SEABOLT REAL ESTATE | VANTOSH COMMERCIAL GROUP

FOR LEASE

230 BULL ST.
SAVANNAH, GA 31401
$3,800/ MONTH

BETH VANTOSH
Commercial President
C: 912.663.3392
O: 912.233.6609

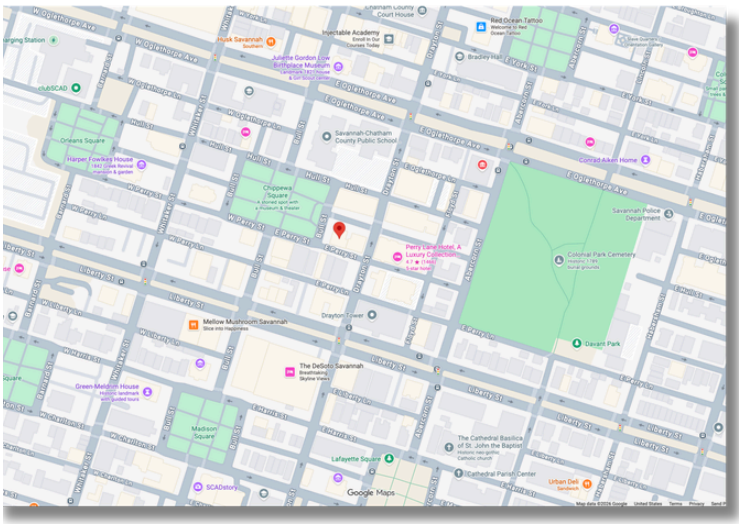
AMANDA HALL
Commercial Agent
C: (912) 247-6822
O: 912.233.6609



Directly on Historic Chippewa Square, Downtown Historic District

Position your brand on one of Savannah's most iconic corridors. Located directly on world-famous Chippewa Square and adjacent to the historic Savannah Theatre, 230 Bull Street offers an unmatched street-level retail presence with constant year-round pedestrian flow from local residents, SCAD students, and millions of annual visitors.

This highly efficient, small-format space is tailored for a premier boutique, specialty retail store, gallery, or high-end concept looking to maximize sales density in Downtown Savannah's premier commercial district. Flexible Downtown Commercial Business District zoning permits a variety of boutique, specialty, and personal service uses. High foot traffic fueled by neighboring cultural landmarks, boutique hotels, premier dining, and SCAD facilities.



LOCATION & PROPERTY HIGHLIGHTS

- **Size: +/-1,000 SF**
- **Walkable, high-demand urban corridor**
- **Flexible D-CBD zoning**
- **Prime Downtown Location: Strong tourism and local foot traffic**

PROPERTY OVERVIEW



LOCATION & LEASING HIGHLIGHTS

🏛️ Iconic Chippewa Square Frontage
Unbeatable street-level visibility right off one of Savannah's most historic and heavily visited public squares.

🚶 High Foot Traffic Corridor
Continuous, year-round pedestrian flow fueled by neighboring cultural landmarks, boutique hotels, and dining.

🎨 SCAD & Cultural Radius
Surrounded by Savannah College of Art & Design facilities, historic theaters, and vibrant commerce.

🏬 Flexible Downtown Commercial Zoning
Permits a wide variety of boutique retail, specialty, shops art galleries, or personal service uses.

