



MIDTOWN COMMERCIAL BUILDING AVAILABLE FOR LEASE

**3912 WATERS AVE
SAVANNAH, GA 31401**

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PROPERTY SUMMARY

MIDTOWN COMMERCIAL BUILDING - AVAILABLE FOR LEASE

3912 Waters Ave Savannah, GA 31401

Blokk Commercial Real Estate is pleased to present 3912 Waters Avenue in Midtown Savannah. Positioned along the edge of a dense residential corridor, the property features a 1,700 SF building that can be tailored to a variety of business needs. Zoned TC-2 (Traditional Commercial), the site supports a wide range of uses including office, retail, service-oriented businesses, and hospitality. The property sees approximately 8,390 vehicles per day and includes on-site parking, along with an additional ± 0.2 -acre fenced yard at the rear—ideal for storage or operational use. The combination of location, flexible zoning, and supplemental yard space makes this a strong fit for a range of users looking to establish a presence in Midtown.

INVESTMENT HIGHLIGHTS

Pricing: Please Inquire

Lot Size: .36 Acres

Building Size: $\pm$ 1,700 SQFT

Zoning: TC-2 (Traditional Commercial)

VPD: $\pm$ 8,390



Close proximity to Memorial Health University Medical Center



Near schools, retail, and healthcare services



Increasing redevelopment activity in Midtown corridor



Growing population density in surrounding neighborhoods



Flexible site suitable for multiple uses



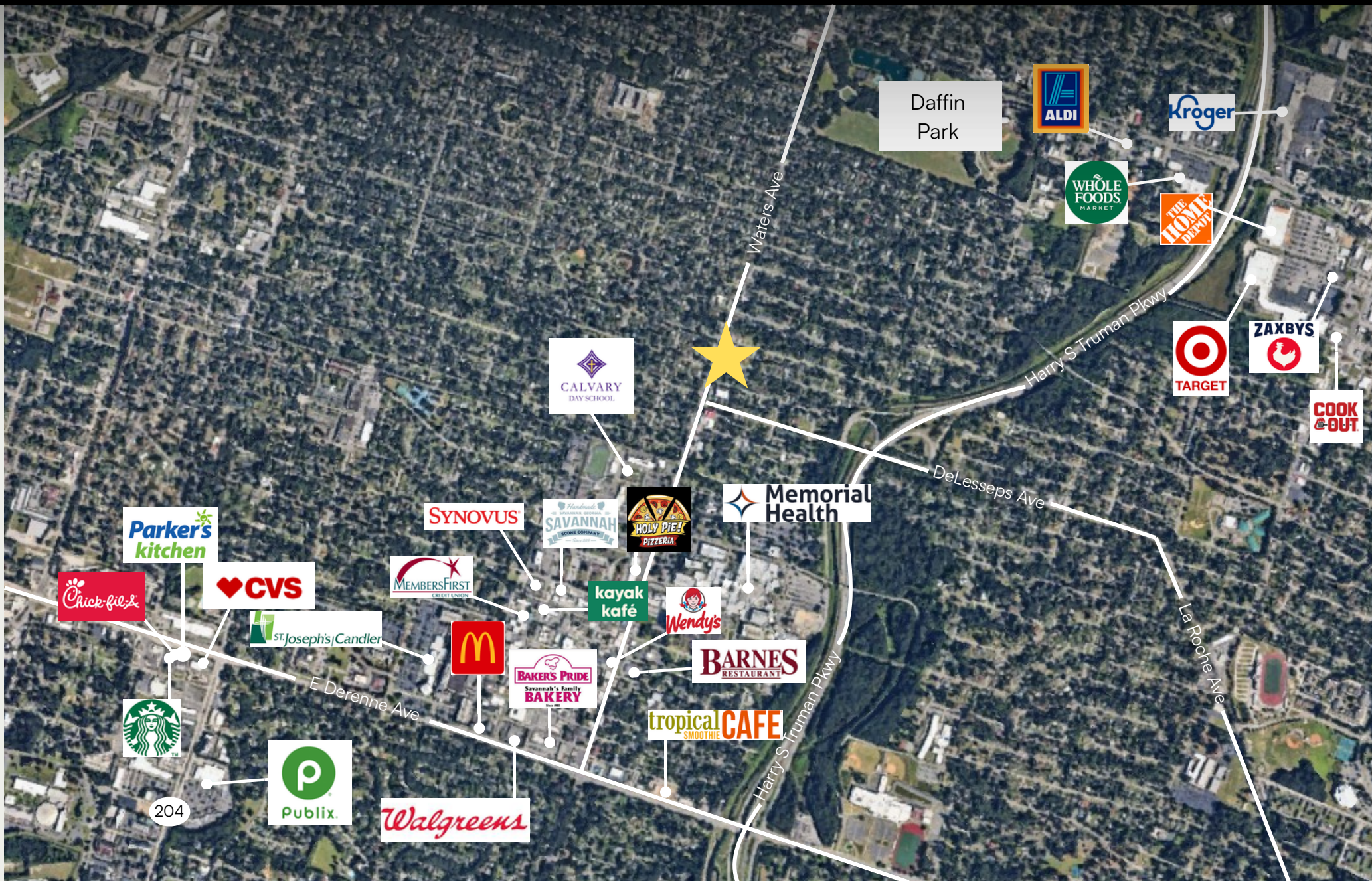
PROPERTY OVERVIEW



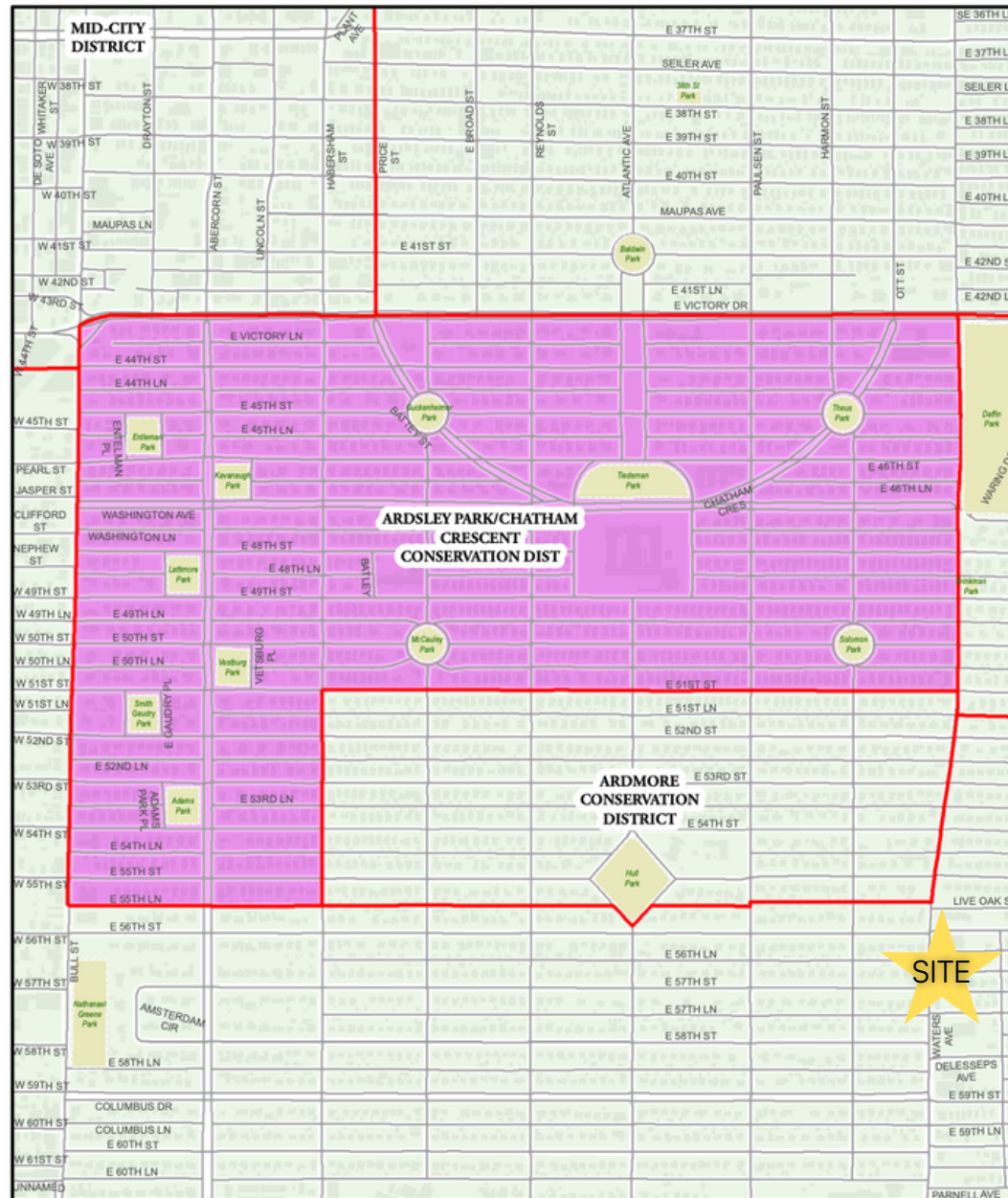
EXTERIOR PHOTOS



PROPERTY OVERVIEW



ARDSLEY PARK / CHATHAM CRESCENT
CONSERVATION DISTRICT
SAVANNAH AREA LOCAL HISTORIC DISTRICT MAP



SURVEY

SURVEYOR'S NOTES

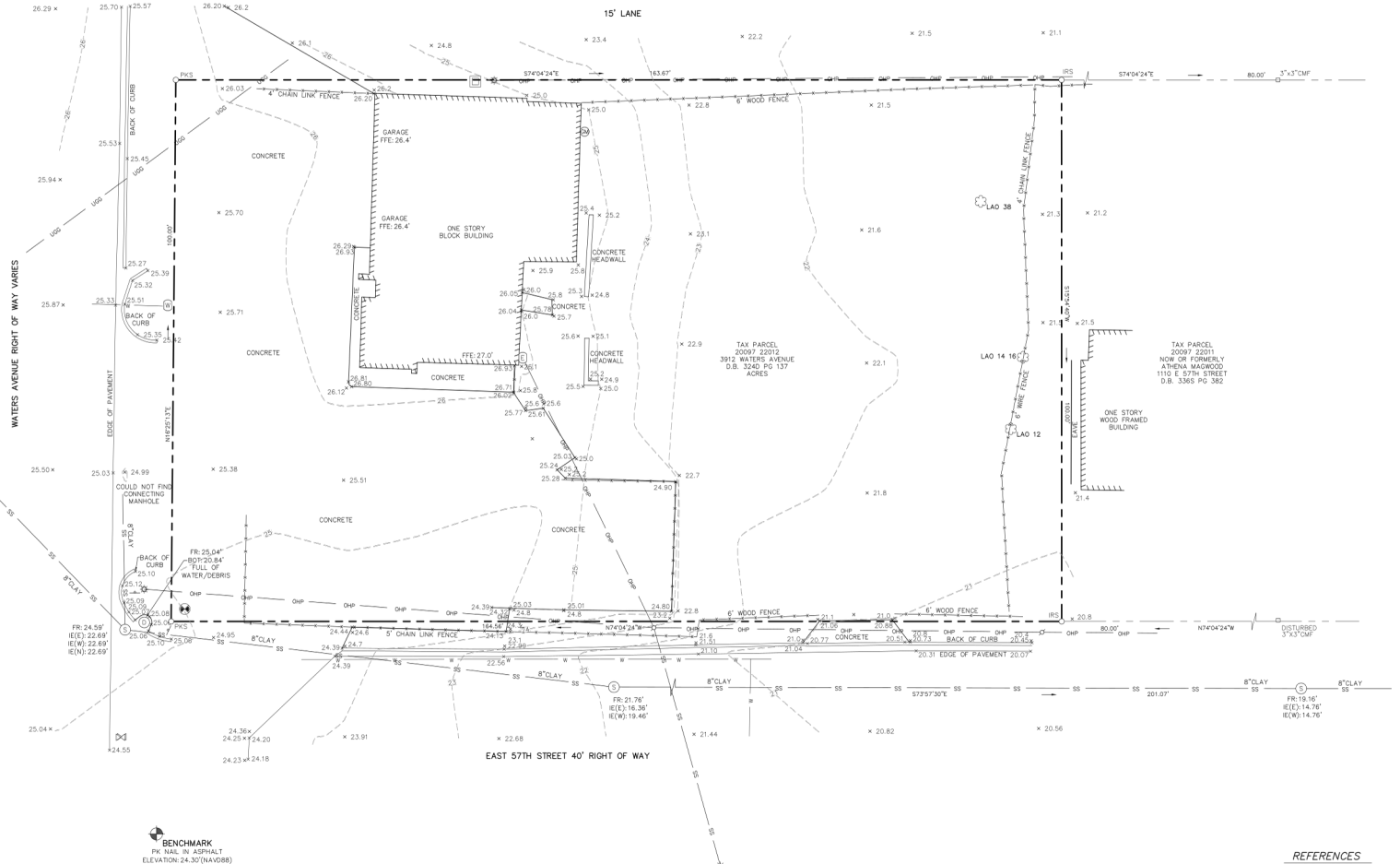
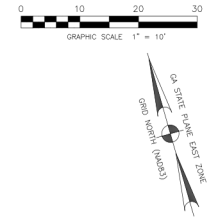
1. THE ELEVATIONS SHOWN ARE BASED ON NAVD83 DATUM. THE CONTOUR INTERVAL IS 1 FOOT.
2. COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE.
3. ACCORDING TO THE FLOOD INSURANCE RATE MAP 130501C02G, REVISED 8/16/2018, THIS PROPERTY LIES IN ZONE X, NOT A 100 YEAR FLOOD HAZARD AREA.
