

## DOWNTOWN SAVANNAH

colliers.com/savannah

THE BAXLY RETAIL FOR LEASE | 630 INDIAN STREET, SAVANNAH, GA 31401

# Prime Retail Destination

- Ground floor retail space is available at The Baxly, a brand new 275 unit apartment community
- Located steps from the Savannah College of Art & Design (SCAD), the Savannah Riverwalk, and Savannah's thriving downtown scene
- Surrounded by outstanding local and national restaurants, historic hotels, flourishing businesses, and major shopping districts
- **Three minute walk to Plant Riverside, a new 4.5 acre riverfront entertainment district and JW Marriott 419-room hotel**
- Ideal for specialty retail, boutique clothing, upscale restaurants, or similar uses
- Street and garage parking available
- Multiple apartment communities with over 500 units, and SCAD educational buildings are located within three blocks of the property

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Lease Rate:

*Please Inquire*

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## The Baxly Retail



±1,500 - ±9,000 SF

Ground Floor Retail

New Construction

High Growth Area

### Savannah's Tourism Continues to Grow!

2019 Statistics



**\$3.1B**

VISITOR SPENDING



**14.5M**

ANNUAL VISITORS

### Savannah College of Art & Design

- Over **70 Historic Buildings** interwoven throughout downtown
- More than **14,000 Students**
- Employs nearly full-and part-time **1,900 Employees**

### Savannah, Georgia

**#1** STATE FOR BUSINESS  
**7 YEARS IN A ROW (2013-2019)**

Site Selection Magazine



- Top Tourist Destination
- Low Cost of Living
- Expanding Airport
- Innovative Education Options
- Large Military Installations
- Port of Savannah



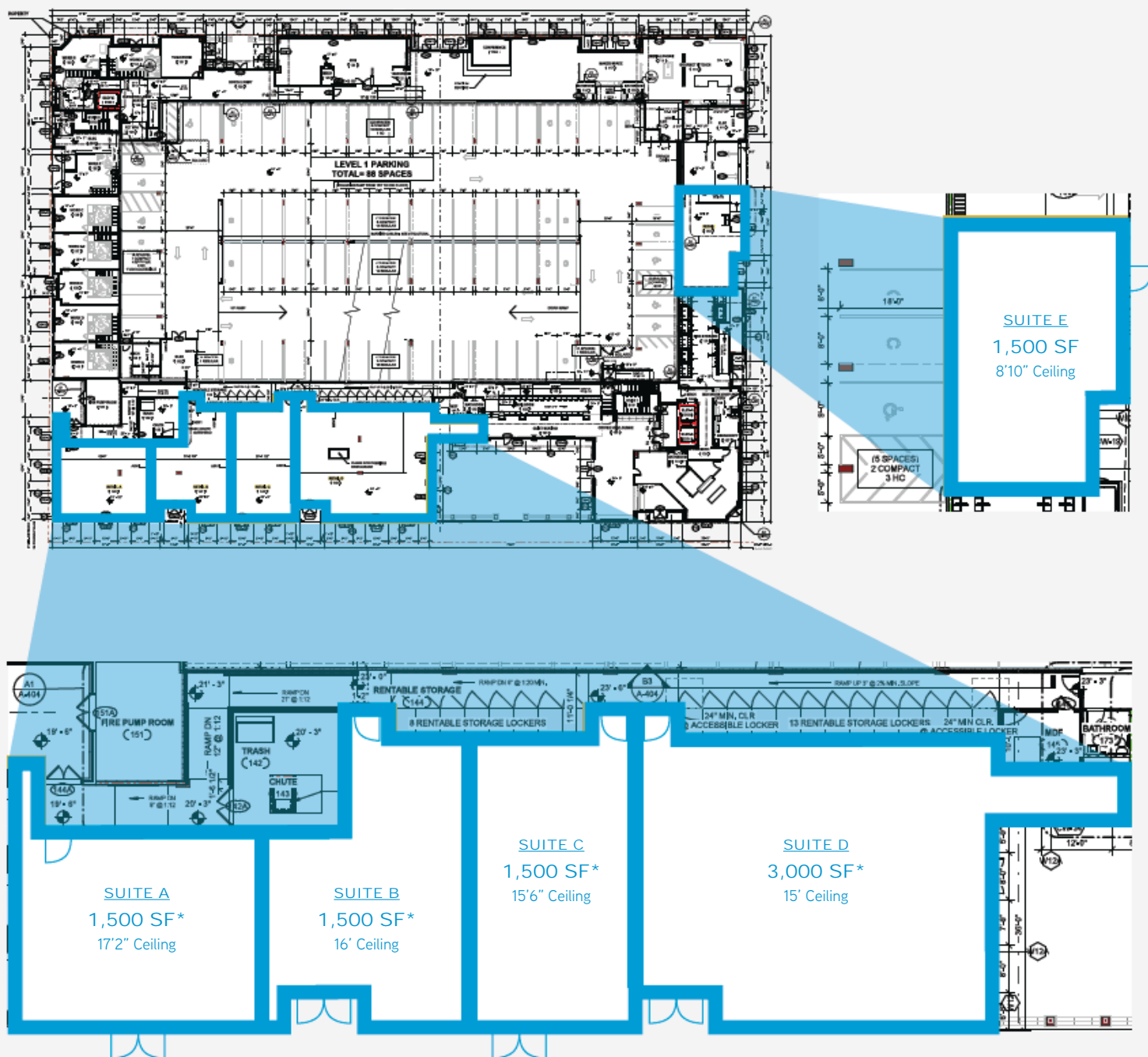
**46.7%** Growth Projection  
from 2020 to 2050

