



Colliers



±2,114 SF AVAILABLE

FOR LEASE

# Historic River Street Retail Space

Olde Harbour Inn | 505 East River Street | Savannah, GA 31401

Ground-floor retail space adjacent to the Waving Girl statue, steps from the iconic Savannah Riverboat, & positioned at the connection point between Historic River Street & Eastern Wharf.

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## Savannah's Most Visited Waterfront Retail Corridor

505 East River Street offers a rare retail leasing opportunity along Savannah's iconic waterfront. Situated on Historic River Street, the property benefits from exceptional pedestrian traffic, visibility, and proximity to some of the city's most visited destinations.

Located near the Waving Girl statue, Savannah Riverboat Landing, Emmet Park, and the rapidly growing Eastern Wharf district, the site sits at a key connection point within Savannah's premier waterfront corridor, which attracts more than 14 million visitors annually.

### Available Retail Space

Unit Size	±2,114 SF
Availability Date	January 1st, 2027
Lease Rate	\$37.00/SF Gross

More than  
**14 Million**  
Annual Visitors

Visitor Spending  
**\$4.75 Billion**

**5.3%**  
Low Downtown  
Retail Vacancy

Named As  
**BEST U.S. CITY**  
in 2025 by Travel & Leisure

## Gateway Between Historic River Street & Eastern Wharf



**CITY  
MARKET**

**EMMET  
PARK**

**PLANT  
RIVERSIDE  
DISTRICT**

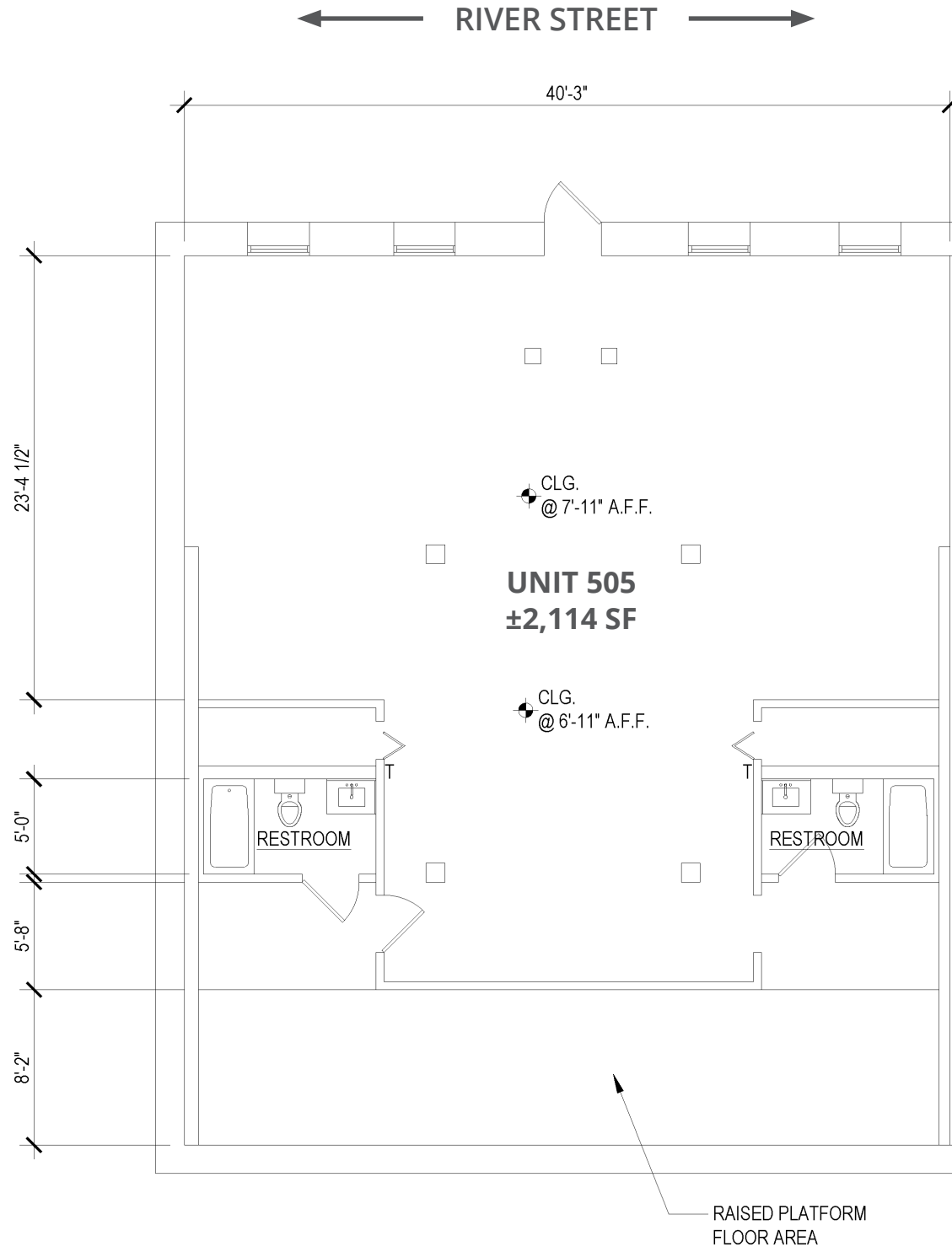
**SAVANNAH  
CONVENTION  
CENTER**

**RIVER STREET  
MARKET PLACE**

**SAVANNAH  
RIVERBOAT**

**HISTORIC RIVER STREET**  
*Savannah's Iconic Cobblestone  
Retail Corridor*

# Floor Plan



# Nearby Attractions

SAVANNAH CONVENTION CENTER

PLANT RIVERSIDE DISTRICT

CITY HALL

RIVER STREET HISTORIC CORRIDOR

CITY MARKET

WAVING GIRL DOCK

SAVANNAH RIVER

BROUGHTON STREET RETAIL CORRIDOR




TRUSTEES GARDEN

EASTERN WHARF

COLONIAL PARK CEMETERY

NEW RIVERFRONT MIXED-USE DISTRICT WITH HOTELS, APARTMENTS, OFFICES & RESTAURANTS

TO TYBEE ISLAND

-  Bar/Restaurants
-  Retailers
-  Hotels
-  Olde Harbour Inn





## Local Area Overview

Ideally located on the Atlantic Ocean, the Savannah region is home to close to one million people and a skilled workforce that includes more than 4,000 military transitioning to the civil sector each year. Our 17 area colleges and universities with more than 81,000 students are producing a top talented workforce in industries ranging from creative and technical services to advanced manufacturing to healthcare tech and more.