4. ABOVEGROUND, READILY VISIBLE STRUCTURES WERE LOCATED FOR THIS SURVEY. THIS SURVEYOR MAKES NO WARRANTY OR GUARANTEE AS TO THE LOCATION, EXISTENCE, OR NONEXISTENCE OF ANY BELOW GROUND, NON-VISIBLE UTILITIES OR STRUCTURES. UNDERGROUND UTILITIES SHOWN ON THIS SURVEY WERE FIELD MARKED BY OTHERS.
5. IT SHALL BE THE RESPONSIBILITY OF THE USER OF THIS DRAWING TO VERIFY ANY AND ALL BUILDING SETBACKS, EASEMENTS AND BUFFERS WITH THE PROPER AUTHORITIES BEFORE BEGINNING THE DESIGN OR CONSTRUCTION OF IMPROVEMENTS TO THE SITE. THIS SURVEYOR AND THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE DESIGN, PLACEMENT, STAKING, POSITIONING OR LAYOUT OF ANY PROPOSED STRUCTURE OR IMPROVEMENT TO THE SITE.
6. THE PUBLIC RECORDS REFERENCED WERE USED FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
7. NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
8. NO ARBORIST REPORT WAS PROVIDED TO THE SURVEYOR FOR THIS SURVEY. BREWER LAND SURVEYING MAKES NO WARRANTY OR GUARANTEE AS TO THE SPECIES OF TREES SHOWN. SPECIES SHOWN ARE FOR REFERENCE PURPOSES ONLY. BREWER LAND SURVEYING RECOMMENDS THAT THE CLIENT OR CONTRACTOR SHOULD CONSULT WITH A LICENSED ARBORIST TO VERIFY TREE SPECIES BEFORE MODIFICATION OR REMOVAL.

