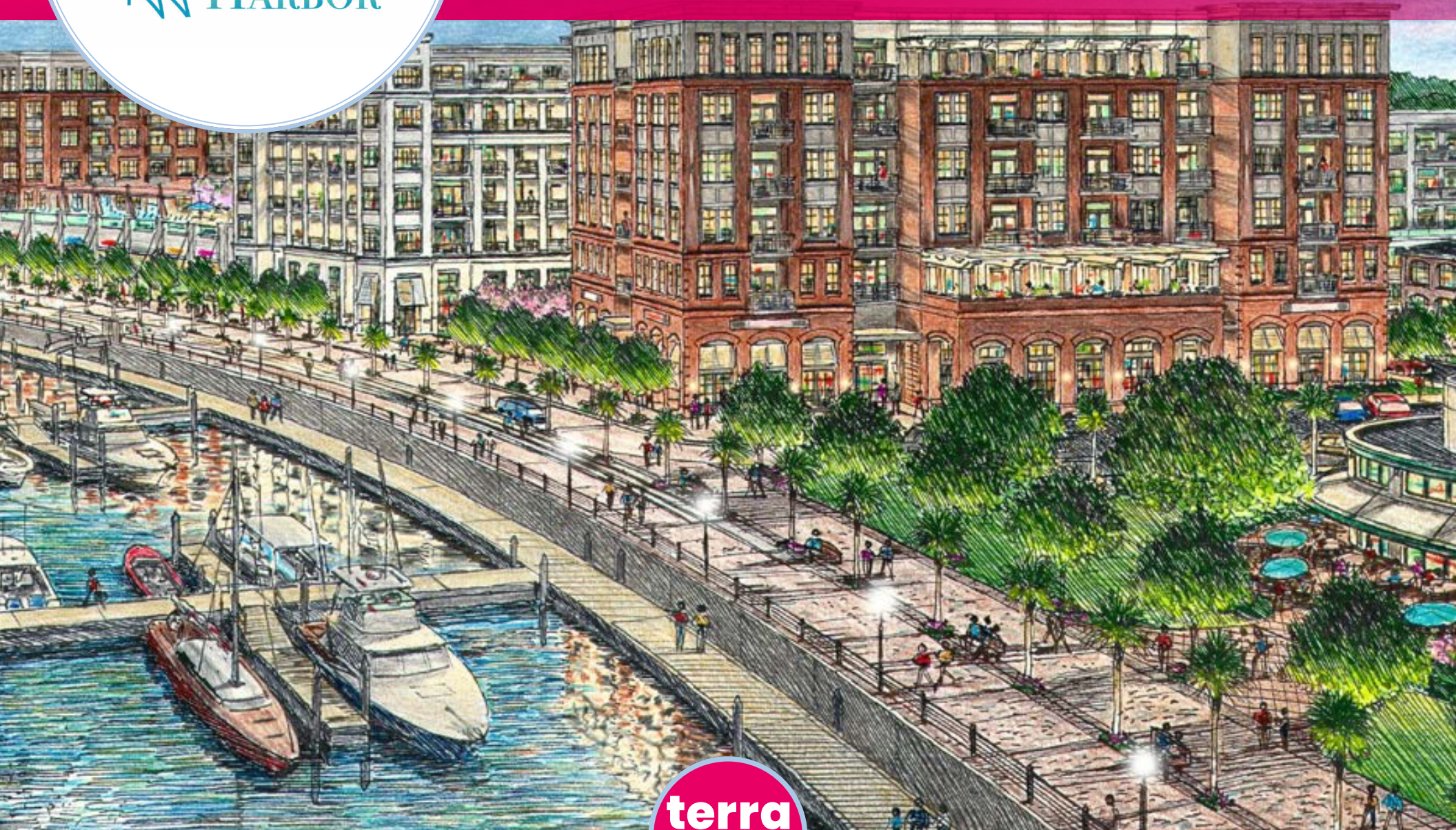




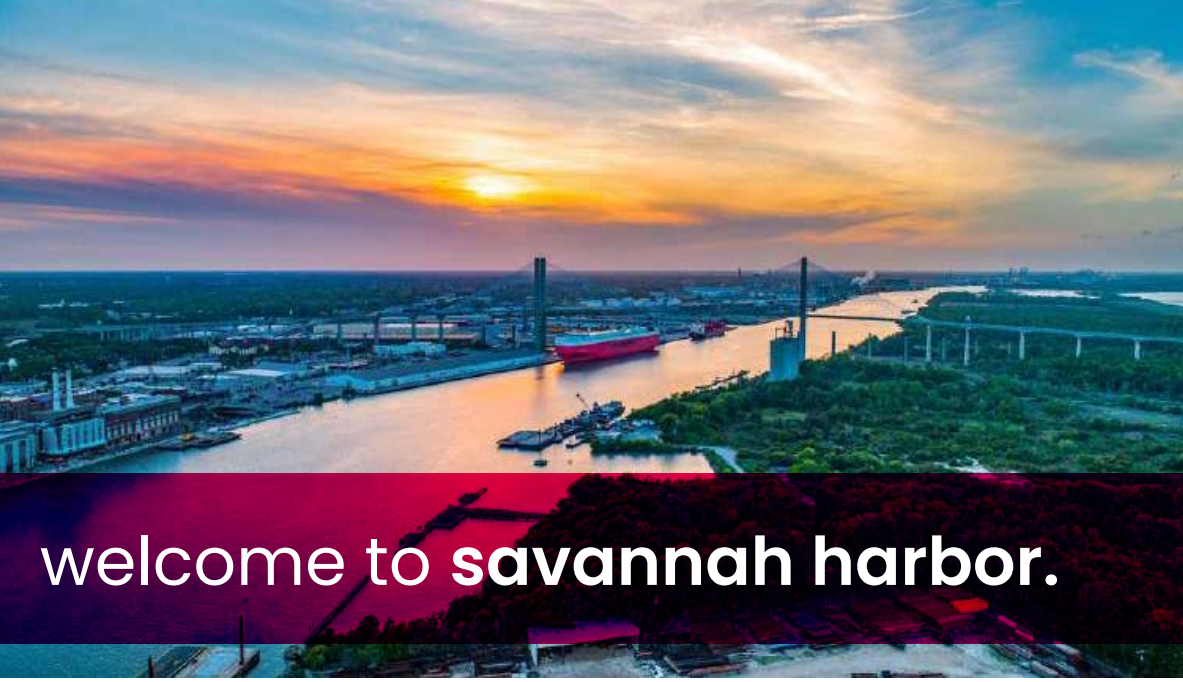
along the savannah river, east of slip one.

SAVANNAH HARBOR | SAVANNAH, GA



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welcome to savannah harbor.



Savannah has a vibrant and diverse food culture, attracting both locals and tourists. The city offers a wide range of culinary experiences, from traditional Southern cuisine to international flavors.

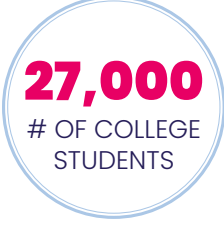
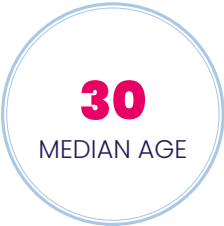
Known for its charming historic district, beautiful parks, and rich history, the city attracts millions of visitors each year, presenting a great opportunity to cater to a steady stream of potential customers.

Savannah has a close-knit community that takes pride in supporting local businesses. The residents value independent establishments and are often loyal patrons.

Affordability: Compared to some other major cities, the cost of living and operating a business in Savannah is relatively affordable. This can be advantageous when it comes to securing a suitable location, managing overhead costs, and attracting and retaining skilled staff.

Beyond tourism, Savannah skews a bit younger than other Georgia cities due to their colleges and Universities: Savannah College of Art and Design (SCAD) with 15K students, Savannah State University (4,000 students), Armstrong Campus of Georgia Southern University (7,000 students) and South University (1,000 students).

by the numbers.





