SEABOLT REAL ESTATE | VANTOSH COMMERCIAL GROUP

FOR SALE

17 W 41ST ST.
SAVANNAH, GA 31401

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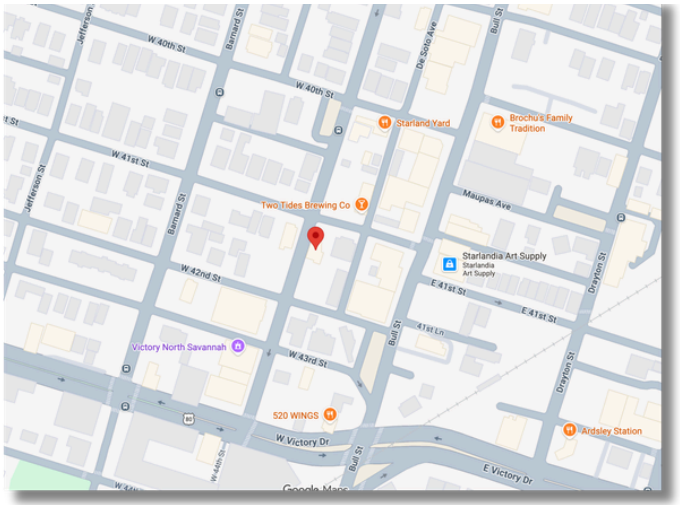
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Prime Starland Epicenter

Positioned directly in Savannah's most celebrated creative hub, the property sits just steps from Starland Yard, Two Tides Brewing, and major neighborhood anchors. Perfect for a flagship retail space or a vibrant professional office, the site offers exceptional connectivity for local clients, destination retail, and urban residents alike. A standout feature of the interior is a stunning, unique mural by celebrated artist Julu anchoring the staircase.

- High-Traffic Demographics Capitalize on heavy daily foot traffic, strong vehicle counts from adjacent thoroughfares, and close proximity to upper-level student housing like SCAD Victory Village.
- Expanding Student Footprint Benefit from the upcoming SCAD student housing development at 2819 Bull Street (near Victory North), where the city has approved a new 3-story, 181-unit residential building.
- Savannah's Creative Heart Nestled in the core of Savannah, the Starland District is a dynamic cultural hub brimming with artistic energy, unique eateries, and lively entertainment. Leverage Savannah's 17 million annual tourists, who contribute $4 billion to the local economy.



KEY FACTS

- **Positioned within one of Savannah's fastest-growing districts**
- **Flexible TN-2 zoning**
- **Walkable, high-demand urban corridor**
- **Strong tourism and local foot traffic**

PROPERTY OVERVIEW



PROPERTY HIGHLIGHTS

- $1.2 MILLION
- 0.09 ACRES
- ± 3,623 SF
- ZONING: TN-2
- 19 MIN TO AIRPORT
- 7 MIN TO ENMARKET ARENA
- TOTAL POPULATION: 58,836

Known for its dynamic blend of breweries, boutiques, and art-driven events, Starland is a premier urban destination. Featured in The New York Times, Vogue, and Travel + Leisure, this neighborhood has solidified its reputation as a global cultural and investment hotspot.

Position your business or investment at the intersection of Savannah's most vibrant growth. This unique, TN-2 Zoned live/work property offers a ± 3,623 SF footprint in the absolute heart of the nationally acclaimed Starland District. Featuring a spacious ground-floor retail layout paired with a premium upper-level space, the building offers unmatched versatility for creative, retail, or professional tenants.

Located just steps from the district's primary thoroughfares, the site ensures maximum brand visibility and consistent organic customer flow. Situated directly adjacent to Starland Yard and across from Two Tides Brewing, 17 W. 41st Street captures the ultimate creative energy and some of the highest neighborhood foot traffic counts in the entire district.

ZONING & USE ANALYSIS



TRADITIONAL COMMERCIAL

DISTRICT OVERVIEW: TN-2

Traditional Commercial - 2 (Mid-City District)

The TN-2 designation is engineered for high-density, mixed-use corridors. It prioritizes pedestrian engagement while allowing for high- impact commercial uses that serve both the local neighborhood and the greater Savannah market.

