

FOR SALE

1522

TEMPLE DAY SPA

(912) 440-1522

TEMPLE DAY SPA

(912) 440-1522

1522

Level
COMMERCIAL REAL ESTATE

1522 BULL STREET

SAVANNAH, GEORGIA 31401

OFFERING MEMORANDUM



ZOE RINKER

zoe@level-cre.com

+1 912-308-8320

LEVEL CRE LLC ("Broker") has been retained by the Seller of 1522 Bull Street, Savannah, GA 31401 ("Property") as the Exclusive Broker for this disposition.

This Offering Memorandum (OM) has been prepared by the Broker. The information contained herein is based upon sources believed to be reliable. Seller and Broker, on their own behalf, and on behalf of their respective officers, shareholders, partners, and other affiliates, disclaim any responsibility or liability for inaccuracies, representations and warranties (expressed & implied) contained in or omitted from this OM.

Prospective purchasers of the Property should make their own investigations and conclusions without reliance upon this OM. Additional information and an opportunity to inspect the Property will be made available upon written request by interested and qualified prospective purchasers.

Seller reserves the right to withdraw the Property from being marketed for sale at any time and for any reason. Broker is not authorized to make any representations or agreements on behalf of Owner. Owner shall not have any legal commitment or obligation to any entity reviewing the OM or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed by all parties involved.

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE TO BE IMPLIED.

EXECUTIVE SUMMARY

SALES PRICE	\$657,000
MARKET	Savannah
PROPERTY TYPE	Retail/Office
STREET ADDRESS	1522 Bull Street
CITY/STATE/ZIP	Savannah, GA 31401
COUNTY	Chatham
ZONING	TC-1: Traditional Commercial
RBA	1,017 SF
YEAR BUILT	2005

THE OFFERING

1522 Bull Street is a 1,017 SF office/retail condominium, currently built-out as a spa with four treatment rooms. The unit is located on the busy Bull Street corridor with strong foot traffic comprised of a unique mix of students, residents, tourists, and day-time workers.

The space is well-maintained and well-appointed, with polished concrete floors and 10' ceilings. Large windows create a welcoming storefront, leading into a sunny reception area with a built-in reception desk.

The unit is suited for an office, medical or wellness space, or more traditional retail concept.

The offering is well-suited for an owner-operator or investor.

PROPERTY HIGHLIGHTS

↑ Historic District

Forsyth Park

Victorian District

Thomas Square

1522 BULL STREET

↓ Starland District



Turn-Key Office Space



Central Thomas Square Location



Strong Foot Traffic



10' Ceilings

MARKET OVERVIEW

LOCATION

Located just south of Savannah’s iconic Forsyth Park, 1522 Bull Street is well-positioned for a business seeking strong visibility and diverse foot traffic. The building is located on the busy Bull Street corridor, which connects Downtown with the increasingly popular Starland commercial district and residential neighborhoods like Ardsley Park, Baldwin Park, and Ardmore.

The space is within a mile of over two dozen SCAD buildings, putting it at the heart of the university’s urban campus.

1522 Bull shares a block with long-standing local businesses such as Henny Penny, Bell Barbers, Woof Gang Bakery, Bull Street Taco, and Goody’s Cafe.

DEMOGRAPHICS

	SAVANNAH MSA
TOTAL POPULATION	429,418
MEDIAN AGE	37.0
TOTAL HOUSEHOLDS	167,969
# OF PERSONS PER HH	2.48
AVERAGE HH INCOME	\$78,010
DAYTIME POPULATION	431,797
TOTAL BUSINESSES	14,965
TOTAL EMPLOYEES	186,329
AVERAGE RETAIL SPENDING/YEAR/HH	\$23,472.71
AVERAGE F&B SPENDING/YEAR/HH	\$4,005.69