Consistently named one of the "world's friendliest cities" by Condé Nast Traveler readers, Savannah has a world-class reputation for hospitality and grace.

-www.visitsavannah.com



unparalleled accessibility.

Hutchinson Island is in the middle of the action, between Ferry access, walking connectivity to the Westin and Savannah's convention center it's easy to see why investment is being made on the Island. Planned marina with over 25 slips will bring additional traffic to Hutchinson Island.



10 minute walk to The Reserve at Savannah Harbor & Savannah Convention Center



trade area.




The Bohemian Hotel

Waving Girl Statue

HOMESWOOD SUITES by Hilton


MARRIOTT

EASTERN WHARF
SAVANNAH


SAVANNAH CONVENTION CENTER

THE WESTIN
SAVANNAH HARBOR
GOLF RESORT & SPA

heavenly
BY WESTIN / spa

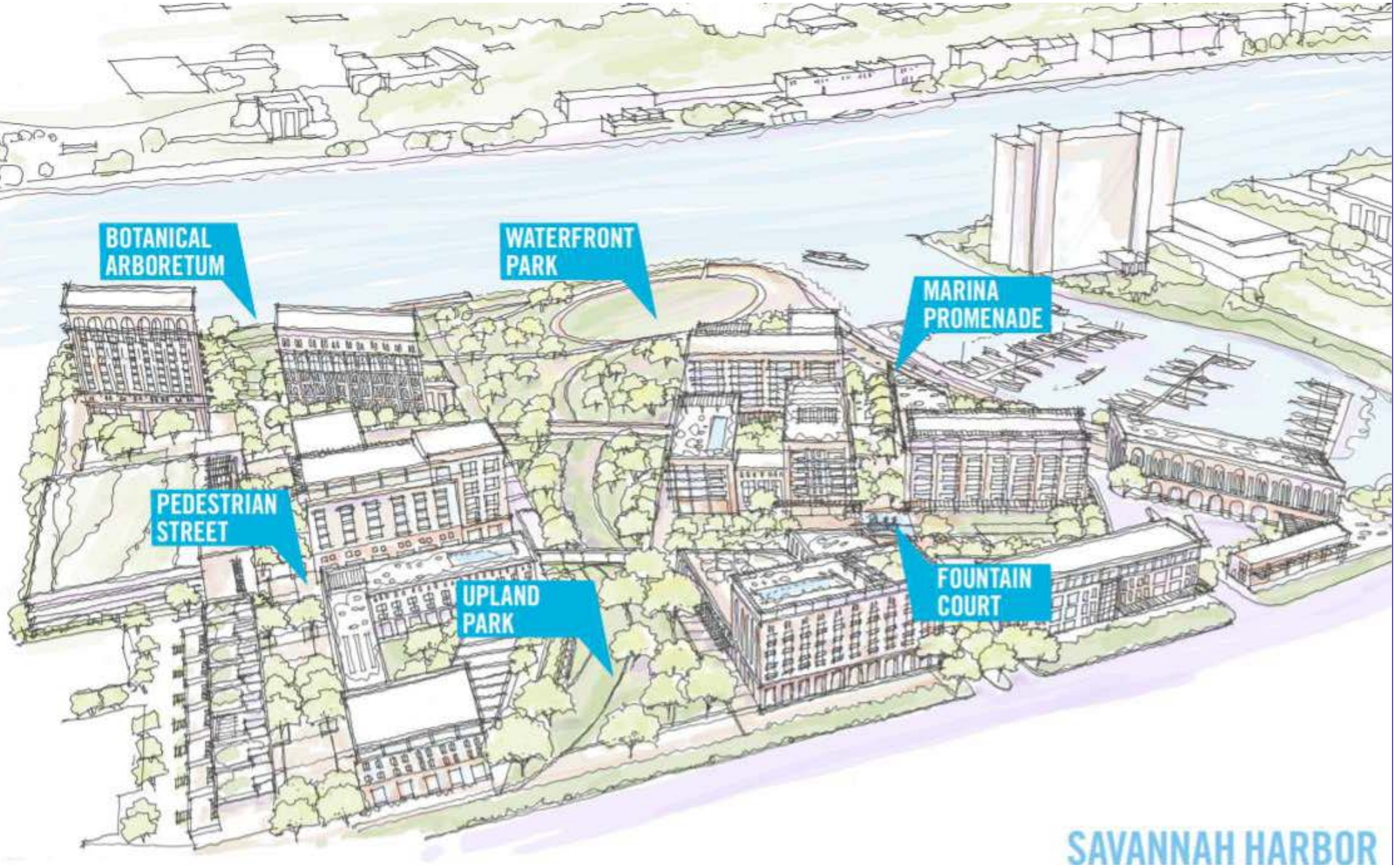
THE CLUB
SAVANNAH HARBOR


SAVANNAH HARBOR

ferry access