PERMITTED USE SUMMARY

The TN-2 District allows for a wide array of commercial activities. Key permitted uses include:

Retail & Neighborhood Commercial

- Convenience Store
- Boutique Clothing & Apparel Shop
- General Retail (Gift, Books, Specialty)
- Art Gallery or Photography Studio
- Antique & Vintage Marketplace
- Apothecary & Personal Care Retail
- Home Décor & Furniture Showroom
- Florist or Garden Shop

Food & Beverage Concepts

- Specialty Food Market & Provisions
- Sit-Down Restaurant or Bistro
- Coffee Shop or Café
- Bakery & Confectionery
- Artisan Manufacturing (Small-scale production with retail)

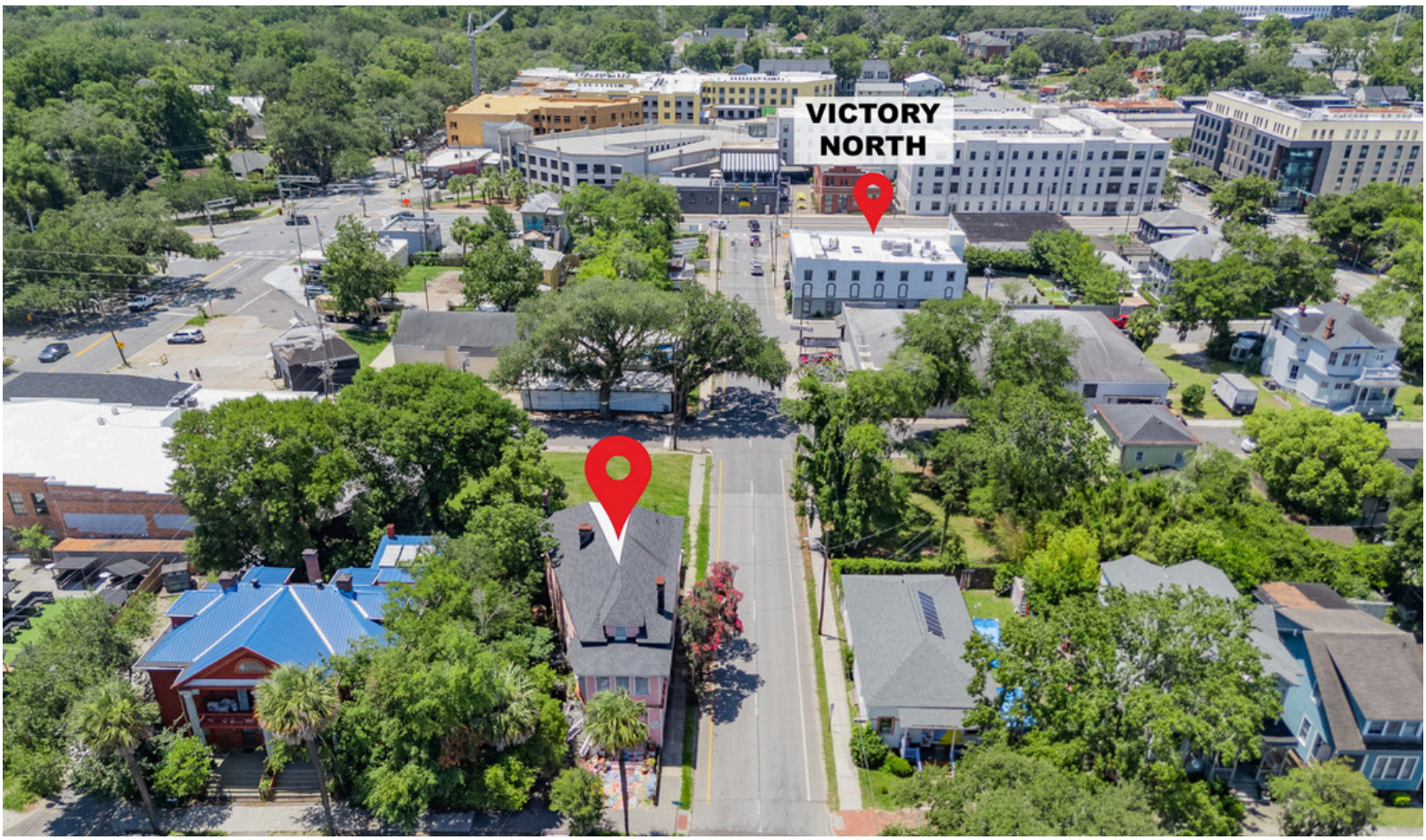
Service & Creative Flex

- Fitness Studio (Yoga, Pilates, Gym)
- Hair Salon or Barber Shop
- Professional Office / Creative Agency
- Instructional Studio (Art, Dance, Music)
- Catering Establishment
- Bicycle Sales & Repair

STRATEGIC ADVANTAGE This site is the geographic center of the Starland District's expansion, offering unmatched density and visibility.

Disclaimer: This summary is for informational purposes. All specific uses, parking requirements, and build-out specifications should be verified with the Metropolitan Planning Commission (MPC) and City of Savannah.

