

**PARCEL SIZE:** ±7,500 sq. ft. building in a two-story configuration situated on a ±0.48 acre-parcel approximately 187' deep and 126' wide along Abercorn.

**ZONING:** P-B-C by the City of Savannah. This zoning allows for a wide range of business and retail uses. Prior uses have been as a pool and hot tub/spa dealer, a retail and wholesale cake & baking facility, and most recently a special events venue and dance studio.

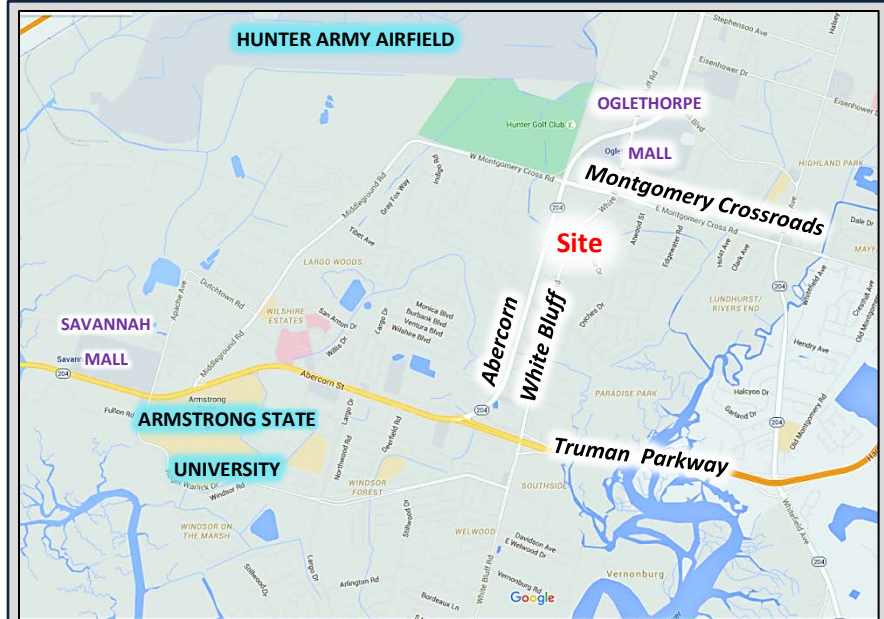
**LOCATION:** The parcel is located in the heart of Savannah's Southside Retail District between the Savannah Mall (3.5 miles south) and the Oglethorpe Mall (0.8 miles north). The site has 126' of frontage on Abercorn – THE main retail corridor connection the Midtown and Southside Savannah residential and retail areas with both downtown Savannah to the north and I-95 to the south. The site also enjoys access via a frontage road with multiple ingress/egress points to Abercorn all the way north to Montgomery Crossroads. This provides the site with easy access regardless of the direction being traveled.

**DESCRIPTION:** The building is comprised of two floors split between ±5,000 sq. ft. on the main floor – with the showroom area unencumbered by any support columns. The 2<sup>nd</sup> floor contains ±2,500 sq. ft. and has its own dedicated access via a wide staircase and is suited for storage, back office activities, or a sub-lease. The site had parking for 18 vehicles, which was recently expanded to 28 according to tenant.

**ROAD ACCESS:** Direct frontage on Abercorn Street between Montgomery Crossroads and Television Circle. Abercorn is very heavily traveled and generated more than 29,000 VPD in 2016.

**UTILITIES:** All Utilities are to the site.

**OPPORTUNITY:** This is an outstanding opportunity to own property on one of the very few available locations on Abercorn with direct and frontage road access off both Abercorn and Montgomery Crossroads.