10.3 MILES

To the Savannah (SAV) Airport



18,000+

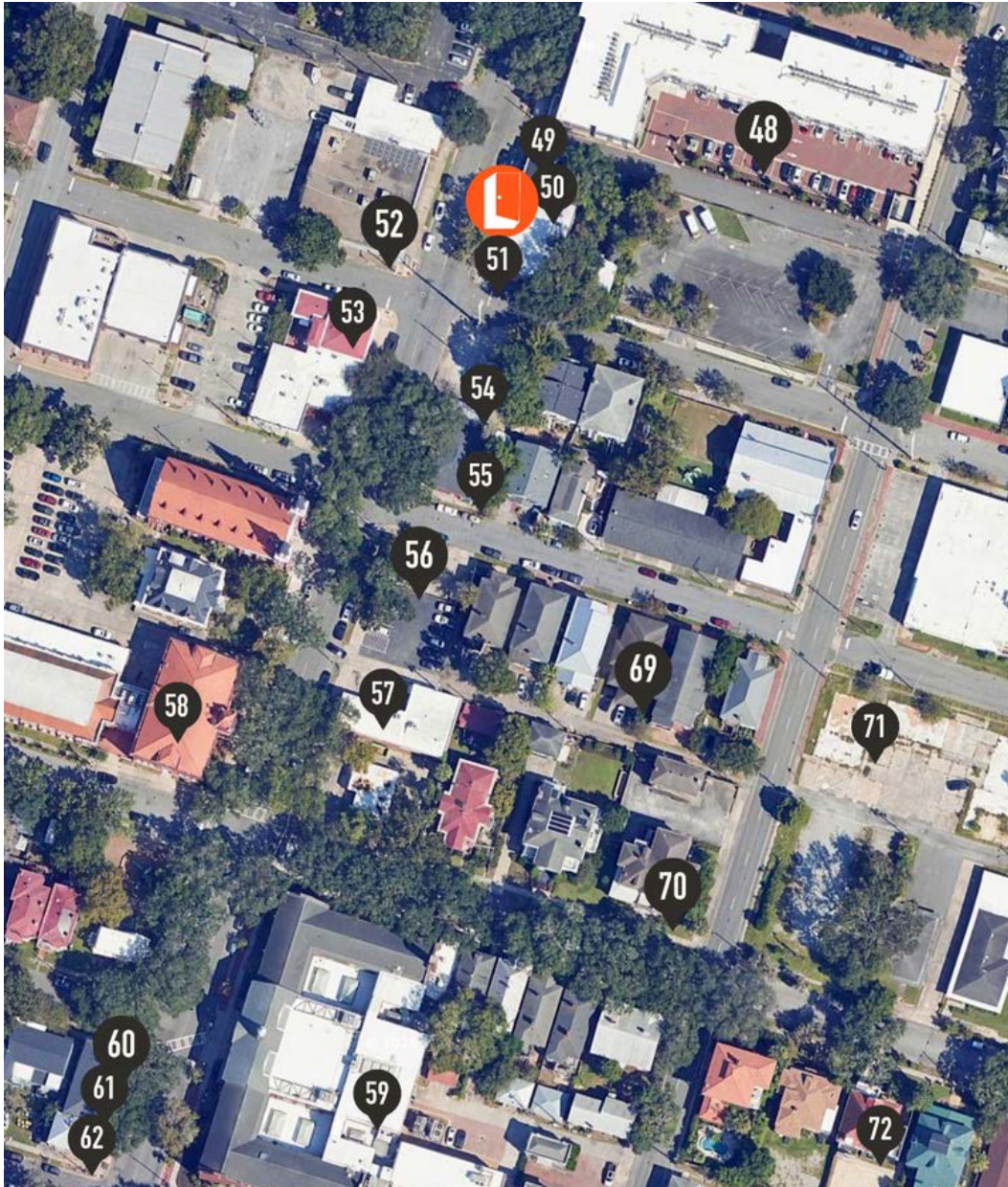
SCAD Students



14,000,000

Tourists / Year

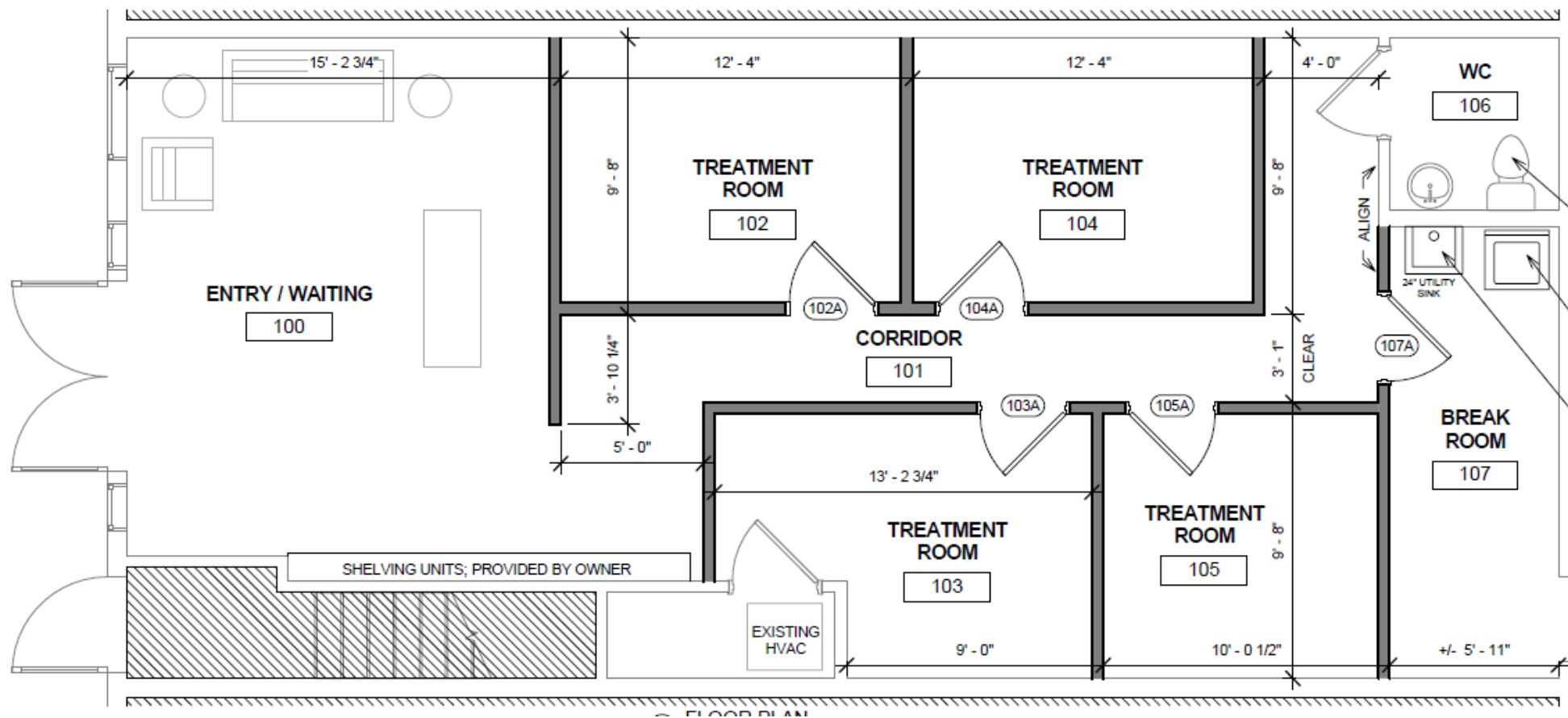
LOCATION OVERVIEW



POINTS OF INTEREST

- 48. The Matadora Apartments
- 49. Henny Penny Cafe
- 50. Bell Barber
- 51. Goody's Cafe
- 52. Semitsu
- 53. Woof Gang Bakery
- 54. Bull Street Taco
- 55. Knack Pottery
- 56. One Hundred Miles
- 57. Carroll Daniel Construction
- 58. Susie King Taylor School
- 59. SCAD - Arnold Hall
- 60. Delaney Rose Boutique
- 61. Blank Canvas
- 62. Nom Nom Poke
- 69. Pedigo Law Firm
- 70. Brannen Searcy Smith Law
- 71. Future Housing Development Site
- 72. Sawyer Law Group

FLOOR PLAN







© 2026 Level CRE

The contents of this proposal are intended for the individuals to whom it is presented or delivered and their company associates. Any dissemination or replication, without the express authorization of Level CRE, is strictly prohibited.

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURANCE OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIED OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE TO BE IMPLIED.

CONTACT



ZOE RINKER

Business Development Director

zoe@level-cre.com

+1 912-308-8320

LEVEL CRE

+1 912-250-9535