ferry access

trade area.



SAVANNAH HARBOR
Public Realm Design Character



retail availability.

12,000
AVAILABLE SF

280
UNIT BUILDING

Nestled at the base of the elegant Emma James apartment building, an exciting opportunity awaits in the form of 12,000 square feet of retail space. With 280 units comprising this residential complex, the prospect is ripe for fostering a dynamic community hub.

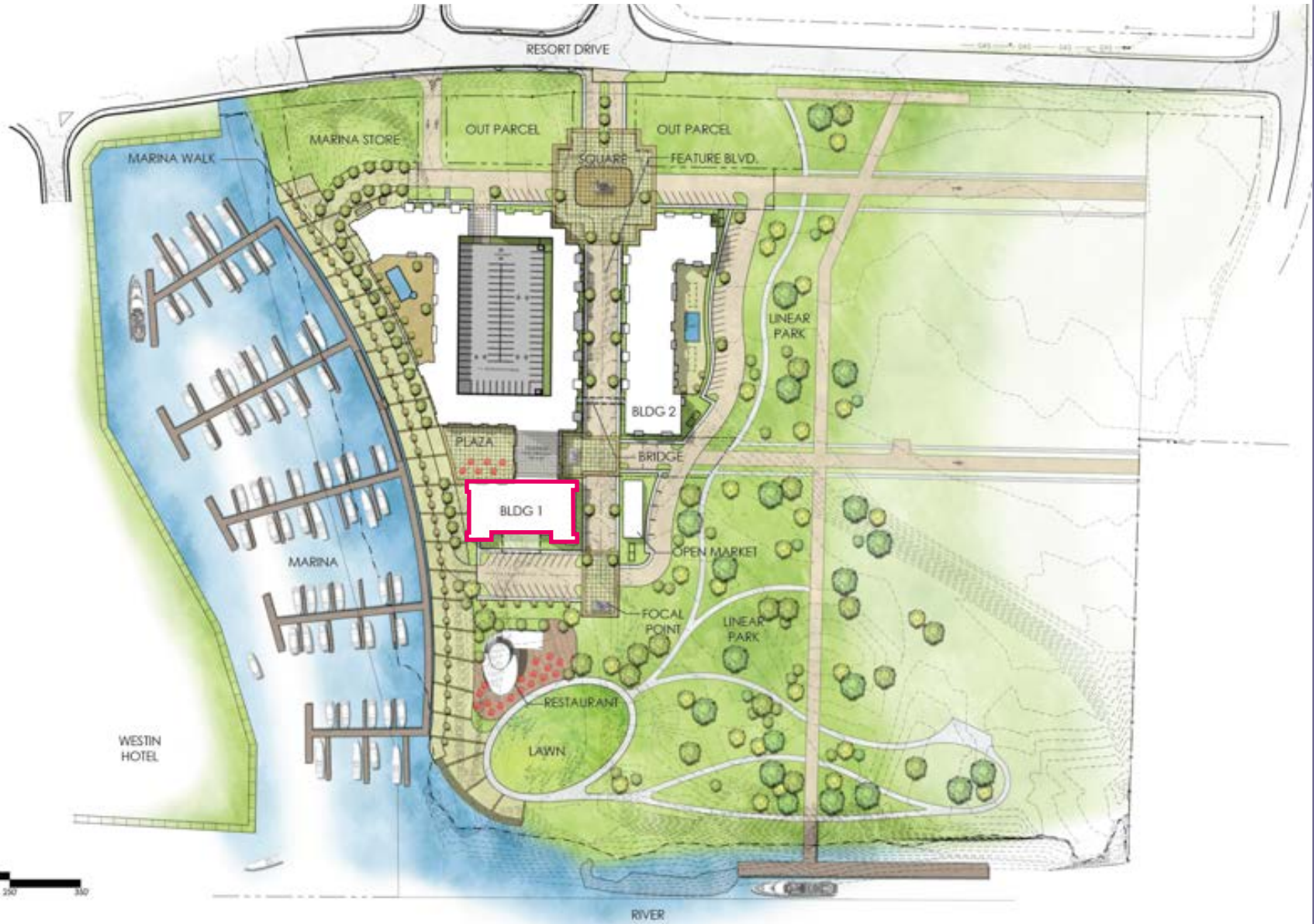
What sets this development apart? The strategic decision to include retail – a rare commodity, especially when compared to the nearby Daniel Corporations Apartments currently under construction. Boasting 288 units but devoid of any retail offerings, this juxtaposition positions the Emma James retail space as the focal point for residents and visitors alike, offering a unique and valuable amenity that enhances the Savannah Harbor experience.