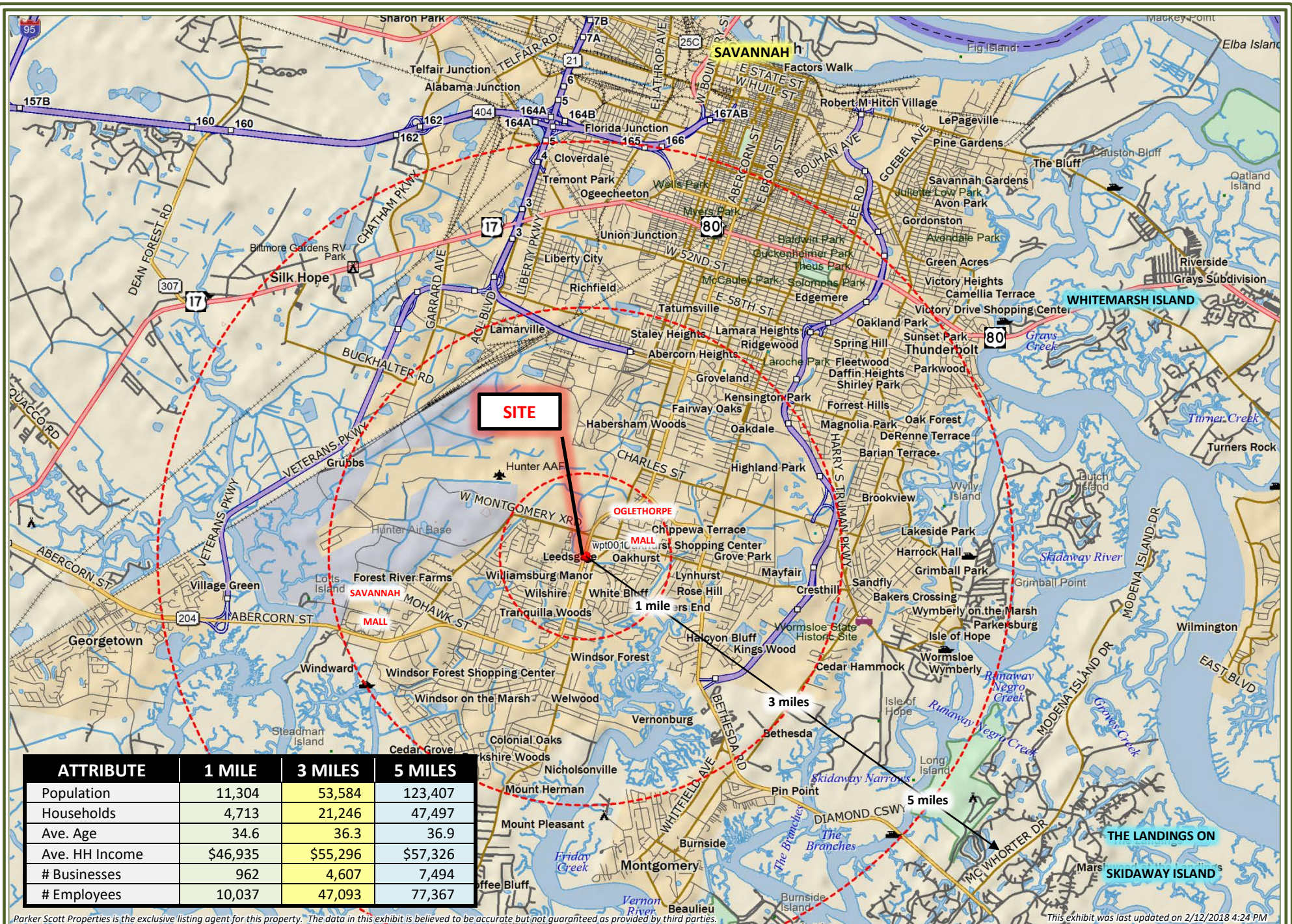
*This exhibit was last updated on 2/12/2018*

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**\$1,200,000**

*Parker Scott Properties is the exclusive listing agent for this property. The data in this exhibit is believed to be accurate but not guaranteed as provided by third parties.*





ATTRIBUTE	1 MILE	3 MILES	5 MILES
Population	11,304	53,584	123,407
Households	4,713	21,246	47,497
Ave. Age	34.6	36.3	36.9
Ave. HH Income	\$46,935	\$55,296	\$57,326
# Businesses	962	4,607	7,494
# Employees	10,037	47,093	77,367

