SEABOLT
REAL ESTATE

VANTOSH
COMMERCIAL GROUP

FOR LEASE

215 EAST CONGRESS ST.
SAVANNAH, GA 31405



KEY FACTS

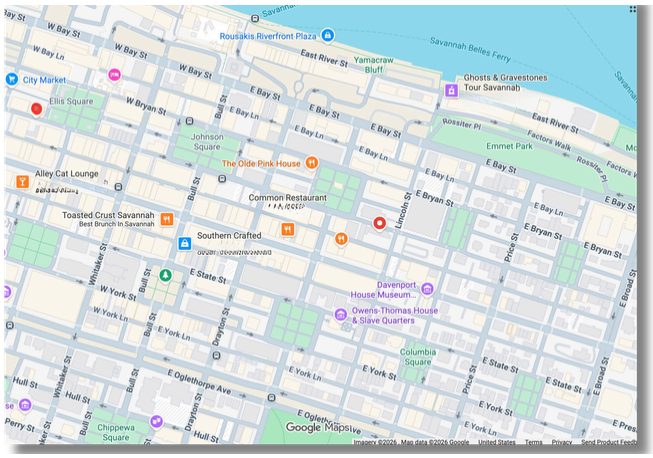
± 3,536

20 FOOT CEILINGS

24 PARKING SPACES

ZONING: D-CBD

215 East Congress Street offers 3,536 square feet of D-CBD retail space in downtown Savannah, steps from Broughton Street shopping and dining. The property includes 24 on-site parking spaces, strong visibility, and steady foot traffic, with convenient access to Enmarket Arena, the airport, locals, visitors, and downtown demand year-round activity.



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PROPERTY OVERVIEW



PROPERTY HIGHLIGHTS

- 20 FOOT CEILINGS
- ± .246
- 24 PARKING SPACES
- ± 3,536
- ZONING: D-CBD
- 19 MIN TO AIRPORT
- 7 MIN TO ENMARKET ARENA
- TOTAL POPULATION: 149,000

This property at **215 East Congress Street** offers a prime retail leasing opportunity in the heart of downtown Savannah. **Zoned D-CBD** (Downtown Central Business District), it provides approximately **3,536 square feet**, ideal for retail or customer-facing businesses. Positioned in a vibrant commercial area, it's surrounded by the city's historic charm.

The space includes 24 **on-site parking spaces** for convenience, and is just steps from the bustling Broughton Street, known for its shopping and dining. With strong daily foot traffic, businesses here will enjoy visibility from both locals and visitors alike.

This downtown location is only about a 7-minute drive to the Enmarket Arena and around 19 minutes to the airport. It's perfect for retailers looking to tap into the steady stream of downtown shoppers while being part of Savannah's thriving urban scene.

ZONING & USE ANALYSIS



DOWNTOWN BUSINESS DISTRICT

District Overview: D-CBD.

Downtown Central Business District

The Downtown Core Business District is a high-density, mixed-use zone that encourages commercial vibrancy. It prioritizes pedestrian-friendly retail, service, and office uses, ensuring an active urban atmosphere.

PERMITTED USE SUMMARY

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

Retail & Downtown 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
- Delis / Ice cream shops
- Coffee Shop or Café
- Bakery & Confectionery
- Bars, Taverns, and Cocktail Lounges
- Breweries/distilleries

  *Subject to alcohol licensing

Service & Creative Flex

- Fitness Studio (Yoga, Pilates, Gym)
- Hair Salon or Barber Shop
- Professional Office / Creative Agency
- Co-working spaces
- Instructional Studio (Art, Dance, Music)
- Medical offices
- Indoor entertainment
- Event venues

STRATEGIC ADVANTAGE: Steps from Broughton Street's premier retail corridor, offering prime visibility and high foot traffic in Savannah's historic core.

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.

EXTERIOR


215 East Congress Street




Broughton Street
215 E Congress St



INTERIOR





POSSIBILITIES





*Images are digitally rendered for illustrative purposes only and are intended to demonstrate the property's potential uses and possibilities.

IN THE NEIGHBORHOOD



1. JW Marriott/Plant Riverside District
2. Alida Hotel
3. Best Western
4. Quality Inn Historic District
5. Jere's Antiques
6. Hilton Garden Inn
7. Hilton Double Tree
8. Hotel Indigo
9. City Market
10. Social Club
11. Anthropologie
12. Walgreens
13. H&M
14. Urban Outfitters
15. lululemon
16. Chase Bank
17. Bohemian Hotel
18. Hyatt Regency
19. Five Guys
20. Starbucks
21. Ruth's Chris Steakhouse
22. Andaz Hotel
23. Ellis Square
24. Lady & Sons
25. United Community Bank
26. Gap Factory
27. Savannah Bee Company
28. The Paris Market
29. Truist
30. Banana Republic
31. Athlete's Foot
32. FedEx
33. City Hall
34. Historic River Street
35. Drayton Hotel
36. Holiday Inn Express
37. Johnson Square
38. Bank of America
39. Olde Pink House
40. Planter's Inn
41. Levy Jewelers
42. Hotel Municipal Grand
43. Ben & Jerry's
44. Starbucks
45. Marshall House Hotel
46. Hampton Inn
47. Staybridge Suites
48. Future Hotel
49. Reynolds Square
50. Lucas Theater
51. Leopold's
52. Trustees Theater
53. SCAD Jen Library



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

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