


The MATA DORA
ON HISTORIC BULL STR.

# Fully Built-Out Medical Office/Retail Space in the Starland District

**FOR LEASE** | The Matadora | 1512 Bull Street, Suite 4, Savannah, GA 31401

**Lease Rate:**

$8,500/Month Gross

- ±2,600 SF of First Floor Medical Office/Retail space under 83 apartments at the Matadora on Bull Street
- Available February 1, 2027
- Large storefront windows open to Bull Street
- Ideal for medical or traditional office user
- High vehicle and foot traffic with a walk score of 91
- Located within a high-growth and redevelopment area
- Surrounded by Savannah College of Art & Design buildings

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# Location Summary

Highly **visible** location on Bull Street in the Starland District.

Private and public street **parking** available.

High **pedestrian** traffic with a walk score of 91 (Very Walkable).

3,800+ **vehicles** passing the location on Bull Street each day.

Surrounded by 40+ **retail** stores and restaurants.

Located in the heart of the **SCAD campus** with 16,000+ students and faculty.

# Tourism in Savannah

## 12.9M
ANNUAL VISITORS

***"Top 5 Cities to Visit in the U.S."***
-Travel & Leisure

***"The South's Best Cities 2025"***
-Southern Living

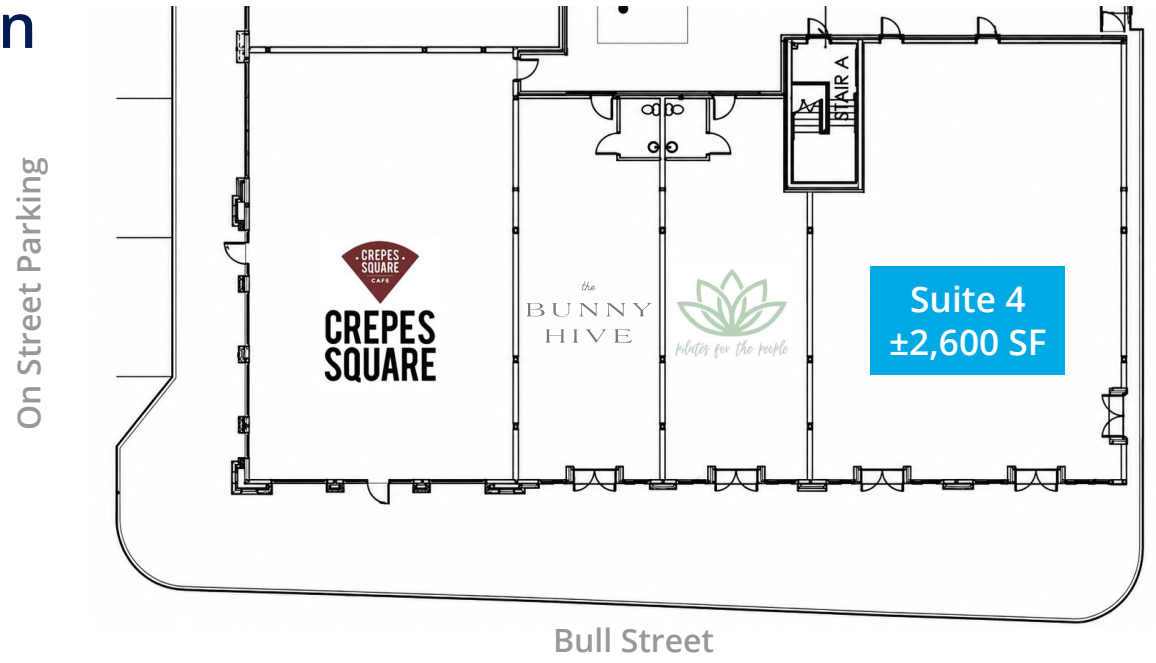
## $4.1B
VISITOR SPENDING

***"The World's Greatest Places 2021"***
-Time Magazine

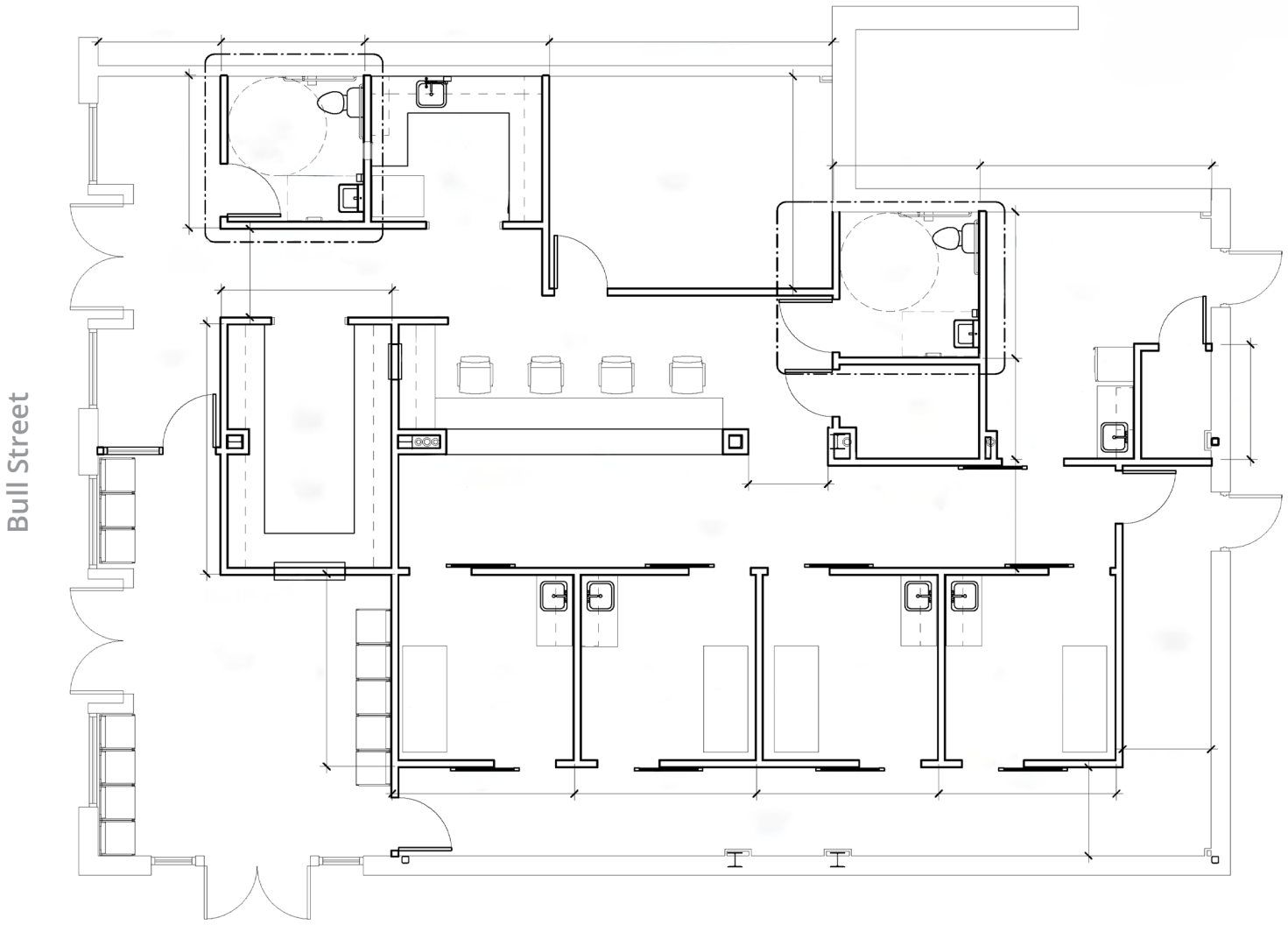
***"Best Places to Visit in the U.S."***
U.S. News & World Report