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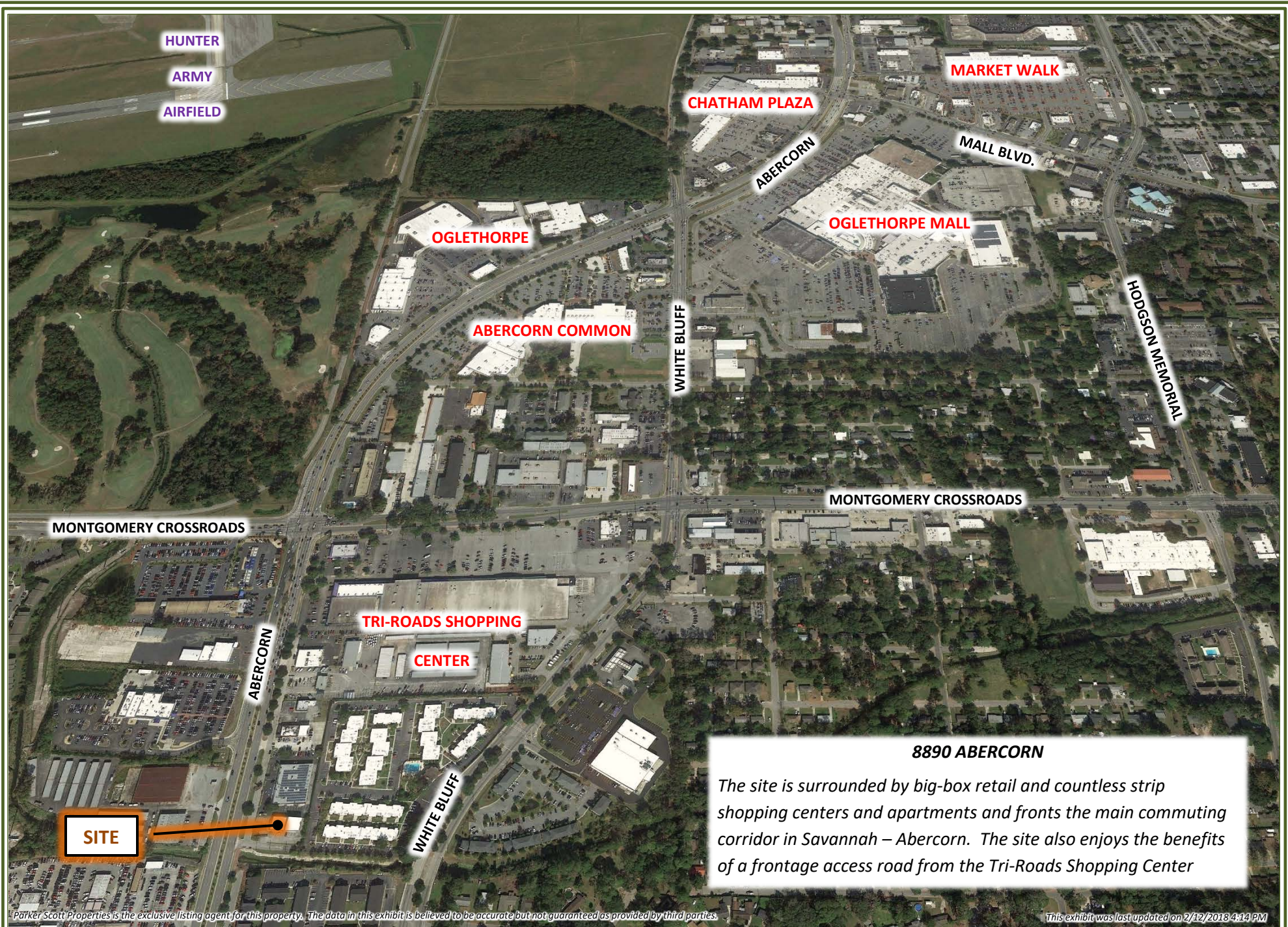
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# 8890 ABERCORN -- LOCATOR

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**8890 ABERCORN**

*The site is surrounded by big-box retail and countless strip shopping centers and apartments and fronts the main commuting corridor in Savannah – Abercorn. The site also enjoys the benefits of a frontage access road from the Tri-Roads Shopping Center*