DRONE FOOTAGE



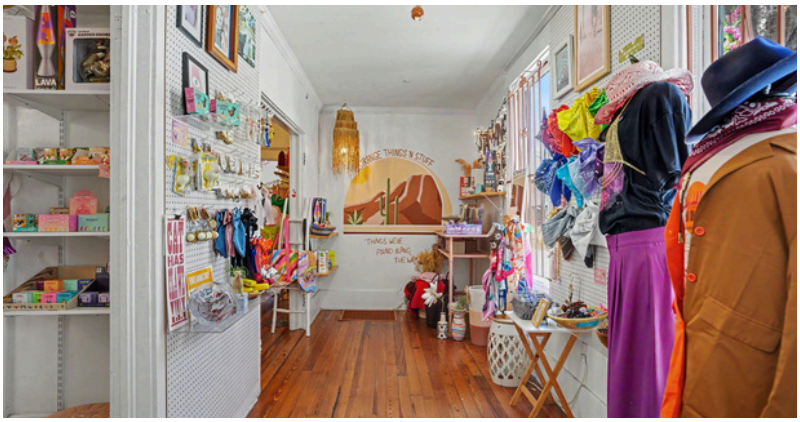






INTERIOR











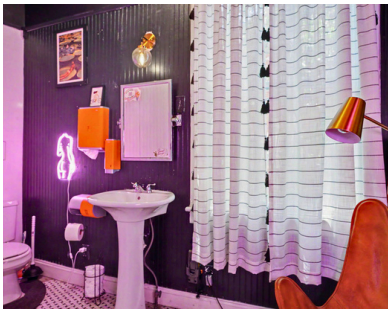
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