

\$8,700 - 1601 Butler Avenue, Tybee Island

MLS #SA336296

\$8,700

Bedroom, Bathroom, 1,000 sqft
Commercial Lease on 0.17 Acres

N/A, Tybee Island, GA

Prime Commercial Kitchen for Lease on the South End of Tybee Island for \$8,700/month. Long-Term Opportunity! Bring Your Culinary Vision to Life in One of Tybee Island's Best-Equipped and Cleanest Commercial Kitchens. Located on the Bustling South End, Just Beside the Park of 7 Flags, Across From Farace's Pizza + Within Walking Distance to the Beach, This Prime Location Offers Unbeatable Foot Traffic & Visibility. Fully Equipped Commercial Kitchen w/Huge Hood Vent System For Grilling or Deep Frying, Stainless Steel Prep Stations, Mop Sinks, Soda Fountain & a Massive Walk-In Freezer. Walk-Up Service Window, Perfect For Serving Restaurant Patrons Quickly & Efficiently. Outdoor Dining Potential w/Spacious Exterior Area Ready to be Transformed Into Your Outdoor Seating Concept. Dumpster Location On-Site For Convenience. No Indoor Dining Area Included. The Indoor Space is Reserved For Another Business, Keeping Your Focus on Kitchen Production & Outdoor Service. Opportunity to Build Up to 3 Stories For a Full Restaurant Build Out. Tenant Will Be Responsible For All Build Out Costs. We are Looking For an Experienced Restaurateur w/a Fresh, Exciting Concept to Bring to Tybee Island. This is an Ideal Opportunity For Someone Ready to Make a Serious Investment in a Long-Term Location. Location Advantages Include High-Traffic Tourist Area, Steps From the Beach & Surrounded by Popular Attractions, Shops & Restaurants.



Contact Us Today to Schedule a Private Showing & Learn How You can Bring Your Concept to One of Tybee’s Most Sought-After Commercial Kitchens.

Built in 1962

Essential Information

MLS #	SA336296
Price	\$8,700
Square Footage	1,000
Square Footage	7362
Acres	0.17
Year Built	1962
Type	Commercial Lease
Sub-Type	Retail
Status	Active

Community Information

Address	1601 Butler Avenue
Subdivision	N/A
City	Tybee Island
County	Chatham
State	GA
Zip Code	31328

Amenities

Utilities	Cable Available, Underground Utilities
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Interior

Interior	Tile
Appliances	Electric Water Heater, Freezer, Range Hood, Some Commercial Grade
Heating	Central, Electric
Cooling	Central Air, Electric
# of Stories	1

Exterior

Exterior	Block, Stucco
Roof	Asphalt

Construction	Block, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 10th, 2025
Zoning	C1

Listing Details

Listing Agent	Jennifer L. Rutherford
Listing Office	Jenny Rutherford Real Estate,

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