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Google Earth  
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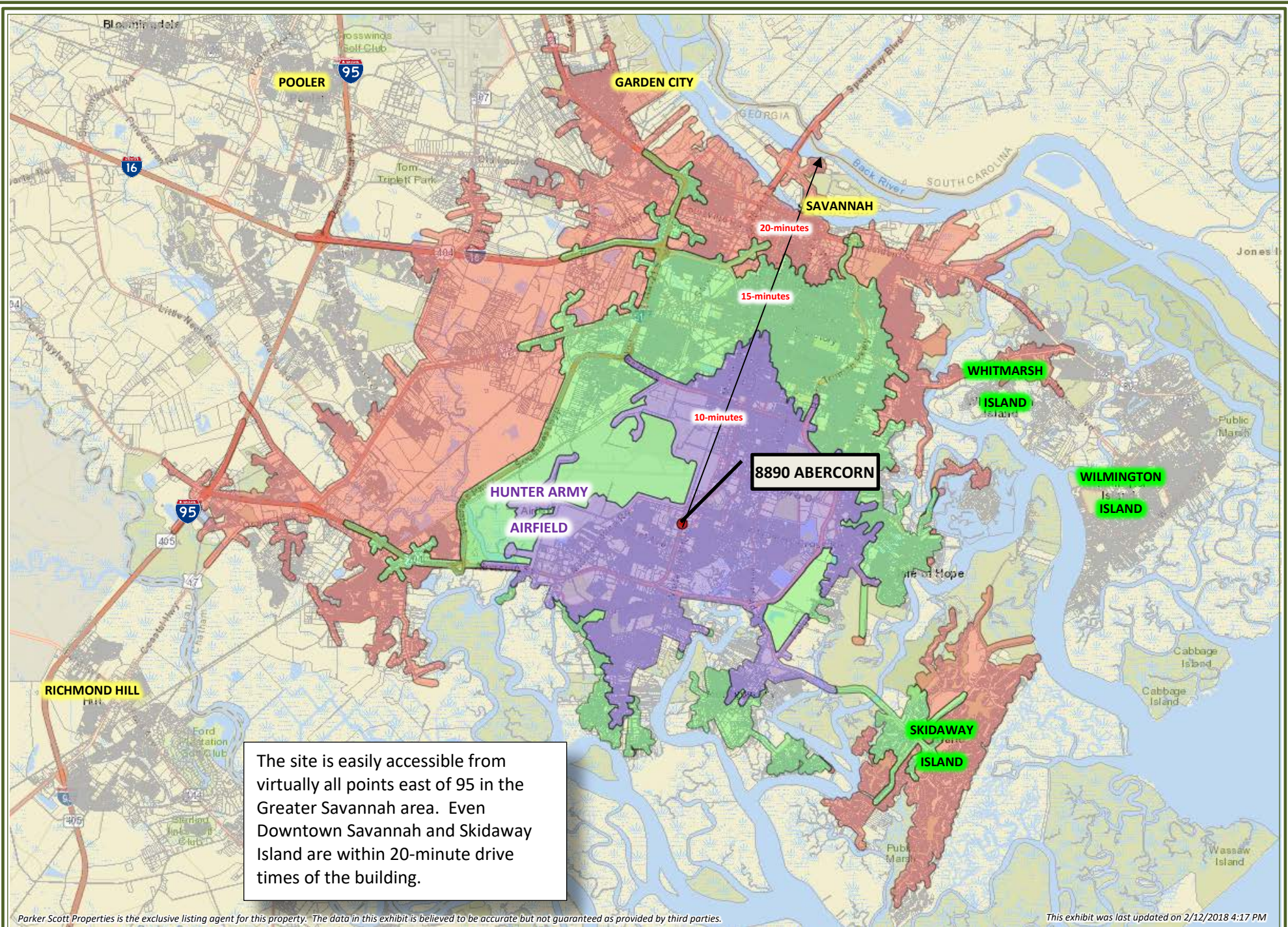
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**8890 ABERCORN – VIEW TO SOUTH**

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The site is easily accessible from virtually all points east of 95 in the Greater Savannah area. Even Downtown Savannah and Skidaway Island are within 20-minute drive times of the building.

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**8890 ABERCORN  
SURROUNDING RETAIL**

There are 345 sites and 6,425,432 sq. ft. of retail in the area around the site between DeRenne and the Savannah Mall outlined in blue.