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\*Suites A to D are contiguous to 7,500 SF

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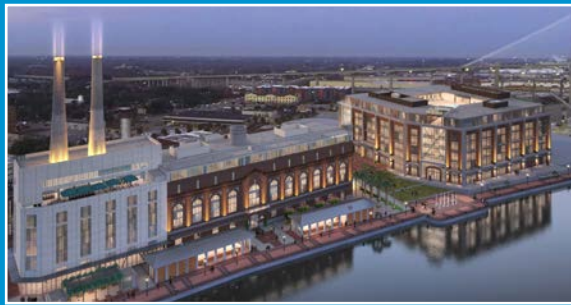
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# Savannah's West End



**Plant Riverside District**

3 Minute Walk to the  
Plant Riverside District



**The Baxly**

In recent years the West End of Savannah's Historic River Street has seen an influx of development. Historically this area has served primarily industrial users until **SCAD repurposed several properties**, attracting retailers such as **Ghost Coast Distillery** and **Service Brewing Company**. Private investment has lent to developments including **The Hue Student Housing with 145 units**, **Olmsted Savannah with 163 units**, **The Baxly with 245 units**, the **Alida Hotel**, and of course the **Plant Riverside District** which is the hub of the largest mixed-use development in the area.



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PORT OF SAVANNAH



SAVANNAH'S CANAL DISTRICT  
(MIXED-USE DEVELOPMENT  
PLANNED FOR 2021)

## Points of Interest Downtown Savannah



### THE BAXLY

1. Ghost Coast Distillery
2. Battlefield Park
3. Plant Riverside District
4. City Market
5. Thunderbird Inn
6. Savannah History Museum
7. Cotton Sail
8. Residence Inn by Marriott
9. Service Brewing Company
10. Hampton Inn & Suites
11. B Historic Savannah
12. The Bowery
13. Hilton Garden Inn Savannah
14. The Mansion on Forsyth Park
15. The DeSoto Savannah
16. Liberty Street Parking Garage
17. Hyatt Regency Savannah
18. Georgia State Railroad Museum
19. Perry Lane Hotel
20. Ballastone Inn
21. Foley House Inn
22. SpringHill Suites by Marriott
23. Coastal Georgia Center
24. Multi-Cultural Museum
25. Fairfield Inn & Suites by Marriott
26. The Bohemian Hotel
27. SCAD
28. DoubleTree by Hilton Hotel
29. Hotel Indigo Savannah
30. Holiday Inn Savannah
31. Embassy Suites
32. Marshall House
33. Best Western Savannah
34. Quality Inn Savannah
35. The Blake Apartments
36. Andaz Savannah
37. Drayton Tower
38. Jepson Center
39. Courtyard by Marriott
40. The Hue
41. Savannah Civic Center
42. They Grey
43. Broughton Street
44. Ships of the Sea Museum
45. JW Marriott @ Plant Riverside
46. Ellis Square

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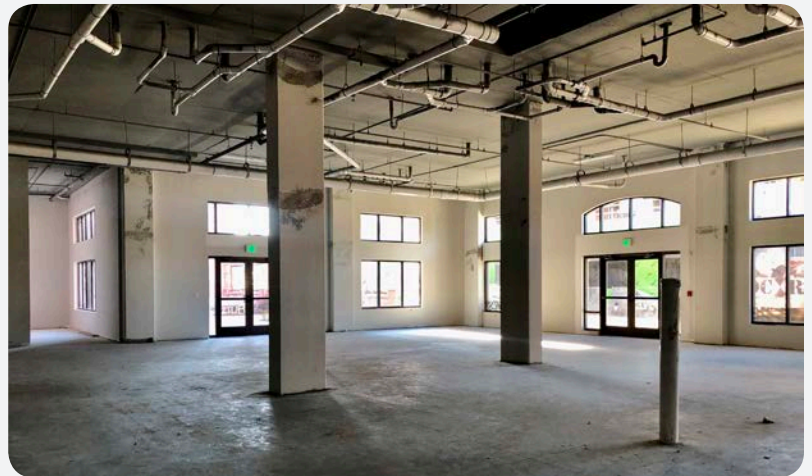
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