LEGEND

- CONCRETE MONUMENT FOUND
O.H.S. 5/8" IRON ROD SET
PK NAIL SET
CLEANOUT
ELECTRIC METER
GAS METER
GUY POLE
POWER POLE
SANITARY SEWER MANHOLE
SIGN
SPOT ELEVATION
STORM DRAIN MANHOLE
TELEPHONE PEDESTAL
WATER METER
SANITARY SEWER LINE
STORM DRAIN LINE
OVER HEAD UTILITY LINE
UNDERGROUND GAS LINE
UNDERGROUND WATER LINE
CONTOUR

TREE LEGEND

- PLEASE SEE NOTE #8
SIZE OF SYMBOL DOES NOT INDICATE THE SIZE OF THE DRIP LINE/CANOPY LINE
LOCATION OF TREE - L1 22 (IN INCHES)
TREE TYPE ABBREVIATIONS: - TREE TYPE
LAD LAURAL OAK
DEAD TREES MAY NOT BE SHOWN
ALL OTHERS SPELLED OUT
MULTIPLE TREE SIZES INDICATES COMMON BASE
"/D" INDICATES DISEASED TREE



THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OR ANY LEGAL JURISDICTION. AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUSTAINABILITY FOR ANY USE OR PURPOSE OF THE LAND, FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 19-6-67.