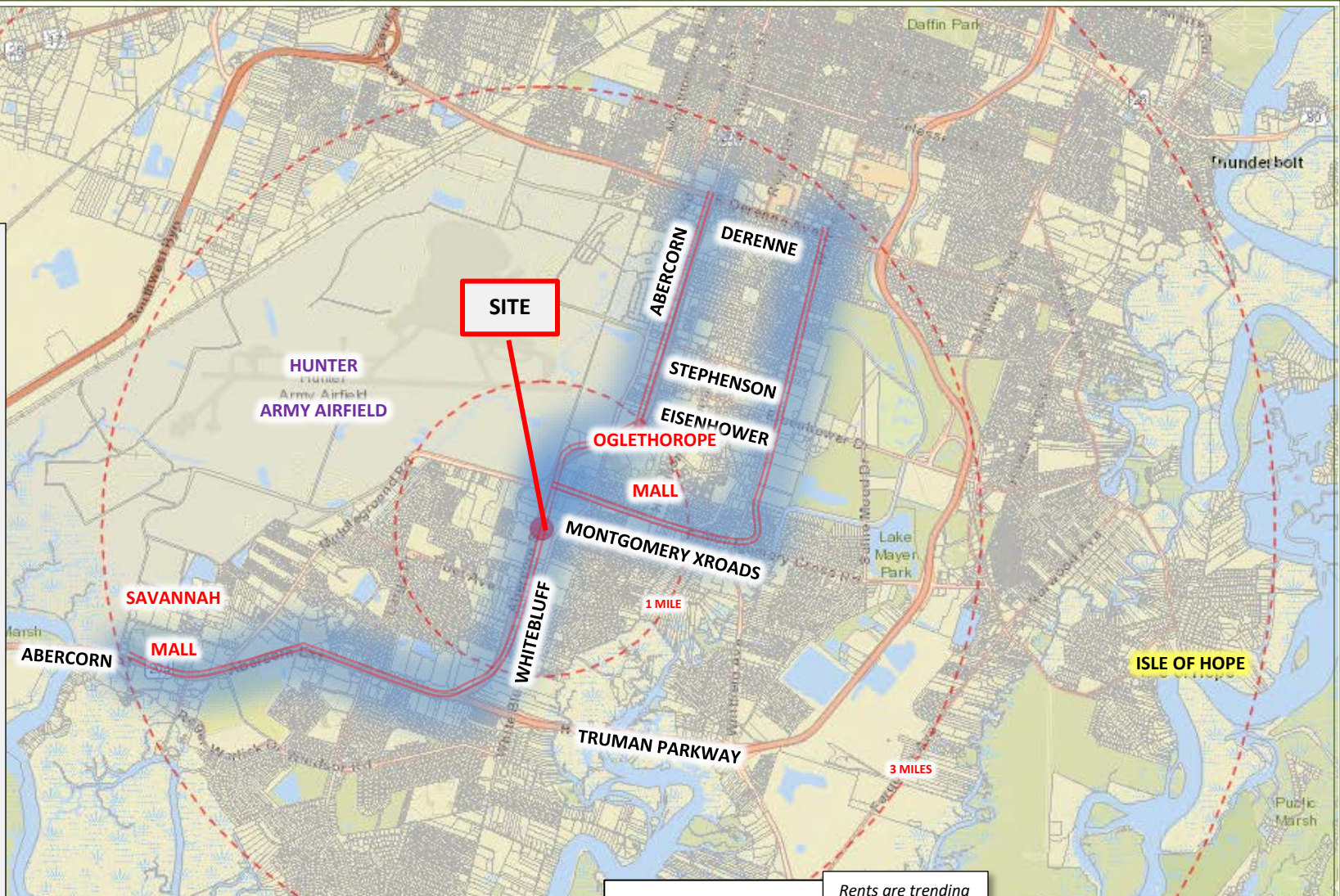
This area is marked by countless restaurants, retail shopping centers, apartments, all the major car dealers, grocery stores, colleges, schools, and supporting services, retail, and office spaces.

The market is very strong and is operating at only a 4.3% vacancy rate.

The site lies between the Oglethorpe Mall and the Savannah Mall and has 29,200 VPD pass the site.

Abercorn is the main connector in Savannah and runs from Exit 94 with I-95 in the south all the way downtown.

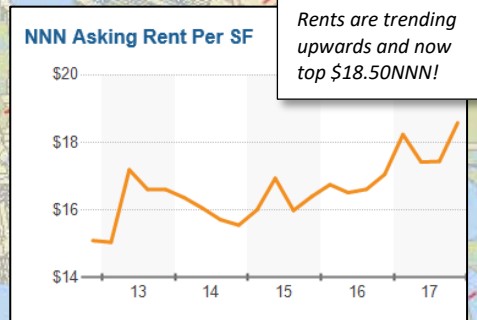
This is THE “go-to shopping geography in the Greater Savannah MSA.



**DEMOGRAPHICS**

Not only is the Southside of Savannah the place to shop – it is also the place to live and work. In a 3-mile radius of the site, more than 53,500 people live and 47,093 are employed!

