

MIXED-USE LEASING OPPORTUNITY IN HISTORIC DOWNTOWN

ABERCORN STREET & E. 41ST STREET
SAVANNAH, GA 31401

Adam Bryant, CCIM, SIOR
C: 912.667.2740
adam.bryant@svn.com





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1 PROPERTY INFORMATION

Abercorn Street & E. 41st Street
Savannah, GA 31401



Property Summary



OFFERING SUMMARY

Building Size:	8,350 SF
Available SF:	1,000 - 8,350 SF
Lease Rate:	\$12.00-\$26.00 SF/yr., NNN
Current CAM:	\$5.00 SF/yr.
Lot Size:	0.34 Acres
Zoning:	TC-1
Market:	Savannah
Submarket:	Downtown

PROPERTY OVERVIEW

SVN is pleased to present an opportunity for lease on Abercorn Street near the intersection of Victory Drive in Downtown Savannah. The property is a mix of space types totaling $\pm 8,350$ SF total, which could be leased together or separately. There is $\pm 4,250$ SF of 1st floor retail space, $\pm 1,500$ SF of 2nd floor office space, and a separate metal storage building that is $\pm 2,600$ SF. The property is zoned TC-1 (Traditional Commercial), with all spaces in move-in condition and available immediately.

LOCATION OVERVIEW

The property is located in the heart of the Historic District in Savannah's Downtown near Victory Drive, while offering visibility on Abercorn Street, which is a heavily traveled corridor connecting Downtown and Southside Savannah. This location provides quick access to the Truman Parkway and I-16, and easy access to all areas of Savannah, including the beaches, islands and the Airport, via the Veterans Parkway, I-516 and I-95.

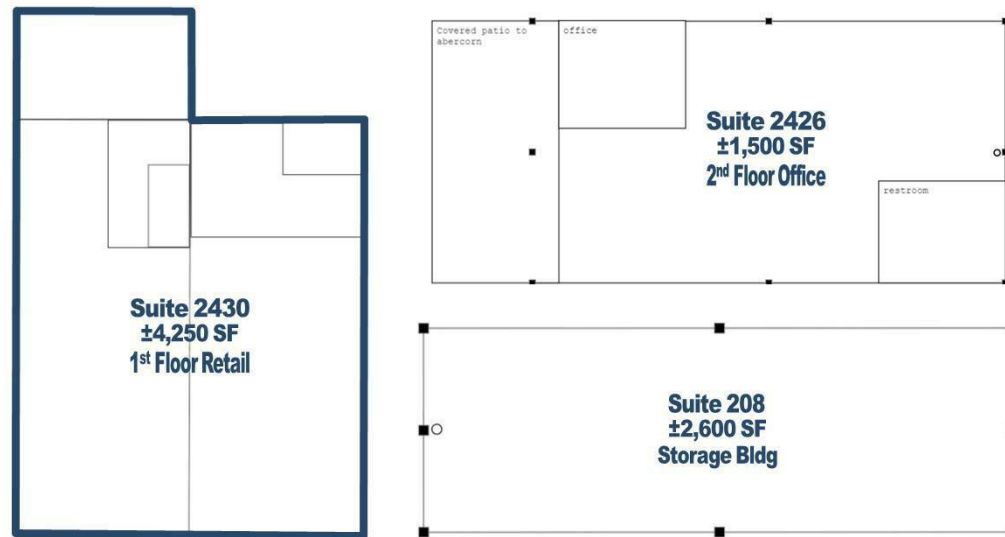
Complete Highlights



PROPERTY HIGHLIGHTS

- ±8,350 SF in Historic Downtown Savannah | For Lease
- ±4,250 SF 1st Floor Retail | ±1,500 2nd Floor Office | ±2,600 Metal Storage Building
- Could be Leased Together or Separately | Move-in Condition
- Zoned TC-1 (Traditional Commercial) | Available Immediately
- Abercorn St. near Victory Drive | Quick Access to I-16
- Easy Access to All Areas of Savannah

Lease Spaces



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,500 - 4,250 SF	Lease Rate:	\$12.00 - \$26.00 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2430	4,250 SF	NNN	\$26.00 SF/yr	1st Floor Retail Space. Current CAM \$5.00 PSF.
2426	1,500 SF	NNN	\$18.00 SF/yr	2nd Floor Office Space. Current CAM \$5.00 PSF.
208	2,600 SF	NNN	\$12.00 SF/yr	Metal Storage Building. Current CAM \$5.00 PSF.