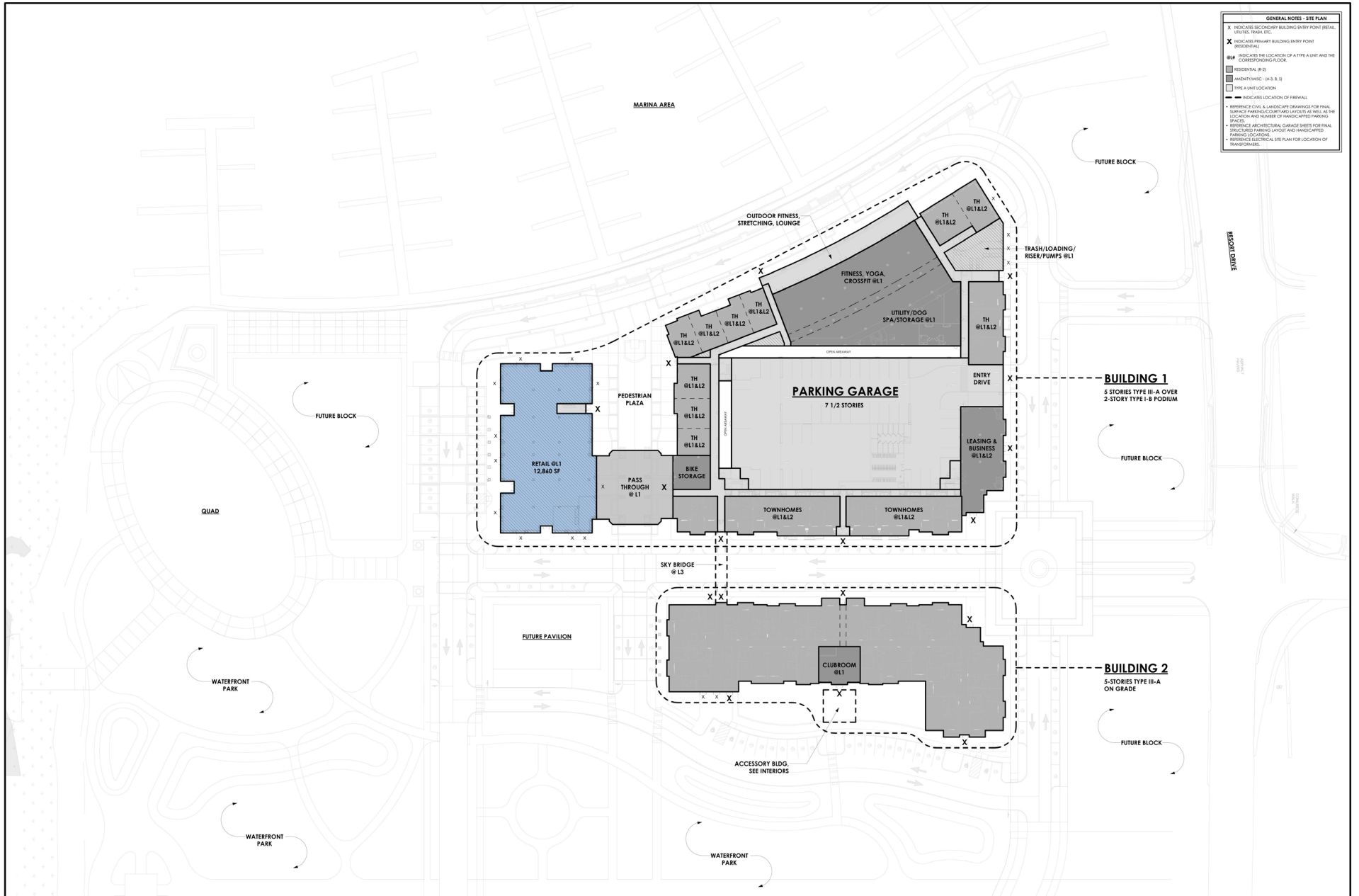
retail portion



phase I site plan.