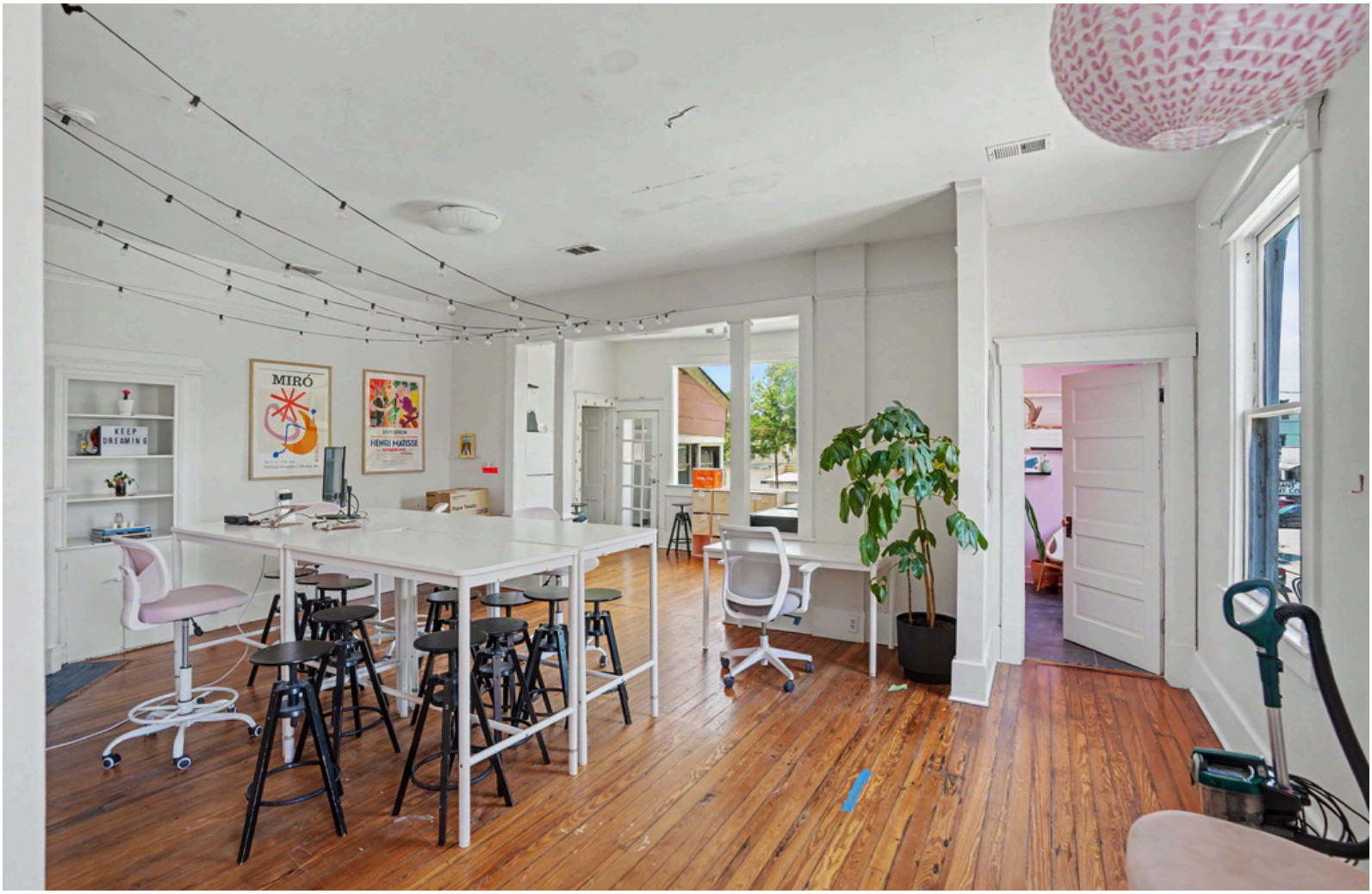






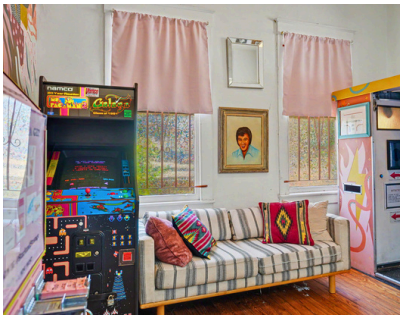


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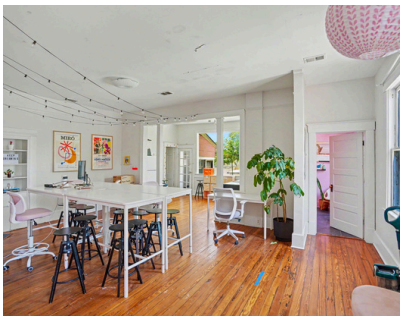