# Site Plan




# Floor Plan



# Property Photos

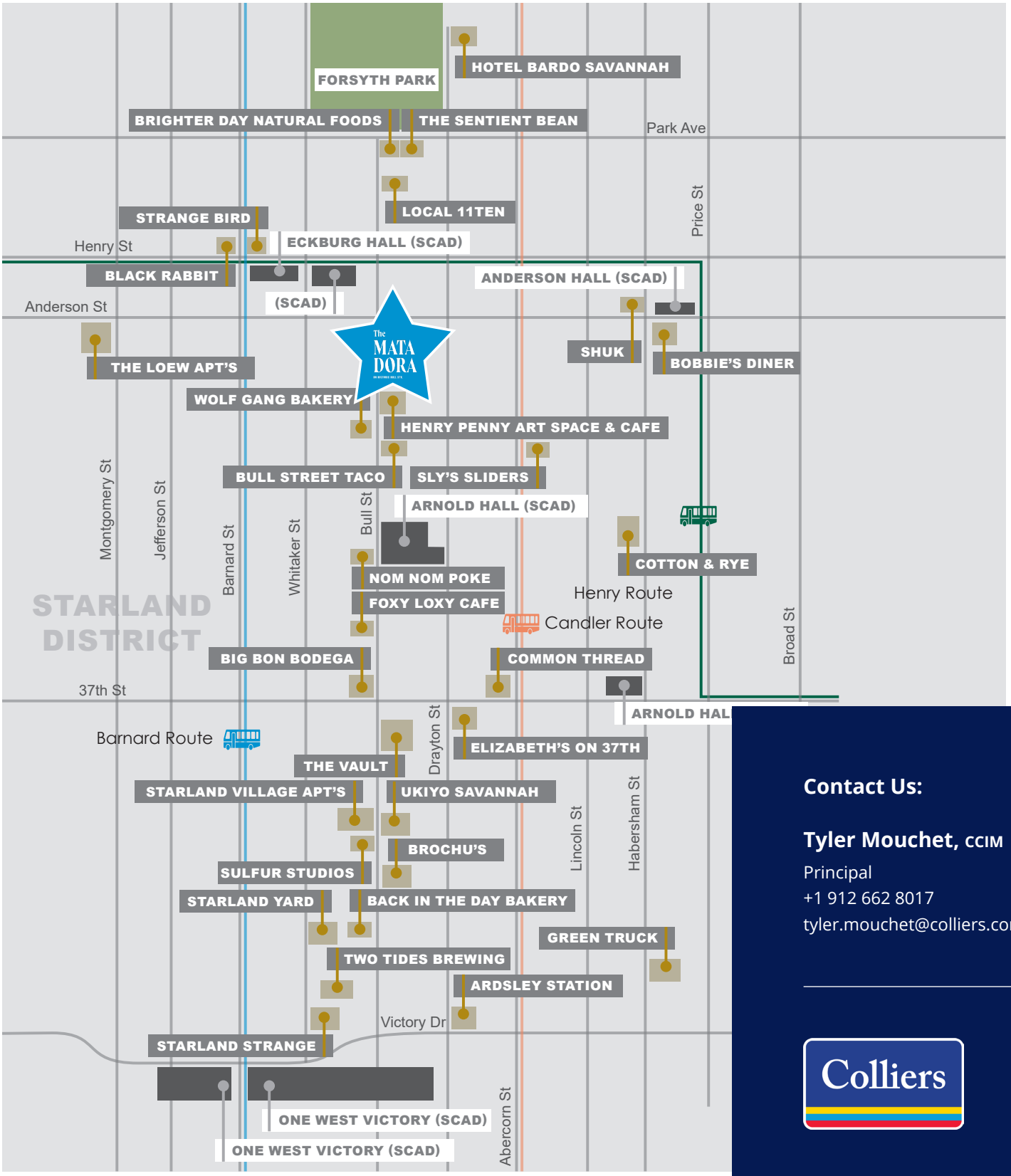








# Points of Interest




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