

FOR LEASE- 5223 Paulsen St, Savannah, GA 31405

PLEASE DO NOT DISTURB EXISTING TENANT



Medical Arts Area- Close to St. Joseph's|Candler and Memorial Hospitals

This is a rare opportunity to lease a freestanding medical office building located at the southwest corner of Paulsen St and E 68th St. The property consists of a 4,584sf building on approx 0.43ac lot. The current configuration features a large reception/waiting, 8 exam rooms, a smaller waiting area, a shot room, large breakroom, and multiple offices and restrooms. The current City of Savannah B-N zoning classification allows for a wide range of permitted uses.

FOR LEASE- NNN Lease Structure

Available November 1, 2026

Asking Rate: \$28.50psf base rate

Building: 4,584 square feet

Parking: 23-25 spaces- dependent upon striping

Nets: Property Taxes (2025 = \$6,142.65)
+ Property Insurance + Maintenance

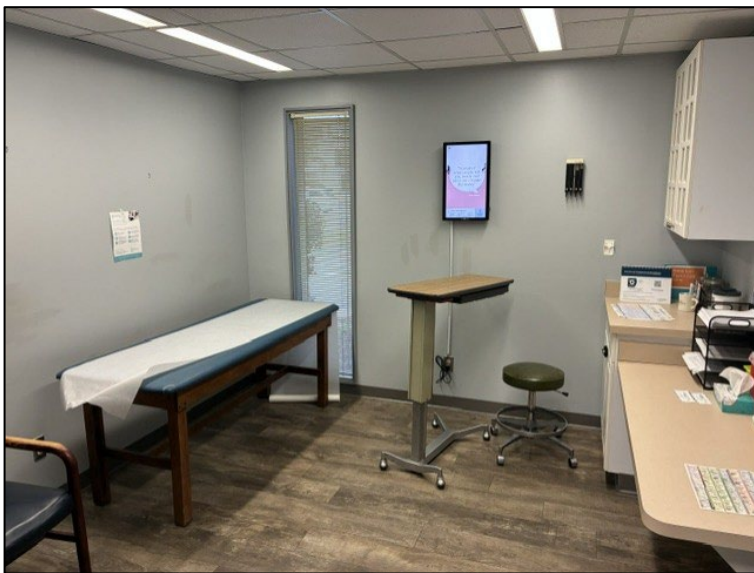
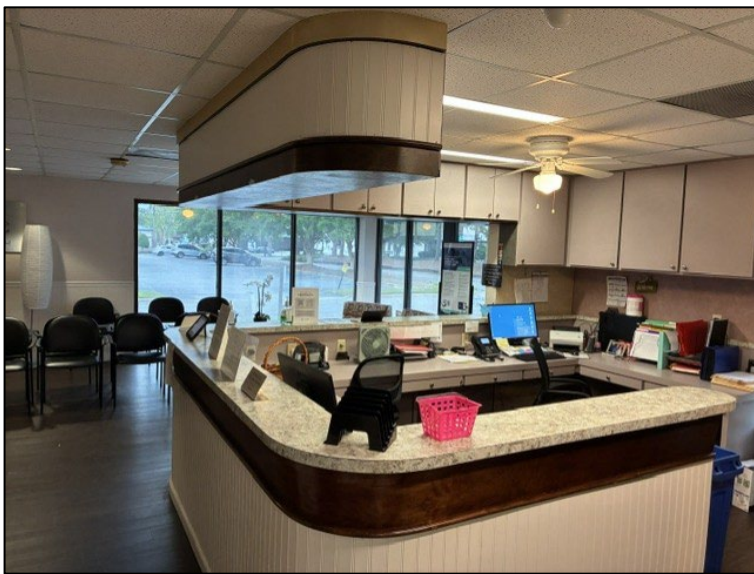


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Executive Summary

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Rings: 1, 3, 5 mile radii

Population	1 mile	3 miles	5 miles
2010 Population	9,116	85,816	144,555
2020 Population	8,973	83,253	145,551
2025 Population	8,756	82,000	147,411
2030 Population	8,592	82,222	148,670
2010-2020 Annual Rate	-0.16%	-0.30%	0.07%
2020-2025 Annual Rate	-0.47%	-0.29%	0.24%
2025-2030 Annual Rate	-0.38%	0.05%	0.17%

Age			
2025 Median Age	41.7	36.6	35.3
U.S. median age is 39.1			

Race and Ethnicity			
White Alone	60.4%	39.5%	40.0%
Black Alone	28.9%	49.1%	47.1%
American Indian Alone	0.2%	0.3%	0.3%
Asian Alone	2.3%	3.0%	3.7%
Pacific Islander Alone	0.1%	0.2%	0.2%
Some Other Race Alone	1.8%	2.7%	3.4%
Two or More Races	6.3%	5.3%	5.4%
Hispanic Origin	4.8%	5.7%	6.8%
Diversity Index	58.8	64.1	66.2

Households			
2010 Total Households	3,880	33,772	55,700
2020 Total Households	3,876	34,496	58,819
2025 Total Households	3,876	34,827	61,117
2030 Total Households	3,824	35,311	62,552
2010-2020 Annual Rate	-0.01%	0.21%	0.55%
2020-2025 Annual Rate	0.00%	0.18%	0.73%
2025-2030 Annual Rate	-0.27%	0.28%	0.47%
2025 Average Household Size	2.19	2.22	2.24
Wealth Index	77	59	63



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Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	32.7%	33.4%	32.4%

Median Household Income			
2025 Median Household Income	\$69,193	\$57,601	\$58,558
2030 Median Household Income	\$77,646	\$64,392	\$65,380
2025-2030 Annual Rate	2.33%	2.25%	2.23%

Average Household Income			
2025 Average Household Income	\$96,270	\$82,915	\$86,117
2030 Average Household Income	\$108,676	\$91,828	\$95,942

Per Capita Income			
2025 Per Capita Income	\$43,328	\$35,577	\$35,962
2030 Per Capita Income	\$49,157	\$39,812	\$40,628
2025-2030 Annual Rate	2.56%	2.27%	2.47%

Income Equality			
2025 Gini Index	48.6	50.0	50.4

Socioeconomic Status			
2025 Socioeconomic Status Index	53.8	45.6	45.1

Housing Unit Summary			
Housing Affordability Index	70	68	70
2010 Total Housing Units	4,385	39,493	65,230
2010 Owner Occupied Hus (%)	56.1%	47.1%	48.0%
2010 Renter Occupied Hus (%)	43.9%	52.9%	52.0%
2010 Vacant Housing Units (%)	11.5%	14.5%	14.6%
2020 Housing Units	4,398	40,047	67,984
2020 Owner Occupied HUs (%)	56.4%	45.5%	44.9%
2020 Renter Occupied HUs (%)	43.6%	54.5%	55.1%
Vacant Housing Units	10.7%	13.9%	13.4%
2025 Housing Units	4,341	40,079	70,388
Owner Occupied Housing Units	59.7%	48.1%	46.4%
Renter Occupied Housing Units	40.3%	51.9%	53.6%
Vacant Housing Units	10.7%	13.1%	13.2%
2030 Total Housing Units	4,373	40,980	72,433
2030 Owner Occupied Housing Units	2,347	17,214	29,152
2030 Renter Occupied Housing Units	1,478	18,097	33,400



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