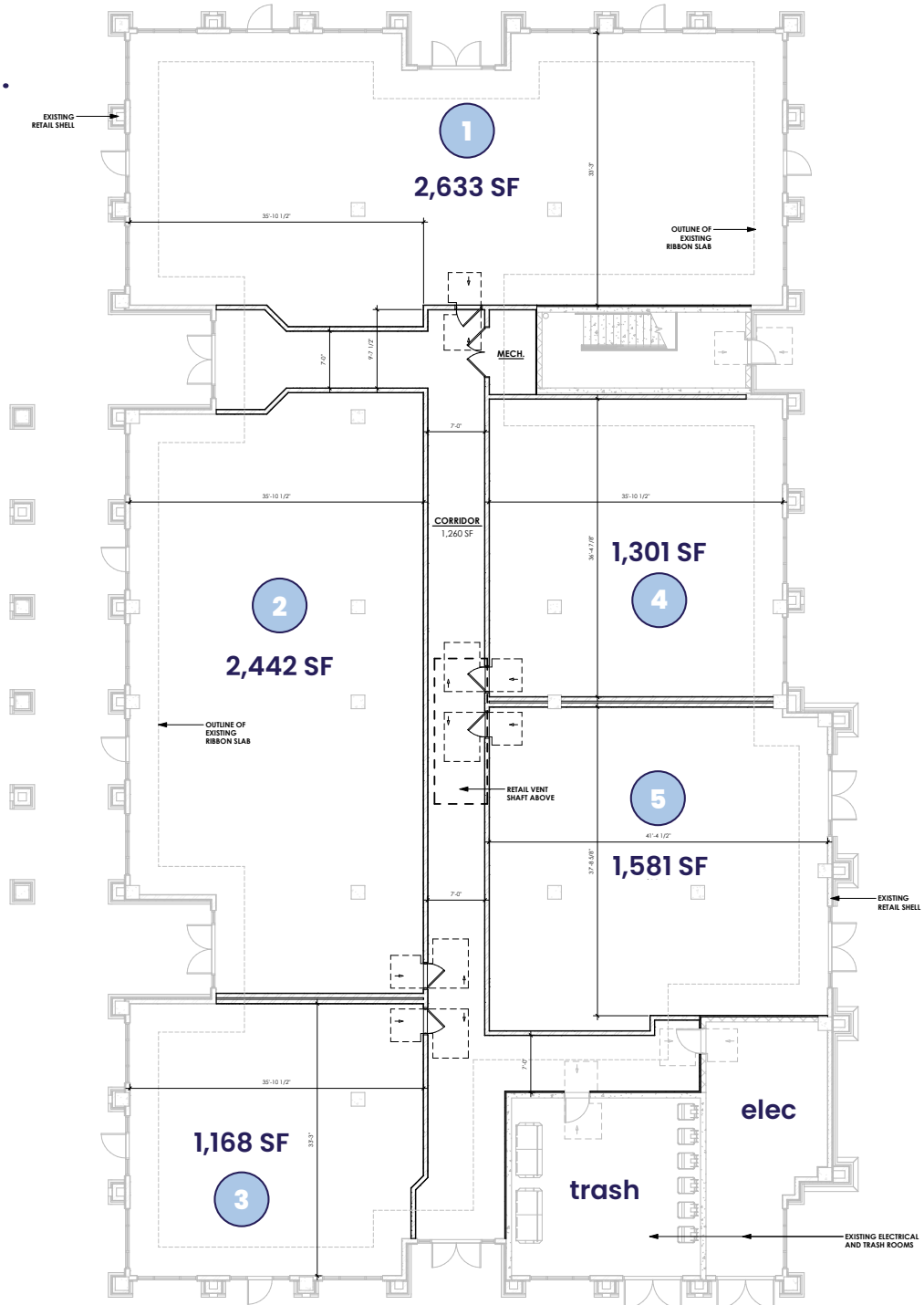


building site plan.



merchandising plan.

SUITE	SF	TENANT
1	2,633	retail
2	2,442	restaurant
3	1,168	restaurant
4	1,301	retail
5	1,581	retail



1 BLDG 1 - RETAIL PLAN
1/8" = 1'-0"



view from marina.



view from westin hotel.

marina views.

