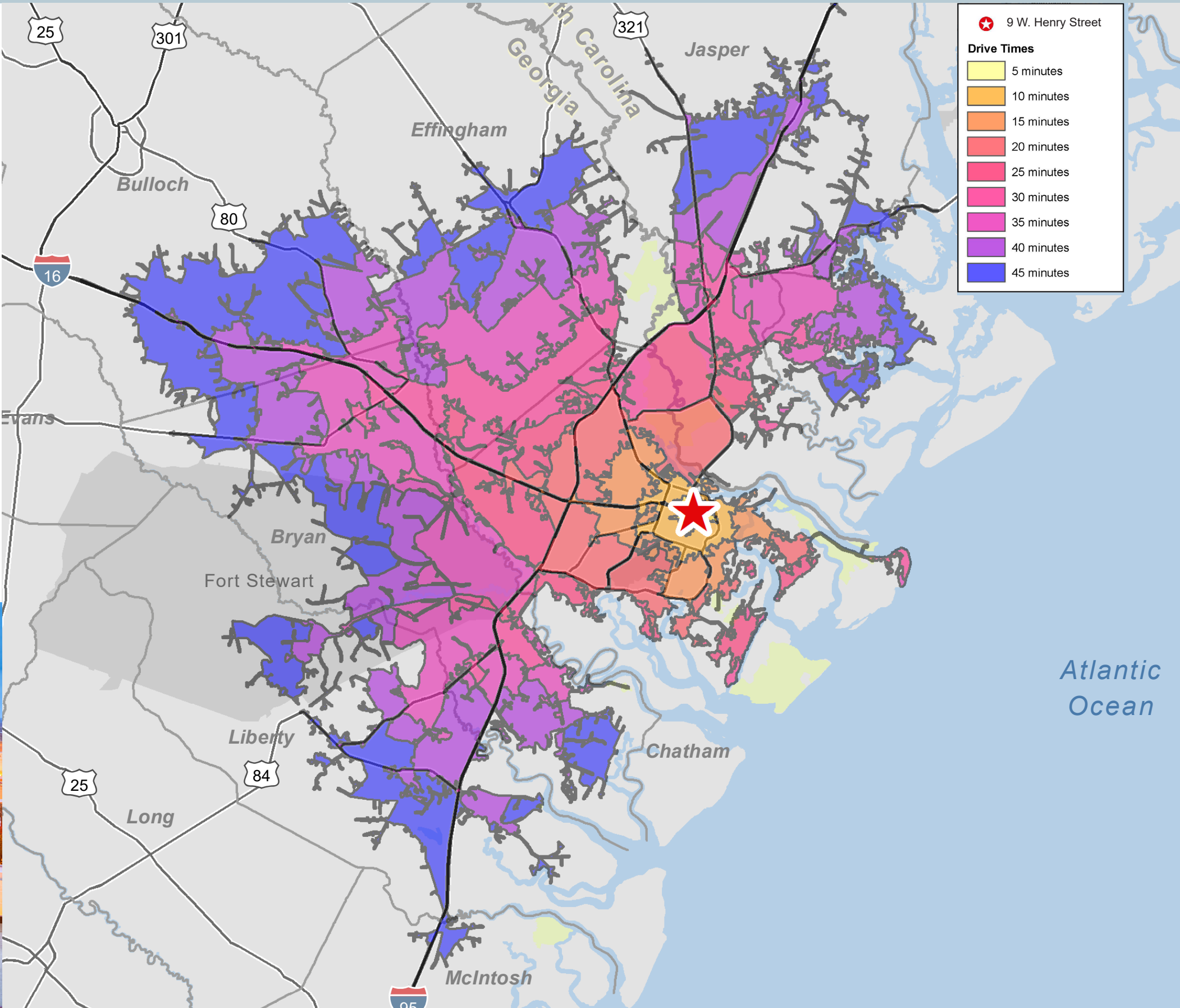
475,115 2018
Drive Time Population

510,011 2023
Drive Time Population

Population | 3 Miles

84,092 2018
Estimated Population

10.70% 2000 to 2010
Historic Annual Growth 2000 to 2010



THE REGION



Site located in the **fastest growing MSA** in the state of Georgia. Site also located within 120 miles of 4 of the top 50 fastest growing MSA's in the country, making 9 West Henry Street truly a ***Rising Hub of the Southeast***





Coleman Morris
Director, Retail Agency
404.995.2409
coleman.morris@am.jll.com

Atlanta
3344 Peachtree Road NE
Suite 1100
Atlanta, GA 30326
404.995.2100
www.jll.com/atlanta

Lori Judge
Owner/Broker
lori@judgerealty.com
912.484.1514

Savannah
347 Abercorn St
Savannah, GA 31401
www.judgerealty.com