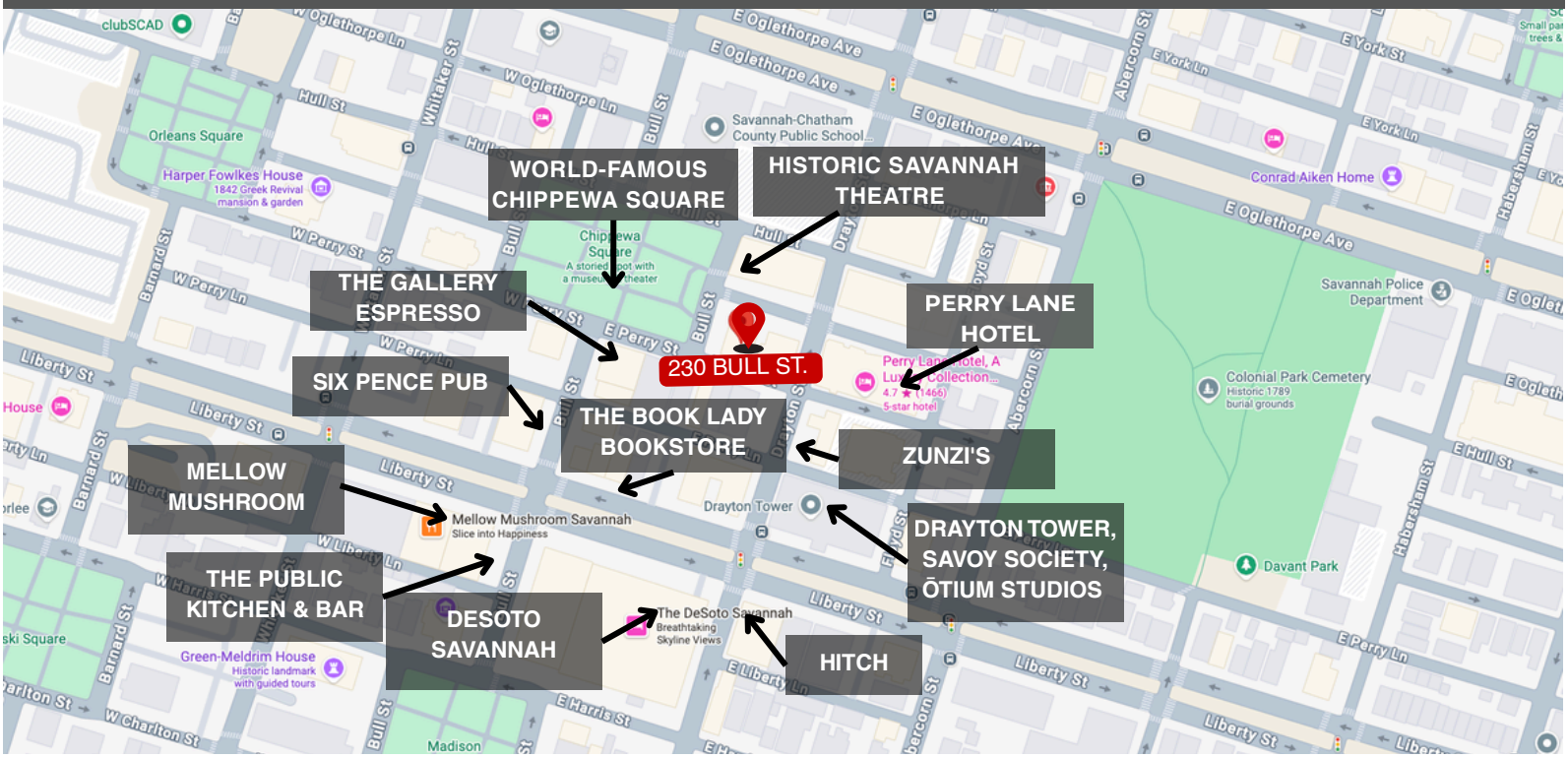
Position your brand in the heart of historic Savannah. This prime street-level footprint at 232 Bull Street sits directly on Chippewa Square—famously known as the filming location for Forrest Gump—along the city's heavily traveled pedestrian corridor. Featuring flexible D-CBD zoning, it offers exceptional visibility for boutique retail, specialty concepts, or luxury storefronts.

Situated adjacent to the Historic Savannah Theatre and steps from Perry Lane Hotel, SCAD, and high-end dining, this site delivers unmatched foot traffic and maximum brand exposure in Savannah's premier downtown district.

PROPERTY SPECIFICATIONS & ADVANTAGES

- **High Sales Density:** Small-format layout optimized for high revenue-per-square-foot operators.
- **Premier Retail Cluster:** Neighboring luxury boutiques, national retailers, and acclaimed local dining.
- **Unrivaled Exposure:** Direct sightlines along the Bull Street commercial artery.

ON THE MAP



PROPERTY HIGHLIGHTS

- **World-Famous Historic District Location:**
  - Situated directly on iconic Chippewa Square—famously featured in Forrest Gump—along Downtown Savannah's premier Bull Street pedestrian corridor.
- **Maximum Brand Exposure:**
  - Positioned along the city's highest-traffic foot route to deliver non-stop, year-round pedestrian counts and maximum sales density.
- **Unmatched Proximity & Foot Traffic:**
  - Directly adjacent to the Historic Savannah Theatre and steps from the Perry Lane Hotel, Drayton Tower, SCAD facilities, and and popular area dining like Husk, Savoy Society, The Public Kitchen & Bar, Six Pence Pub, and The Gallery Espresso.

