

PUBLIX SHOPPING CENTER -- OUT PARCEL BUILDING FOR LEASE  
11515 ABERCORN STREET, SAVANNAH, GA 31419

## ABERCORN RETAIL BUILDING FOR LEASE



### PROPERTY DESCRIPTION

Freestanding building located on Abercorn Street. This property is an out parcel to the Publix Shopping Center and has undoubtedly some of the best visibility and frontage on Abercorn Street in this area. There is an existing pylon sign that can be used by the new Tenant. Taxes and Insurance are estimated at \$4.10 SF/yr. for 2019.

### PROPERTY HIGHLIGHTS

### OFFERING SUMMARY

Lease Rate:	\$39.00 SF/yr (NNN) (\$4.10 SF/yr est.)
Number of Units:	1
Available SF:	
Lot Size:	0.33 Acres
Building Size:	2,146 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,497	15,602	34,324
Total Population	13,545	39,160	87,862
Average HH Income	\$53,352	\$60,180	\$62,366

RYAN T. SCHNEIDER, CCIM  
912.239.6298  
ryan@piercommercial.com





PUBLIX SHOPPING CENTER -- OUT PARCEL BUILDING FOR LEASE  
11515 ABERCORN STREET, SAVANNAH, GA 31419

## ABERCORN RETAIL BUILDING FOR LEASE



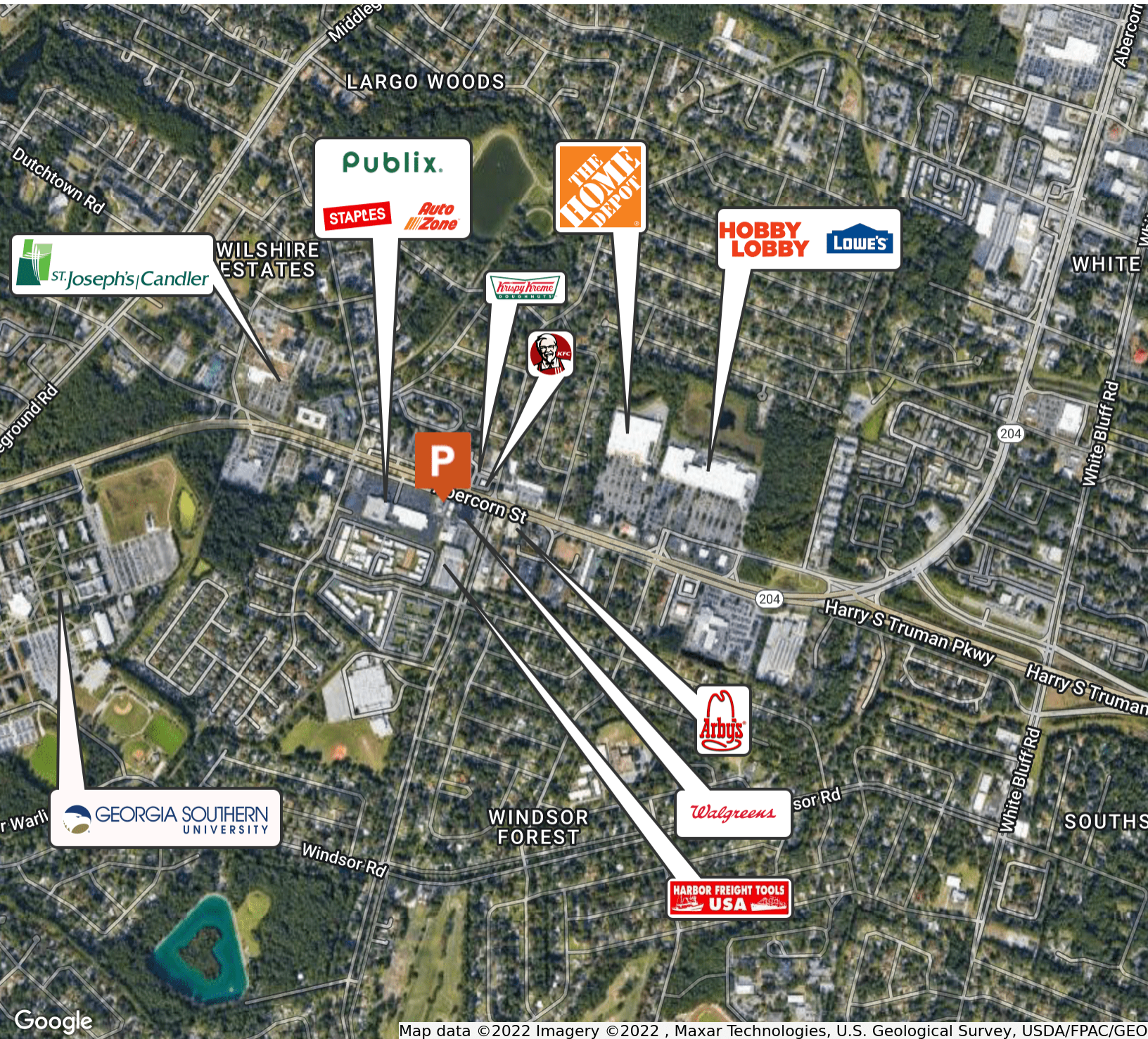
RYAN T. SCHNEIDER, CCIM  
912.239.6298  
ryan@piercommercial.com