Suite 2430 | Floor Plan



Suite 2430 | Photos



Suite 2426 | Floor Plan



Suite 2426 | Photos



Suite 208 | Floor Plan



Suite 208 | Photos



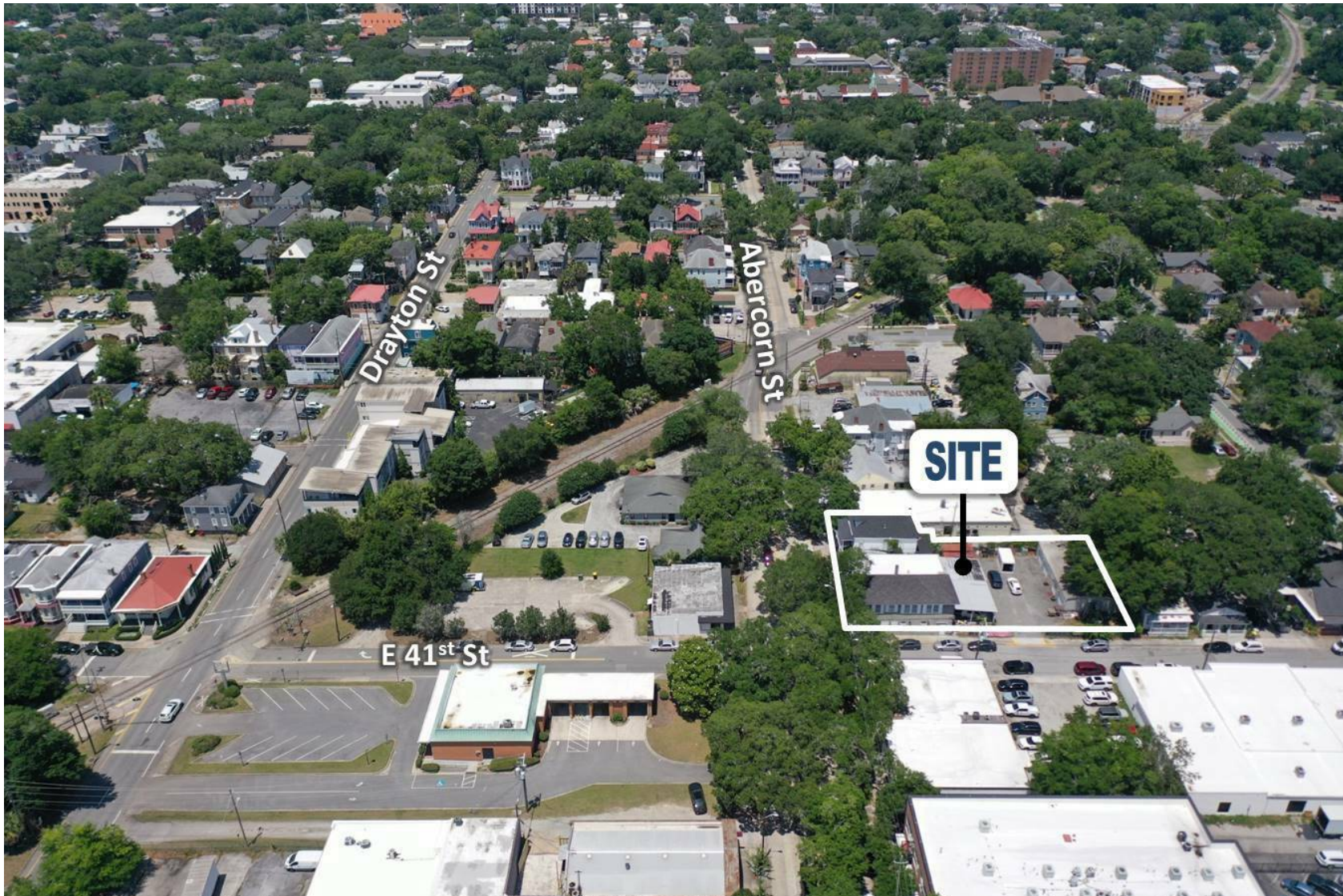


2 LOCATION INFORMATION

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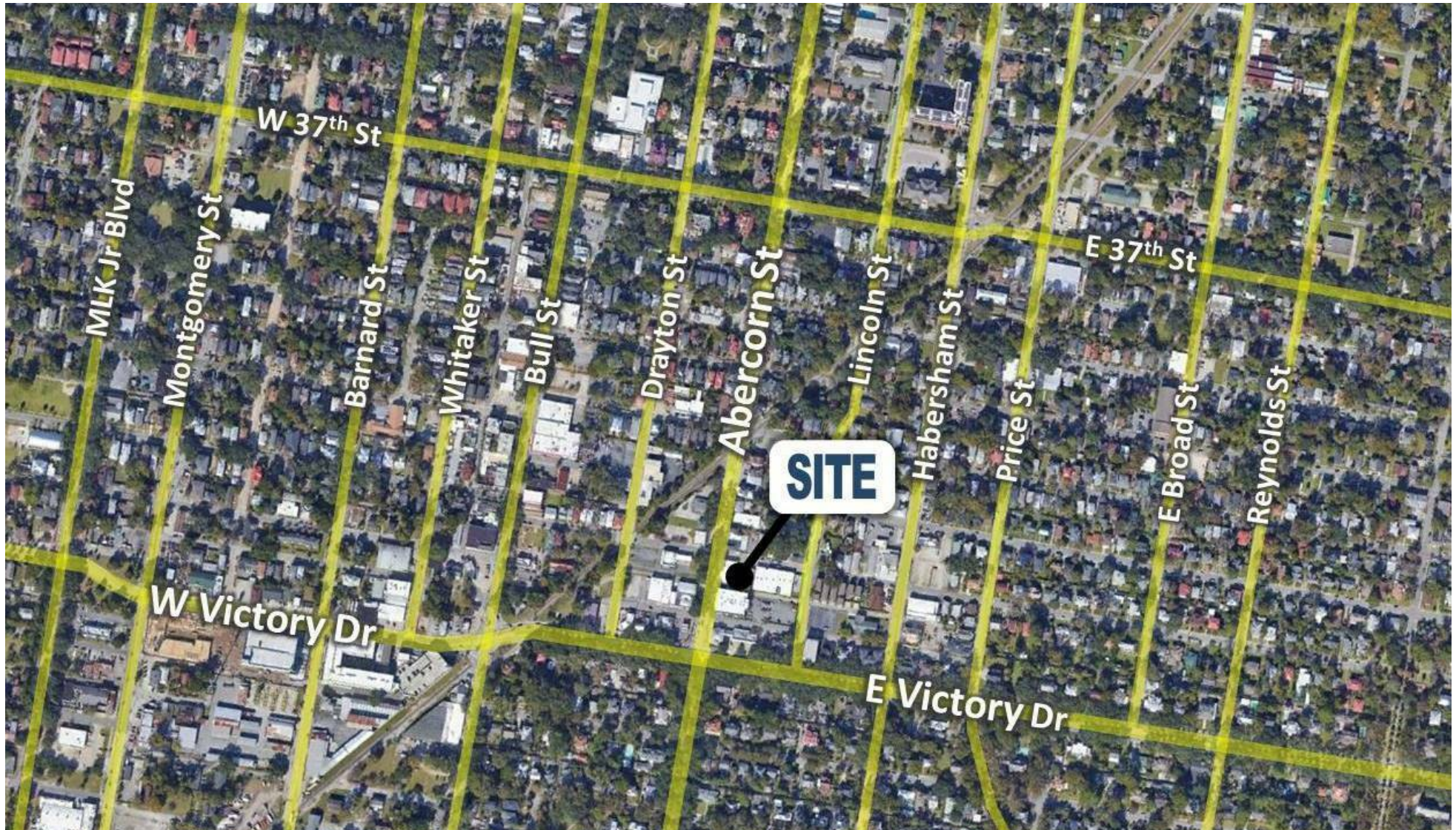