REFERENCES

1. F.B. H PG 38
2. CITY ATLAS 64
3. O.B. 324D PG 137

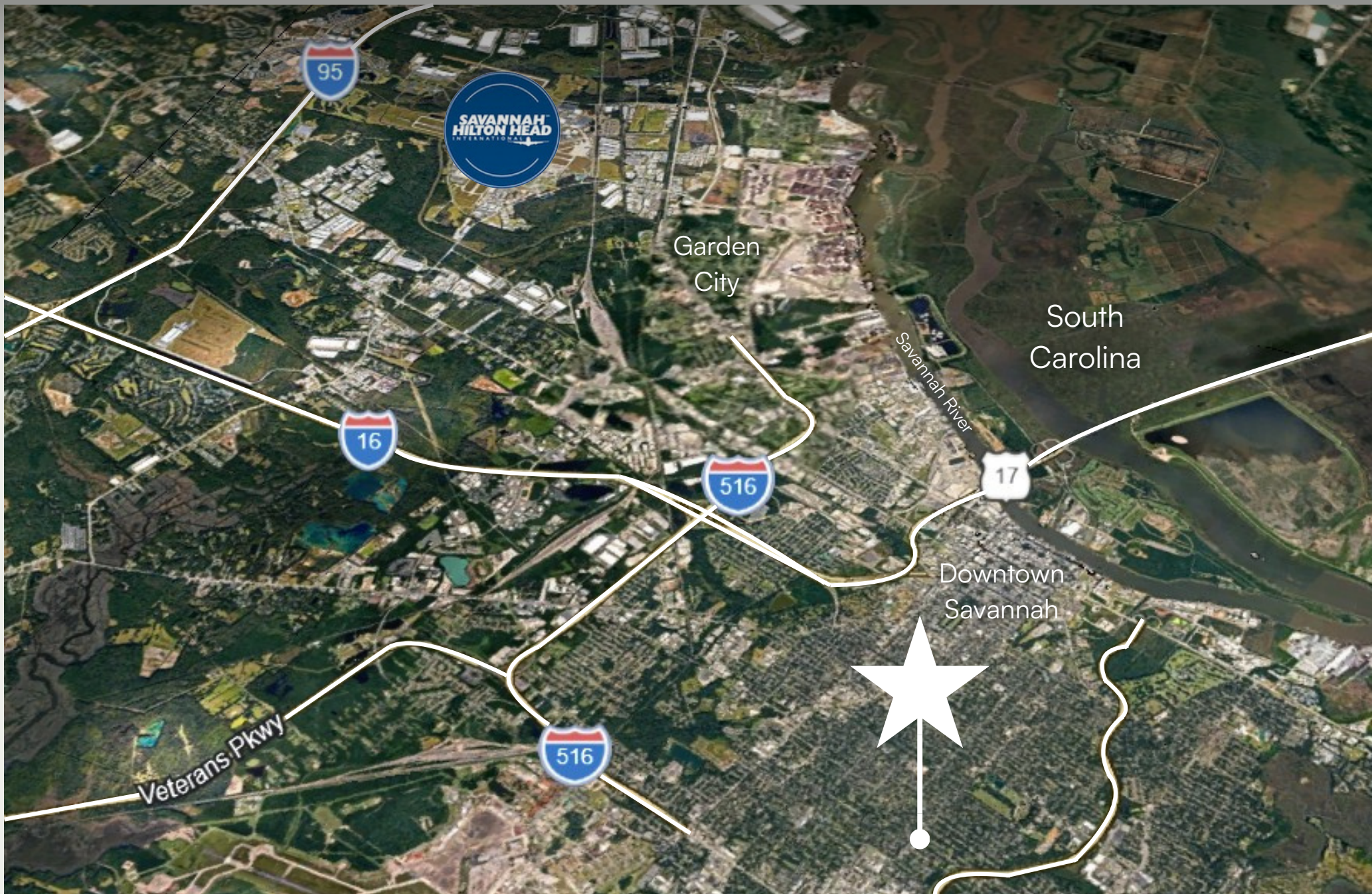
EQUIPMENT USED: TOTAL STATION
ANGULAR ERROR = 2" PER
ADJUSTED 8" COMPASS RULE
PLAT CLOSURE = 1/133,915
FIELD CLOSURE = 1/52,240



A BOUNDARY & TOPOGRAPHIC SURVEY OF
LOTS 2, 4, 6, & 8, BLOCK D, WILKINS WARD
CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA
PREPARED FOR:
JEFF NOTRICA