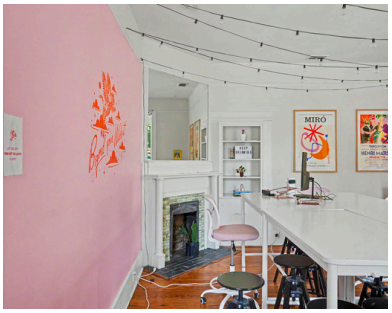
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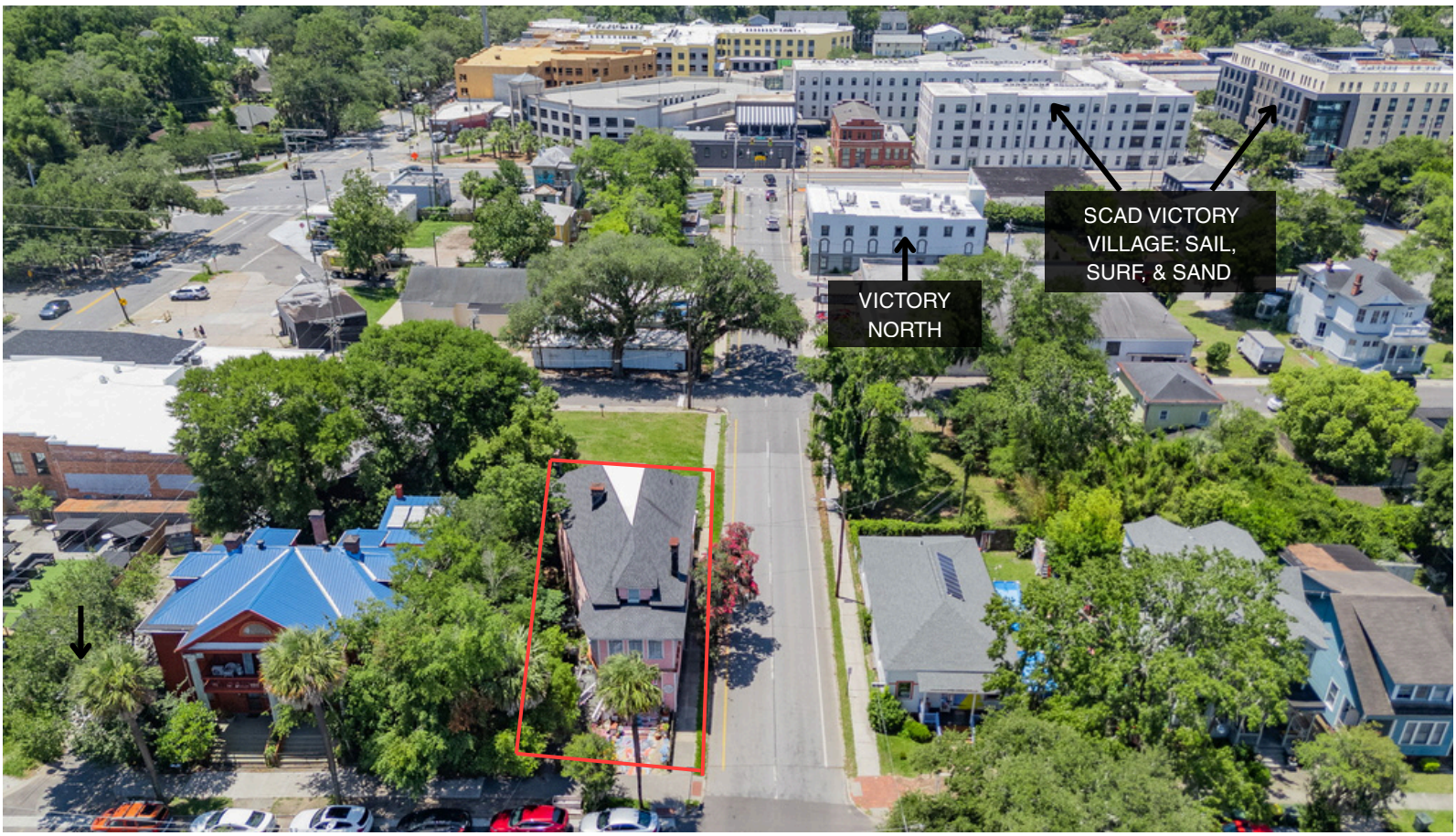






