

PICCADILLY SQUARE
10010 ABERCORN ST, SAVANNAH, GA 31406

RETAIL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

Very attractive, diverse mix of tenants including Tuesday Morning, Dentist Office, Hair Salon, Edible Arrangements, craft/sewing store and insurance office. Excellent parking and visible signage.

PROPERTY HIGHLIGHTS

SPACES	LEASE RATE	SPACE SIZE
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OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	10
Available SF:	
Lot Size:	4 Acres
Building Size:	48,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,175	19,363	43,120
Total Population	12,504	49,258	112,965
Average HH Income	\$51,977	\$61,247	\$62,419

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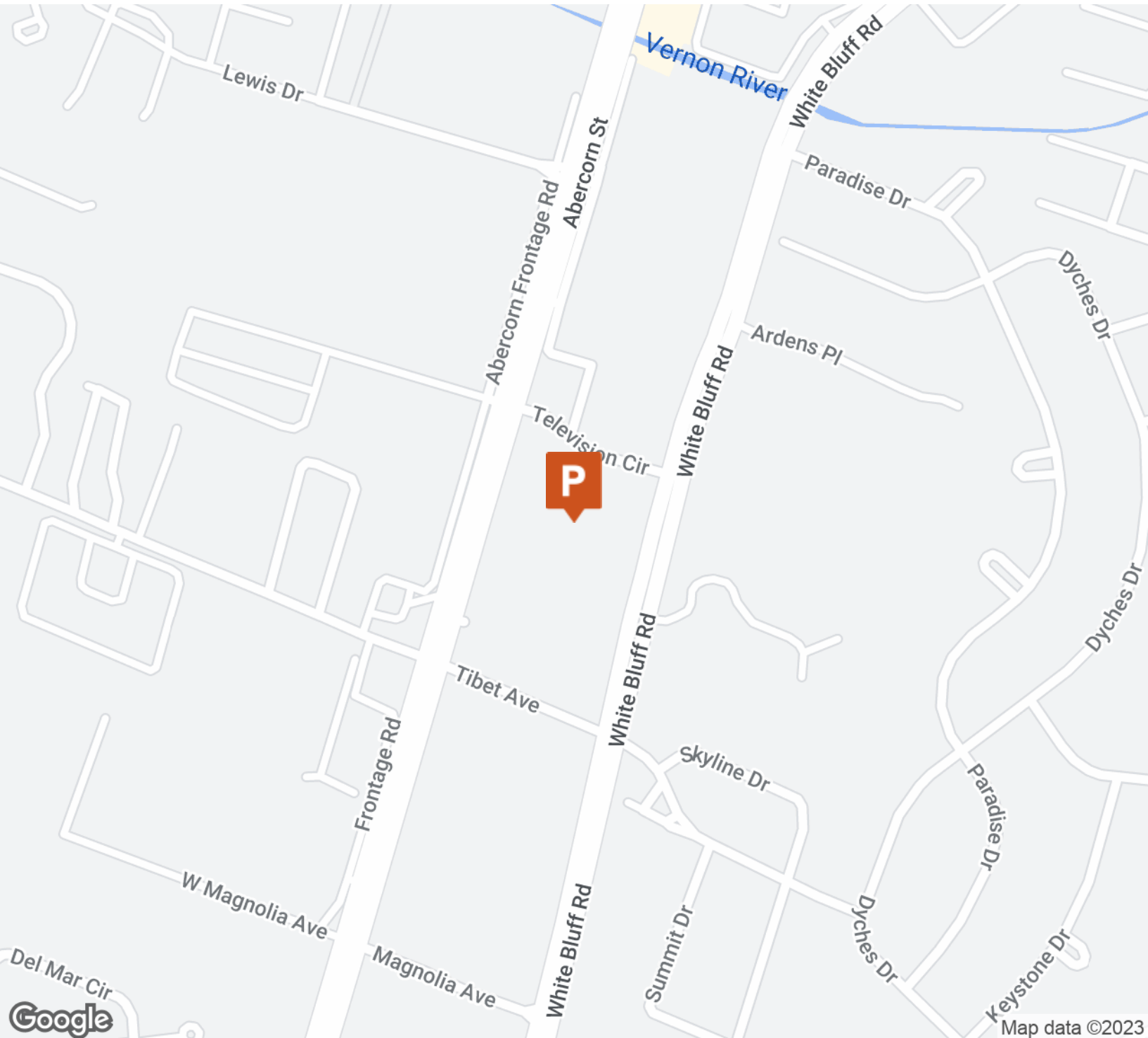


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P I E R
COMMERCIAL REAL ESTATE