ACCESSIBILITY & DEMOGRAPHICS

6 Mins	20 Mins	58,836
ENMARKET ARENA	SAVANNAH AIRPORT	TOTAL POPULATION

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.

THE PROPERTY









THE PROPERTY

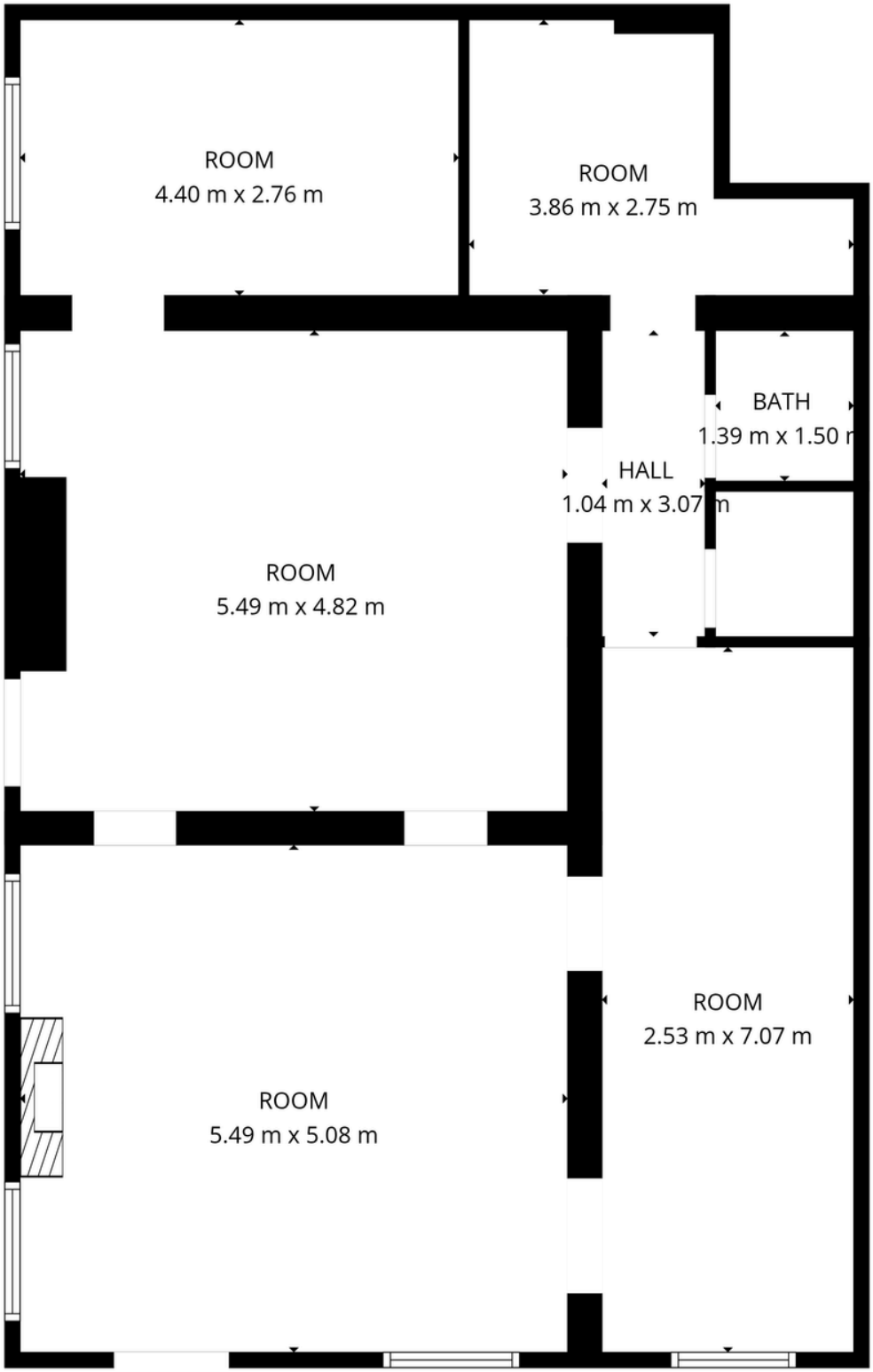








FLOOR PLAN



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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

Vantosh Commercial Group

BETH VANTOSH
Commercial President
C: 912.663.3392
O: 912.233.6609

AMANDA HALL
Commercial Agent
C: (912) 247-6822
O: 912.233.6609

DISCLAIMER

All materials and information received or derived from Seabolt Real Estate its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, develop ability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Seabolt Real Estate its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

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.