**PIER**  
COMMERCIAL REAL ESTATE



PUBLIX SHOPPING CENTER -- OUT PARCEL BUILDING FOR LEASE  
11515 ABERCORN STREET, SAVANNAH, GA 31419

# ABERCORN RETAIL BUILDING FOR LEASE



RYAN T. SCHNEIDER, CCIM  
912.239.6298  
ryan@piercommercial.com





## Executive Summary

11515 Abercorn St, Savannah, Georgia, 31419  
Rings: 1, 3, 5 mile radii

Prepared by Ryan T. Schneider, CCIM

Latitude: 31.98184  
Longitude: -81.14997

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	13,048	38,027	81,650
2010 Population	12,680	37,339	83,219
2018 Population	13,545	39,160	87,862
2023 Population	14,112	40,561	91,537
2000-2010 Annual Rate	-0.29%	-0.18%	0.19%
2010-2018 Annual Rate	0.80%	0.58%	0.66%
2018-2023 Annual Rate	0.82%	0.71%	0.82%
2018 Male Population	46.2%	47.0%	47.6%
2018 Female Population	53.8%	53.0%	52.4%
2018 Median Age	33.2	34.0	34.6

In the identified area, the current year population is 87,862. In 2010, the Census count in the area was 83,219. The rate of change since 2010 was 0.66% annually. The five-year projection for the population in the area is 91,537 representing a change of 0.82% annually from 2018 to 2023. Currently, the population is 47.6% male and 52.4% female.

### Median Age

The median age in this area is 33.2, compared to U.S. median age of 38.3.

### Race and Ethnicity

2018 White Alone	43.3%	46.9%	46.7%
2018 Black Alone	43.6%	40.5%	43.0%
2018 American Indian/Alaska Native Alone	0.3%	0.3%	0.3%
2018 Asian Alone	3.9%	4.1%	3.2%
2018 Pacific Islander Alone	0.3%	0.3%	0.2%
2018 Other Race	4.7%	4.3%	3.5%
2018 Two or More Races	3.8%	3.6%	3.2%
2018 Hispanic Origin (Any Race)	11.7%	10.1%	8.0%

Persons of Hispanic origin represent 8.0% 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 65.6 in the identified area, compared to 64.3 for the U.S. as a whole.

### Households

2000 Households	5,506	15,354	31,950
2010 Households	5,148	14,966	32,792
2018 Total Households	5,497	15,602	34,324
2023 Total Households	5,746	16,148	35,682
2000-2010 Annual Rate	-0.67%	-0.26%	0.26%
2010-2018 Annual Rate	0.80%	0.51%	0.55%
2018-2023 Annual Rate	0.89%	0.69%	0.78%
2018 Average Household Size	2.30	2.41	2.47

The household count in this area has changed from 32,792 in 2010 to 34,324 in the current year, a change of 0.55% annually. The five-year projection of households is 35,682, a change of 0.78% annually from the current year total. Average household size is currently 2.47, compared to 2.44 in the year 2010. The number of families in the current year is 20,935 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 24, 2019

## Executive Summary

11515 Abercorn St, Savannah, Georgia, 31419  
Rings: 1, 3, 5 mile radii

Prepared by Ryan T. Schneider, CCIM

Latitude: 31.98184  
Longitude: -81.14997

	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2018 Median Household Income	\$41,758	\$46,357	\$47,109
2023 Median Household Income	\$46,385	\$50,810	\$51,072
2018-2023 Annual Rate	2.12%	1.85%	1.63%
<b>Average Household Income</b>			
2018 Average Household Income	\$53,352	\$60,180	\$62,366
2023 Average Household Income	\$60,215	\$67,488	\$69,580
2018-2023 Annual Rate	2.45%	2.32%	2.21%
<b>Per Capita Income</b>			
2018 Per Capita Income	\$22,540	\$24,870	\$25,322
2023 Per Capita Income	\$25,246	\$27,710	\$28,031
2018-2023 Annual Rate	2.29%	2.19%	2.05%
<b>Households by Income</b>			

Current median household income is \$47,109 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$51,072 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$62,366 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$69,580 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$25,322 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$28,031 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	5,891	16,604	34,391
2000 Owner Occupied Housing Units	2,644	8,008	18,676
2000 Renter Occupied Housing Units	2,862	7,346	13,274
2000 Vacant Housing Units	385	1,250	2,441
2010 Total Housing Units	5,878	16,980	36,610
2010 Owner Occupied Housing Units	2,381	7,504	17,639
2010 Renter Occupied Housing Units	2,767	7,462	15,153
2010 Vacant Housing Units	730	2,014	3,818
2018 Total Housing Units	6,267	17,664	38,320
2018 Owner Occupied Housing Units	2,293	7,216	17,167
2018 Renter Occupied Housing Units	3,204	8,386	17,158
2018 Vacant Housing Units	770	2,062	3,996
2023 Total Housing Units	6,557	18,297	39,877
2023 Owner Occupied Housing Units	2,454	7,653	18,294
2023 Renter Occupied Housing Units	3,292	8,495	17,388
2023 Vacant Housing Units	811	2,149	4,195

Currently, 44.8% of the 38,320 housing units in the area are owner occupied; 44.8%, renter occupied; and 10.4% 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 36,610 housing units in the area - 48.2% owner occupied, 41.4% renter occupied, and 10.4% vacant. The annual rate of change in housing units since 2010 is 2.05%. Median home value in the area is \$176,403, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 2.29% annually to \$197,577.

**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 24, 2019