

SAVANNAH CENTRE  
7400 ABERCORN STREET, SAVANNAH, GA 31406

## RETAIL PROPERTY FOR LEASE



### PROPERTY DESCRIPTION

Shopping center is anchored by TJ Maxx, Bed Bath and Beyond, Burlington Coat Factory and other major retailers.

### PROPERTY HIGHLIGHTS

### OFFERING SUMMARY

Lease Rate:	Call For Rate
Available SF:	3,750 SF (Unit #7)
Lot Size:	
Building Size:	186,514 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,313	33,390	59,880
Total Population	10,691	87,407	157,456
Average HH Income	\$64,806	\$51,974	\$56,918

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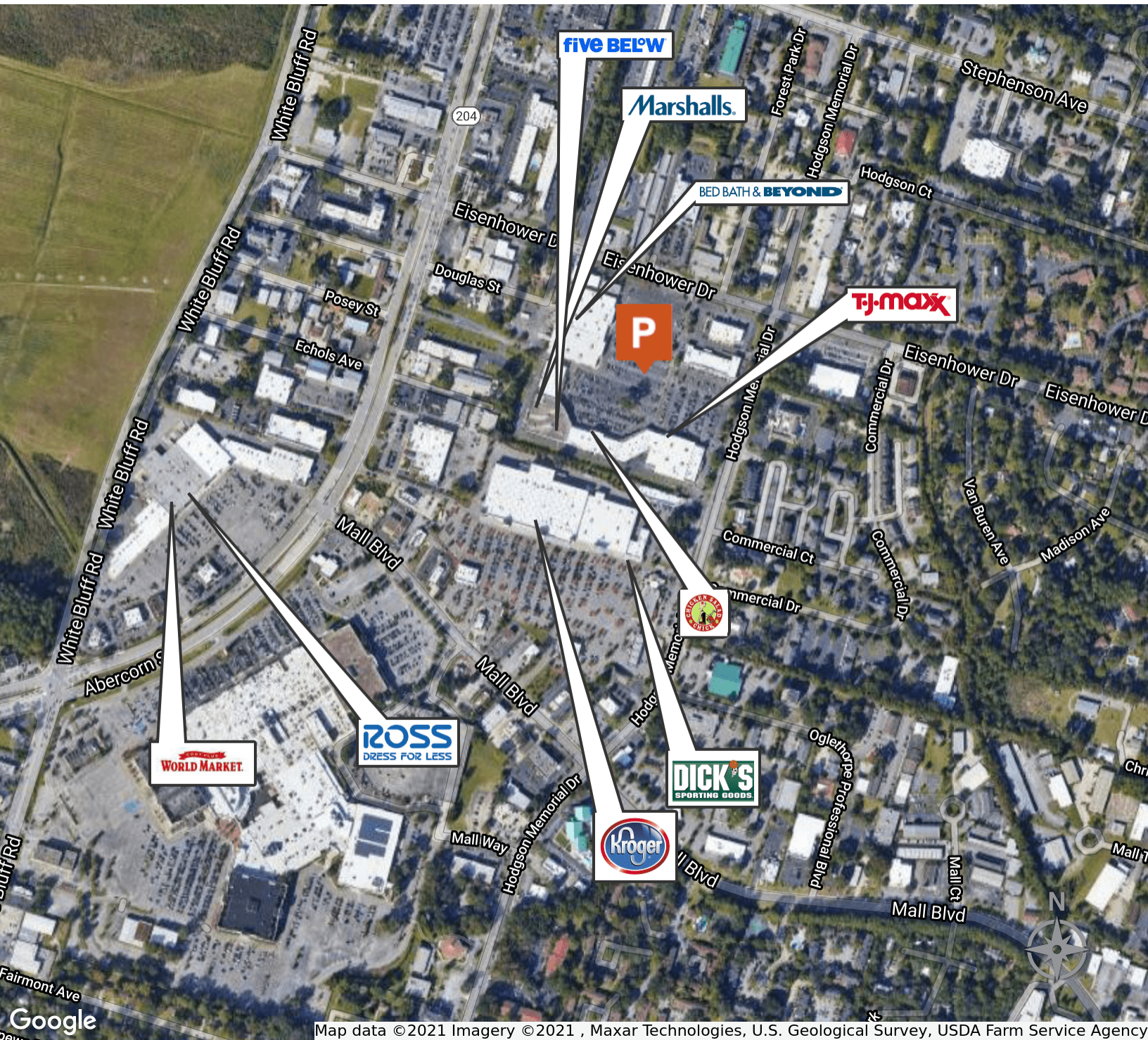
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TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)
Bed Bath & Beyond	1	33,005
Marshalls	2	31,000
TJ Maxx	3	33,067
Joann	4	15,650
Shoe Carnival	5	12,240
Empire Beauty School	6	6,170
America's Best Contacts & Eye	8	4,200
Rack Room Shoes	9	4,000
Five Below	10	8,788
Clothes Mentor	11	3,850
CosmoProf	12	2,340
Chicken Salad Chick	13	2,400
Seasons of Japan	14	4,960
Fast Fit Body Sculpting	15	3,400
LA Nails	16	1,600
Weight Watchers	17	1,400
Mathnasium	18	1,125
Jersey Mike's Subs	19	1,125
CiCi's Pizza	20	4,094
Tier One Nutrition	22	1,000
Duck Donuts	23	1,000
Omelette House	24	925
Service Loan & Tax	26	875
Lovin Spoons	27	1,500
Totals/Averages		179,714