Average incomes are also very strong ranging between \$46,900 at 1-mile up to \$57,300 at 5 miles from the site.

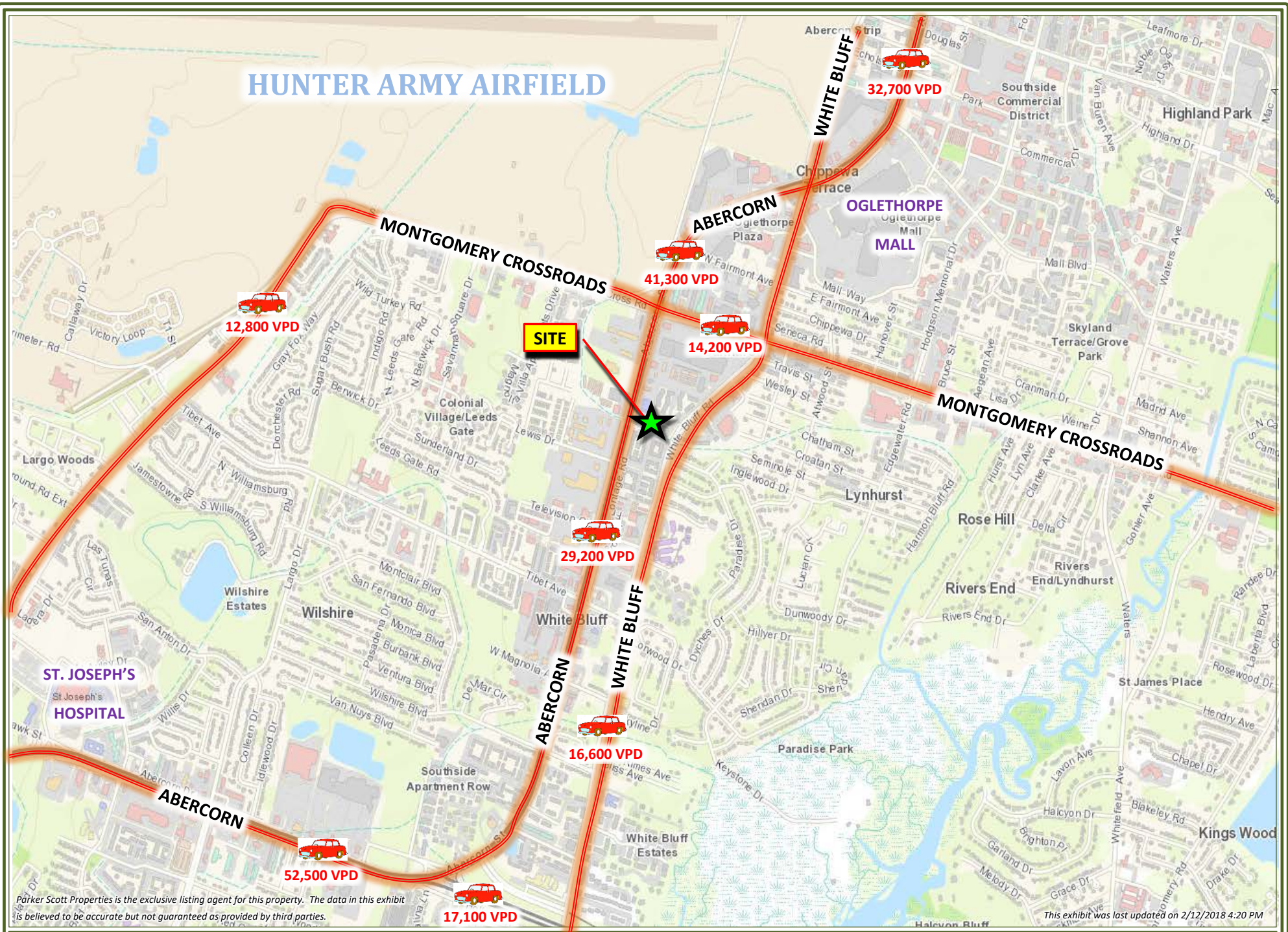


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# HUNTER ARMY AIRFIELD



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**8890 ABERCORN – TRAFFIC COUNTS**