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Executive Summary

10010 Abercorn St, Savannah, Georgia, 31406
Rings: 1, 3, 5 mile radii

Prepared by Ryan T. Schneider, CCIM

Latitude: 31.99073
Longitude: -81.13016

	1 mile	3 miles	5 miles
Population			
2000 Population	12,428	48,349	107,586
2010 Population	11,808	47,051	107,057
2018 Population	12,504	49,258	112,965
2023 Population	13,025	51,000	117,089
2000-2010 Annual Rate	-0.51%	-0.27%	-0.05%
2010-2018 Annual Rate	0.70%	0.56%	0.65%
2018-2023 Annual Rate	0.82%	0.70%	0.72%
2018 Male Population	47.9%	47.7%	47.3%
2018 Female Population	52.1%	52.3%	52.7%
2018 Median Age	31.5	33.7	34.8

In the identified area, the current year population is 112,965. In 2010, the Census count in the area was 107,057. The rate of change since 2010 was 0.65% annually. The five-year projection for the population in the area is 117,089 representing a change of 0.72% annually from 2018 to 2023. Currently, the population is 47.3% male and 52.7% female.

Median Age

The median age in this area is 31.5, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	35.7%	50.0%	43.8%
2018 Black Alone	49.7%	37.7%	47.6%
2018 American Indian/Alaska Native Alone	0.4%	0.3%	0.2%
2018 Asian Alone	4.2%	4.0%	2.6%
2018 Pacific Islander Alone	0.5%	0.3%	0.2%
2018 Other Race	5.8%	4.1%	2.8%
2018 Two or More Races	3.7%	3.6%	2.8%
2018 Hispanic Origin (Any Race)	12.9%	9.7%	6.5%

Persons of Hispanic origin represent 6.5% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 63.1 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	5,206	18,997	41,847
2010 Households	4,917	18,666	41,462
2018 Total Households	5,175	19,363	43,120
2023 Total Households	5,380	20,006	44,626
2000-2010 Annual Rate	-0.57%	-0.18%	-0.09%
2010-2018 Annual Rate	0.62%	0.45%	0.48%
2018-2023 Annual Rate	0.78%	0.66%	0.69%
2018 Average Household Size	2.41	2.41	2.47

The household count in this area has changed from 41,462 in 2010 to 43,120 in the current year, a change of 0.48% annually. The five-year projection of households is 44,626, a change of 0.69% annually from the current year total. Average household size is currently 2.47, compared to 2.45 in the year 2010. The number of families in the current year is 25,999 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

June 21, 2019

Executive Summary

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Prepared by Ryan T. Schneider, CCIM

Latitude: 31.99073
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	1 mile	3 miles	5 miles
Median Household Income			
2018 Median Household Income	\$41,133	\$46,005	\$45,052
2023 Median Household Income	\$45,549	\$50,513	\$49,412
2018-2023 Annual Rate	2.06%	1.89%	1.86%
Average Household Income			
2018 Average Household Income	\$51,977	\$61,247	\$62,419
2023 Average Household Income	\$59,196	\$68,585	\$69,706
2018-2023 Annual Rate	2.64%	2.29%	2.23%
Per Capita Income			
2018 Per Capita Income	\$21,729	\$25,338	\$25,329
2023 Per Capita Income	\$24,667	\$28,118	\$28,011
2018-2023 Annual Rate	2.57%	2.10%	2.03%

Households by Income

Current median household income is \$45,052 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$49,412 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$62,419 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$69,706 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$25,329 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$28,011 in five years, compared to \$36,530 for all U.S. households

Housing			
2000 Total Housing Units	5,764	20,523	45,482
2000 Owner Occupied Housing Units	1,683	10,071	24,699
2000 Renter Occupied Housing Units	3,524	8,926	17,147
2000 Vacant Housing Units	557	1,526	3,636
2010 Total Housing Units	5,832	21,059	47,120
2010 Owner Occupied Housing Units	1,533	9,288	22,545
2010 Renter Occupied Housing Units	3,384	9,378	18,917
2010 Vacant Housing Units	915	2,393	5,658
2018 Total Housing Units	6,098	21,889	49,164
2018 Owner Occupied Housing Units	1,420	8,896	21,786
2018 Renter Occupied Housing Units	3,755	10,466	21,334
2018 Vacant Housing Units	923	2,526	6,044
2023 Total Housing Units	6,341	22,645	50,930
2023 Owner Occupied Housing Units	1,520	9,422	23,148
2023 Renter Occupied Housing Units	3,860	10,584	21,478
2023 Vacant Housing Units	961	2,639	6,304

Currently, 44.3% of the 49,164 housing units in the area are owner occupied; 43.4%, renter occupied; and 12.3% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 47,120 housing units in the area - 47.8% owner occupied, 40.1% renter occupied, and 12.0% vacant. The annual rate of change in housing units since 2010 is 1.91%. Median home value in the area is \$178,576, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 2.30% annually to \$200,115.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

June 21, 2019