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## Executive Summary

Abercorn St, Savannah, Georgia, 31405  
Rings: 1, 3, 5 mile radii

Prepared by Ryan T. Schneider, CCIM

Latitude: 32.02809  
Longitude: -81.10813

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	10,968	84,520	147,535
2010 Population	10,334	82,979	147,923
2018 Population	10,691	87,407	157,456
2023 Population	11,006	90,475	163,864
2000-2010 Annual Rate	-0.59%	-0.18%	0.03%
2010-2018 Annual Rate	0.41%	0.63%	0.76%
2018-2023 Annual Rate	0.58%	0.69%	0.80%
2018 Male Population	48.5%	46.9%	47.3%
2018 Female Population	51.5%	53.1%	52.7%
2018 Median Age	35.5	33.7	33.5

In the identified area, the current year population is 157,456. In 2010, the Census count in the area was 147,923. The rate of change since 2010 was 0.76% annually. The five-year projection for the population in the area is 163,864 representing a change of 0.80% 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 35.5, compared to U.S. median age of 38.3.

### Race and Ethnicity

2018 White Alone	51.2%	33.0%	37.8%
2018 Black Alone	41.7%	60.8%	54.6%
2018 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2018 Asian Alone	2.0%	1.9%	2.4%
2018 Pacific Islander Alone	0.2%	0.1%	0.1%
2018 Other Race	1.7%	1.7%	2.3%
2018 Two or More Races	2.9%	2.3%	2.5%
2018 Hispanic Origin (Any Race)	5.2%	4.3%	5.5%

Persons of Hispanic origin represent 5.5% 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 60.4 in the identified area, compared to 64.3 for the U.S. as a whole.

### Households

2000 Households	4,355	32,691	57,198
2010 Households	4,221	32,270	56,797
2018 Total Households	4,313	33,390	59,880
2023 Total Households	4,422	34,482	62,307
2000-2010 Annual Rate	-0.31%	-0.13%	-0.07%
2010-2018 Annual Rate	0.26%	0.41%	0.64%
2018-2023 Annual Rate	0.50%	0.65%	0.80%
2018 Average Household Size	2.28	2.48	2.44

The household count in this area has changed from 56,797 in 2010 to 59,880 in the current year, a change of 0.64% annually. The five-year projection of households is 62,307, a change of 0.80% annually from the current year total. Average household size is currently 2.44, compared to 2.42 in the year 2010. The number of families in the current year is 33,945 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 19, 2019

## Executive Summary

Abercorn St, Savannah, Georgia, 31405  
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Prepared by Ryan T. Schneider, CCIM

Latitude: 32.02809  
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	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2018 Median Household Income	\$43,443	\$35,796	\$38,482
2023 Median Household Income	\$46,747	\$38,240	\$41,541
2018-2023 Annual Rate	1.48%	1.33%	1.54%
<b>Average Household Income</b>			
2018 Average Household Income	\$64,806	\$51,974	\$56,918
2023 Average Household Income	\$72,376	\$57,721	\$63,516
2018-2023 Annual Rate	2.23%	2.12%	2.22%
<b>Per Capita Income</b>			
2018 Per Capita Income	\$27,594	\$21,522	\$23,306
2023 Per Capita Income	\$30,352	\$23,646	\$25,761
2018-2023 Annual Rate	1.92%	1.90%	2.02%

### Households by Income

Current median household income is \$38,482 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$41,541 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$56,918 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$63,516 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$23,306 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$25,761 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	4,714	36,778	63,956
2000 Owner Occupied Housing Units	2,526	16,986	30,090
2000 Renter Occupied Housing Units	1,829	15,704	27,108
2000 Vacant Housing Units	359	4,088	6,758
2010 Total Housing Units	4,731	37,764	66,469
2010 Owner Occupied Housing Units	2,101	15,014	27,390
2010 Renter Occupied Housing Units	2,120	17,256	29,407
2010 Vacant Housing Units	510	5,494	9,672
2018 Total Housing Units	4,910	39,308	70,424
2018 Owner Occupied Housing Units	1,985	14,232	26,419
2018 Renter Occupied Housing Units	2,328	19,158	33,461
2018 Vacant Housing Units	597	5,918	10,544
2023 Total Housing Units	5,047	40,648	73,429
2023 Owner Occupied Housing Units	2,089	15,218	28,349
2023 Renter Occupied Housing Units	2,333	19,265	33,958
2023 Vacant Housing Units	625	6,166	11,122

Currently, 37.5% of the 70,424 housing units in the area are owner occupied; 47.5%, renter occupied; and 15.0% 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 66,469 housing units in the area - 41.2% owner occupied, 44.2% renter occupied, and 14.6% vacant. The annual rate of change in housing units since 2010 is 2.60%. Median home value in the area is \$166,350, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 2.41% annually to \$187,409.

**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 19, 2019