With the largest landmarked historic district in the nation, more art galleries per capita than New York City, 22 grassy moss-draped squares, award-winning restaurants, nights filled with live music and film festivals and weekends relaxing on the beach, the good life is here.

Savannah's local economy continues to thrive in 2026, with tourism remaining a dominant driver of growth—particularly through cultural, historic, and culinary attractions that set the city apart from national trends. Leisure travel remains strong, with high demand for immersive “special interest” experiences such as historic site tours, local arts, and exceptional dining. The city's reputation as a top-tier “foodie” destination is further reinforced by rising culinary tourism, while ongoing preservation of Savannah's historic district enhances its appeal to both visitors and residents.

*Sources: ESRI, SEDA, Savannah Chamber*

# Demographics

Savannah is the oldest city in the state of Georgia and is located in the far-east portion of the state along the Atlantic coast. According to 2025 US Census, the population of 437,261 in the Savannah Metro Area accounts for 3.8% of the total Georgia population of 11,269,916 people. Dynamic population growth, a robust business climate, and a thriving artistic and cultural community combine to create the highest quality work and home environments. Savannah's allure has been recognized nationally by Travel + Leisure as "Best U.S. Cities" (#4), "The South's Best Cities" (#2) by Southern Living and was named #1 for smaller cities in "Best Places to Live and Work as a Moviemaker" in 2020 by Moviemaker Magazine.

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

Savannah Metro Area will add  
**more than 190,000**  
people from 2020 to 2050

**43.2%**

of the population  
has earned an  
**associate's  
degree or higher**

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

%	Age Group
23.1%	0 - 19
10.6%	20-24
17.1%	25 - 34
33.5%	35 - 64
14.2%	66-84
1.6%	85+

%	Income
14.7%	<\$15,000
7%	\$15,000 - \$24,999
7.4%	\$25,000 - \$34,999
12.8%	\$35,000 - \$49,999
17.4%	\$50,000 - \$74,999
14.6%	\$75,000 - \$99,999
6.5%	\$100,000 - \$149,000
6.5%	\$150,000 +

%	Labor Force
3.9%	Construction
3.8%	Manufacturing
2%	Wholesale Trade
21.8%	Retail Trade
3.2%	Transportation/Utilities
5.1%	Finance/Insurance/Real Estate
51.5%	Services
6.9%	Public Administration



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