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*Front view of building*



*Large open area on ground floor*



*Large open area on 2<sup>nd</sup> floor.*



*Stairway accessing second floor.*

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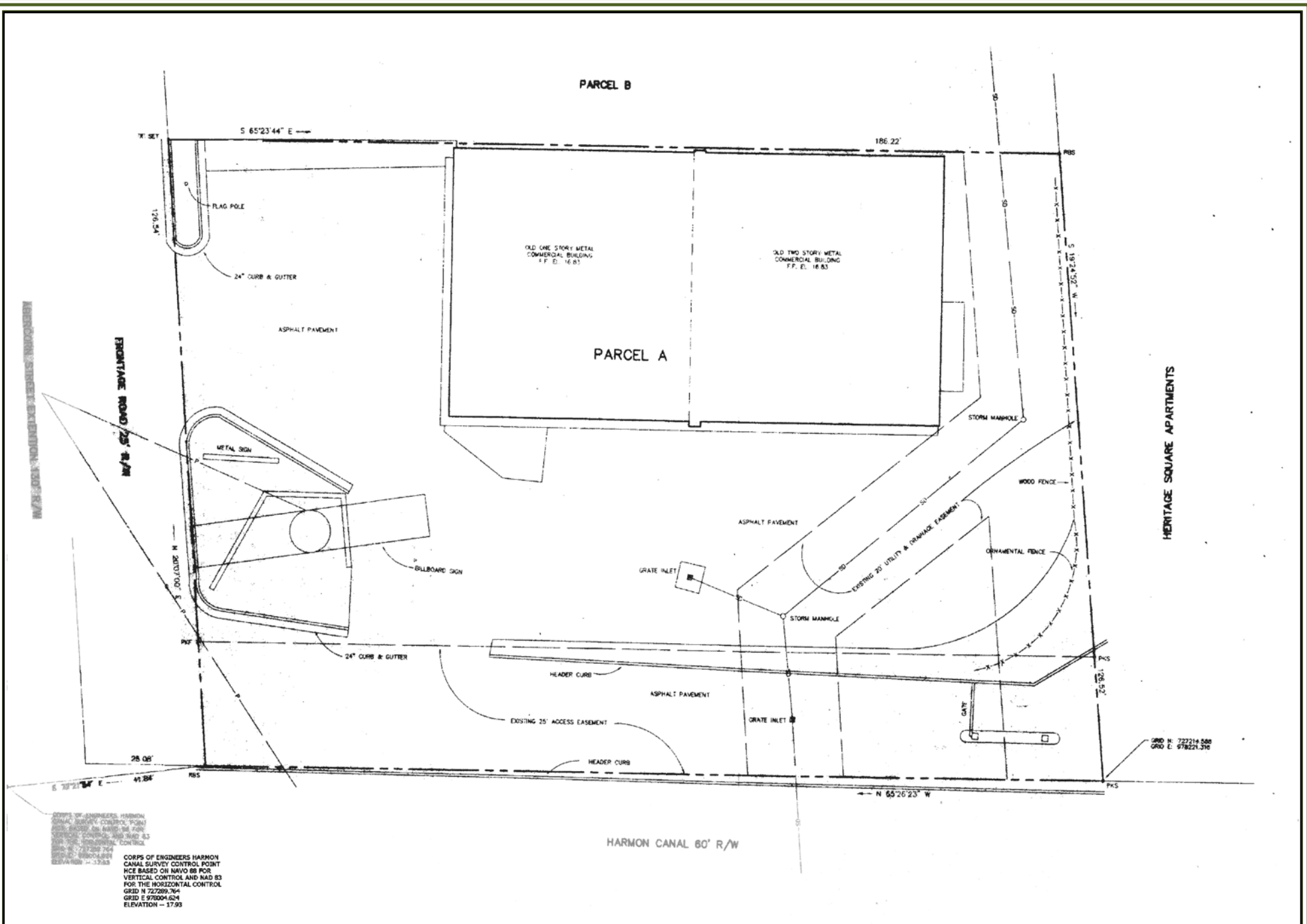
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**8890 ABERCORN –PHOTOS**

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CORPUS OF ENGINEERS HARMON  
 CANAL SURVEY CONTROL POINT  
 HCE BASED ON NAVD 88 FOR  
 VERTICAL CONTROL AND NAD 83  
 FOR THE HORIZONTAL CONTROL  
 GRID N 722289.764  
 GRID E 978221.370  
 ELEVATION - 17.93

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