

\$17 - 9 W Derenne Avenue, Savannah

MLS #SA331594

\$17

0 Bedroom, 2.00 Bathroom, 2,839 sqft
Commercial Lease on 0.28 Acres

N/A, Savannah, GA

High-exposure property offers a rare chance to own or lease a freestanding building along one of the city's busiest corridors. Featuring 2,839 square feet on 0.27-acre lot, the property boasts 81 feet of prime frontage on Derenne Avenue—traffic counts exceed 63,000 vehicles per day. It's an ideal site for any business seeking visibility, accessibility, and long-term value.

Zoned BC, the building supports a broad range of permitted uses, from retail and medical to professional office and specialty services. The structure includes 14 on-site parking spaces and is located near high-traffic national tenants like Starbucks and Chick-fil-A. Originally home to a successful jewelry store for over 40 years, the space is equipped with high-level security features including a walk-in vault, built-in safes, an alarm system, and custom-built workstations and showcases. A lighted poly sign ensures strong street presence, and the single-tenant layout allows for exclusive business use.

Built in 1954

Essential Information

MLS #	SA331594
Price	\$17
Bathrooms	2.00
Half Baths	2
Square Footage	2,839



Square Footage	12197
Acres	0.28
Year Built	1954
Type	Commercial Lease
Sub-Type	Retail
Status	Active

Community Information

Address	9 W Derenne Avenue
Subdivision	N/A
City	Savannah
County	Chatham
State	GA
Zip Code	31405

Amenities

Utilities	Underground Utilities
Parking Spaces	14

Interior

Appliances	Electric Water Heater
Heating	Central, Electric
Cooling	Central Air, Electric
# of Stories	1
Stories	1

Exterior

Exterior	Frame, Stucco
Roof	Asphalt
Construction	Frame, Stucco
Foundation	Raised

Additional Information

Date Listed	May 23rd, 2025
Zoning	BC

Listing Details

Listing Agent	Michelle Parker
Listing Office	Parker Scott Properties

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