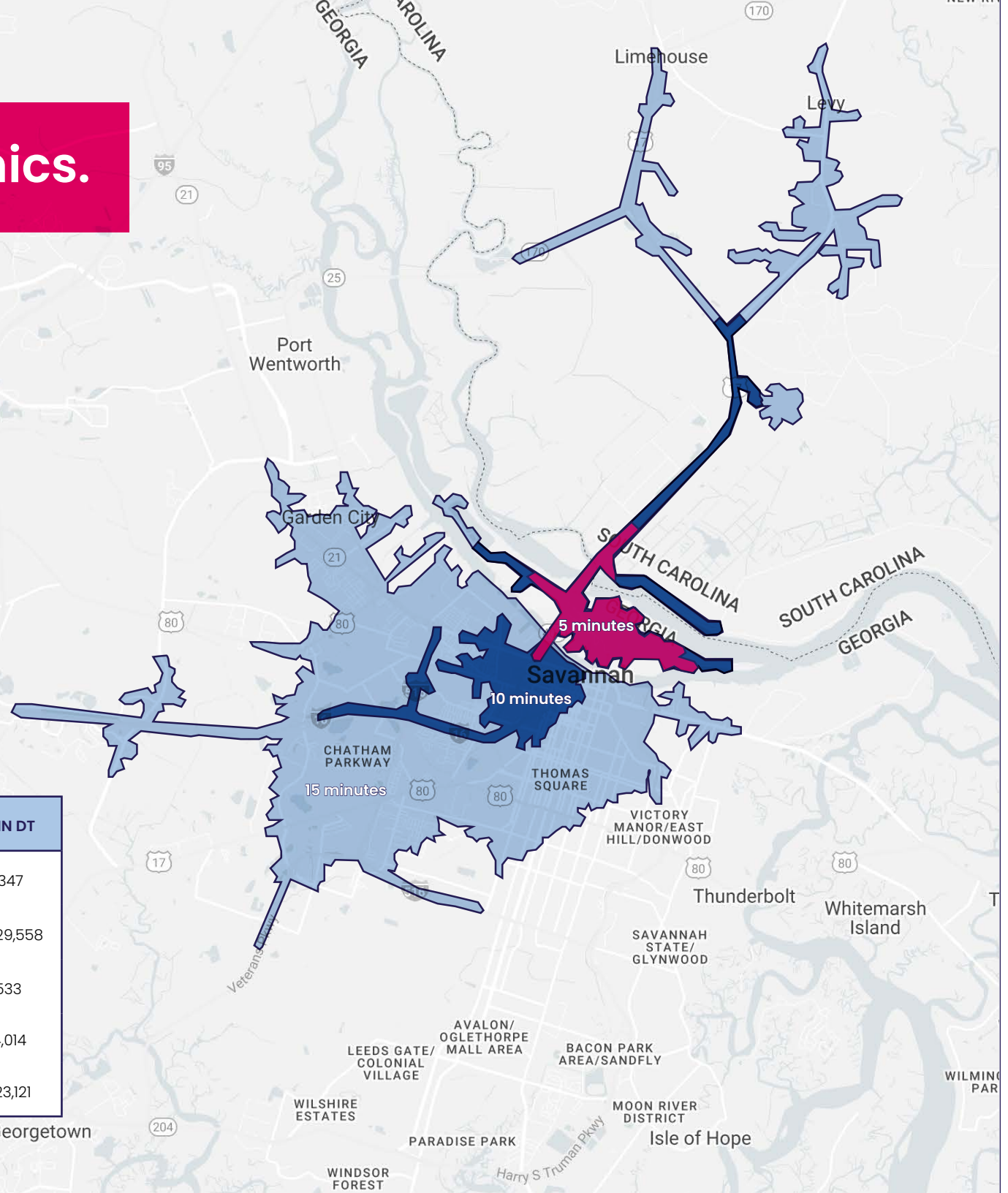


riverfront views.



area demographics.

DEMOGRAPHICS	10 MIN DT	15 MIN DT
Population	8,558	53,347
Dining Out Dollars	\$5,167,101	\$55,729,558
Daytime Pop. Median	16,166	51,533
HH Income	\$24,464	\$64,014
Entertainment Spend	\$123,722	\$1,523,121





local area overview.

VISITOR
SPENDING
\$4.4B
IN 2022
LONGWOODS INTERNATIONAL

NAMED
**BEST
U.S. CITY**
JULY 2020
TRAVEL & LEISURE

The Savannah region, situated on the Atlantic Ocean, boasts a population of nearly one million people and a skilled workforce that includes over 4,000 military personnel transitioning to civilian careers annually. With 18 colleges and universities in the area, boasting over 65,000 students, the region is a hub for talented professionals in a wide range of industries, including creative and technical services, advanced manufacturing, and healthcare technology.

Savannah’s historic district is the largest in the United States, and the city boasts more art galleries per capita than New York City, as well as 22 picturesque squares adorned with moss-draped trees. Visitors can enjoy award-winning restaurants, live music, film festivals, and relaxing beach weekends, making for a truly enjoyable lifestyle.

According to the 2019 Savannah Economic Trends report from Armstrong State University, special interest tourism activities, such as visiting historic sites, cultural attractions, and exceptional culinary experiences, are in high demand among leisure tourists in Savannah, surpassing national averages. As a result, the city’s reputation as a “foodie” destination is likely to continue to grow. Savannah also continues to receive recognition for its business and cultural richness, as it has in the past.

Sources: ESRI, SEDA, Savannah Chamber



EMPLOYS
1,900
FULL &
PART-TIME
EMPLOYEES

OWNS
70+
HISTORIC
BUILDINGS

MORE THAN
1,500
STUDENTS
ATTEND SCAD
ANNUALLY

SCAD (The Savannah College of Art and Design) is an accredited, nonprofit, private institution that prepares highly skilled students for professional careers by offering bachelor's and master's degrees. SCAD provides education in over 40 majors and offers minors in more than 75 fields of study. The student body is diverse, with over 15,000 students from more than 100 countries around the world and all 50 U.S. states. SCAD's main campus is situated in downtown Savannah, GA, and the institution also has satellite campuses located in Atlanta and Lacoste, France.

leasing team.



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