PROJECT #	260410
FIELD DATE	6/18/2026
PLAT DATE	6/29/2026
LAST REVISED	N/A
DRAWN BY	JET
SCALE	1"=10'
SHEET	1 OF 1

MARKET OVERVIEW



DOWNTOWN SAVANNAH OVERVIEW

Located along the Georgia coast, Savannah is a celebrated historic destination, attracting visitors to its vibrant downtown, renowned dining, and walkable squares. The Savannah Historic District—one of the largest National Historic Landmark Districts—features preserved architecture, boutique retail, hospitality venues, and cultural attractions, creating a lively, engaging environment year-round. Savannah has earned top recognition from Travel + Leisure and Southern Living, reinforcing its reputation as a premier tourism and lifestyle city.

Historic downtown continues to draw strong demand from retail, hospitality, and entertainment concepts. Anchored by River Street, City Market, and the historic core's thriving corridors, the area enjoys consistent foot traffic from events, attractions, and a growing local population. With its historic character, walkability, and vibrant business scene, downtown Savannah is an exceptional location for companies seeking a presence in one of the Southeast's most distinctive markets.

Visitor Spending
\$4.7 Billion

Over 17M
Visitors Annually

7.3M
Day Visitors

Overnight Visitors Stay
Approximately

2.8 Nights

10M

Overnight
Visitors



BIO/CONTACT



JORDAN KIM

Principal

Jordan.kim@blokkcre.com

912.667.5887

BACKGROUND

Jordan Kim is the President of Blokk Commercial Real Estate (BCRE) and an active investor with deep roots in the Savannah commercial real estate market. He began his career at NAI Mopper Benton as a commercial real estate advisor, where he developed a strong understanding of the Greater Savannah area, its submarkets, and the forces driving local growth. He later joined Meybohm Commercial Properties, specializing in retail investment and development sales, further refining his expertise in deal structure, site selection, and value creation.

In 2022, Jordan founded Blokk Commercial Real Estate with a vision to build a Savannah-based firm known for execution, market intelligence, and results. Under his leadership, Blokk has completed over 200 transactions with total volume exceeding \$300 million, becoming a trusted advisor to investors, developers, and business owners throughout Coastal Georgia.

Blokk has served as the master broker for Tidal Wave Auto Spa and has represented clients in transactions both locally and nationwide, while maintaining a strong focus on Savannah's evolving landscape. The firm is highly active in industrial, retail, and land sales, playing a role in shaping the growth of one of the Southeast's most dynamic markets.

Jordan is known for his hands-on approach, straightforward communication, and ability to identify opportunity within Savannah's unique mix of historic character, expanding infrastructure, and strong economic momentum. His mission is to help clients capitalize on the city's growth while protecting their downside and positioning them for long-term success.

EDUCATION

Georgia Southern University

College of Business and Finance-Bachelors of Finance Degree

BIO/CONTACT



Prashant Patel

Advisor

prashant.patel@blokkcre.com

229.256.3260

BACKGROUND

Prashant Patel is a commercial real estate advisor with Blokk Commercial Real Estate specializing in investment sales, retail, hospitality, multifamily and development opportunities throughout the Southeast. He works with private investors, developers and business owners on acquisitions, dispositions, leasing and investment strategy while focusing on off-market opportunities and value creation.

As an active real estate investor himself, Prashant brings an owner's perspective to every transaction. His firsthand experience buying, selling and evaluating investment properties allows him to provide practical advice, structure creative deals and help clients achieve their investment goals.

Originally from Tifton, Georgia, Prashant earned his degree in Business Management from Georgia Southern University. Outside of work, he enjoys playing basketball, snowboarding, traveling and staying active.

EDUCATION

Georgia Southern University
College of Business Management

BIO/CONTACT



MASON SPIVEY

Advisor

Mason.spivey@blokkcre.com

912.675.7002

BACKGROUND

Mason Spivey is a commercial real estate advisor with a hands-on background in residential sales, construction, and hospitality. This diverse foundation gives him a grounded understanding of how properties function—structurally, commercially, and from a real-world, customer-facing standpoint.

A former collegiate baseball player at Georgia College & State University, Mason brings a competitive, disciplined mindset rooted in hard work and persistence. Outside of real estate, he enjoys working out and staying active, carrying that same drive into every client relationship.

EDUCATION

Georgia College & State University
BS Financing and BBA Marketing