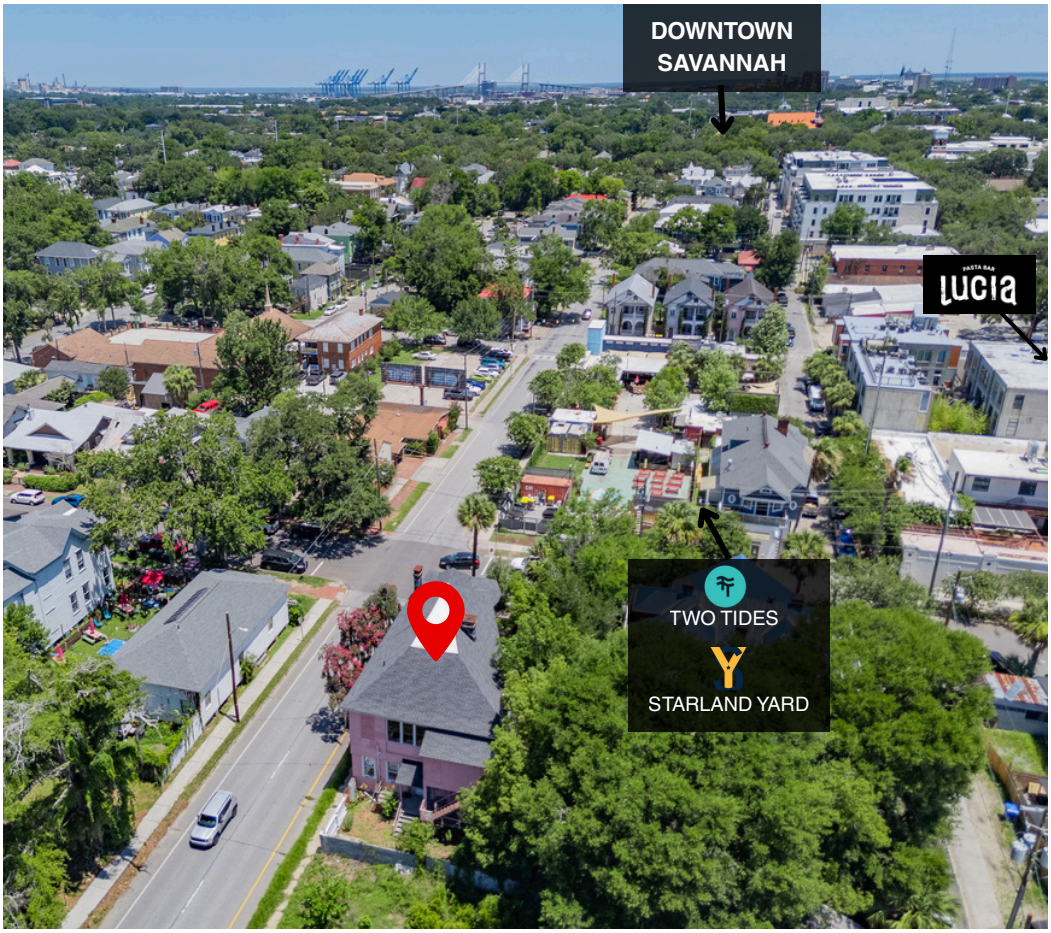


IN THE NEIGHBORHOOD









IN THE NEIGHBORHOOD











Visitor Spending **$4 Billion**

Over 17M Annual Visitors

10 Million Overnight Visitors
7.3 Million Day Visitors

Named **#6 FRIENDLIEST CITIES** in the U.S.

2025 TOP RANKINGS

#4 BEST U.S. CITY
Travel & Leisure

#2 The South's Best Cities

Contact Us

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DISCLAIMER

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Please note: Some images have been digitally decluttered using AI to remove vehicles and temporary items for better visibility. While the grounds have been cleaned for clarity, no structural changes have been made to the building or the property layout.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Seabolt Real Estate and Vantosh Commercial Group makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by in compliance with all applicable fair housing and equal opportunity laws.
The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

To get the definitive list of permitted uses and specific regulations for TN-2 zoning in Savannah, GA, you should: Consult the Official Code of Ordinances: The City of Savannah, GA maintains its ordinances online. You can usually find them on the city's official website under a "Government," "Departments," or "Planning & Zoning" section.

Contact the Planning & Zoning Department: The most direct way to get precise information and clarify any questions is to contact the Savannah Planning & Zoning Department. They can provide the exact language of the zoning ordinance and any recent amendments. Their contact information is often available on the city's website.