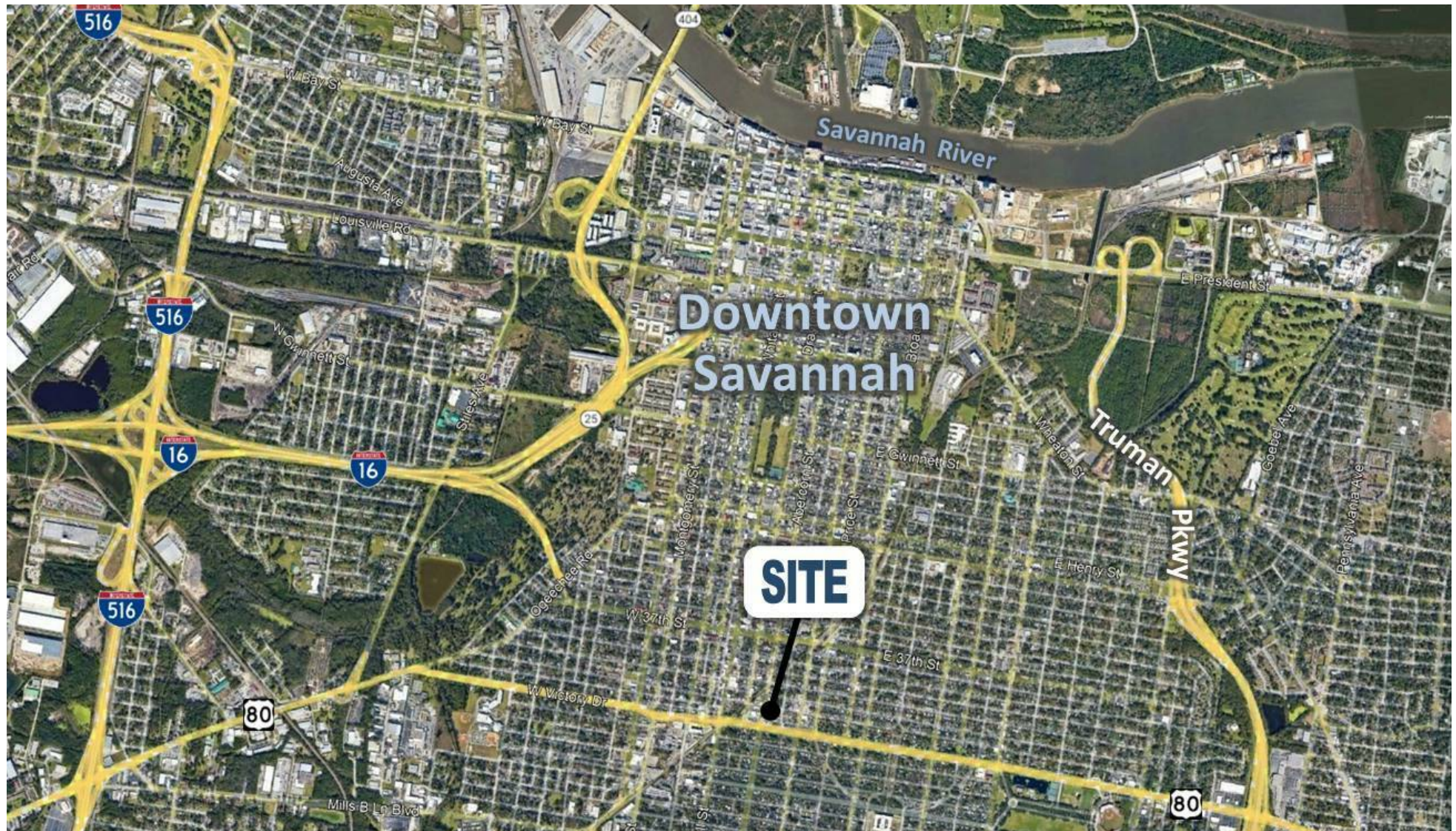


Aerial | E 41st @ Abercorn



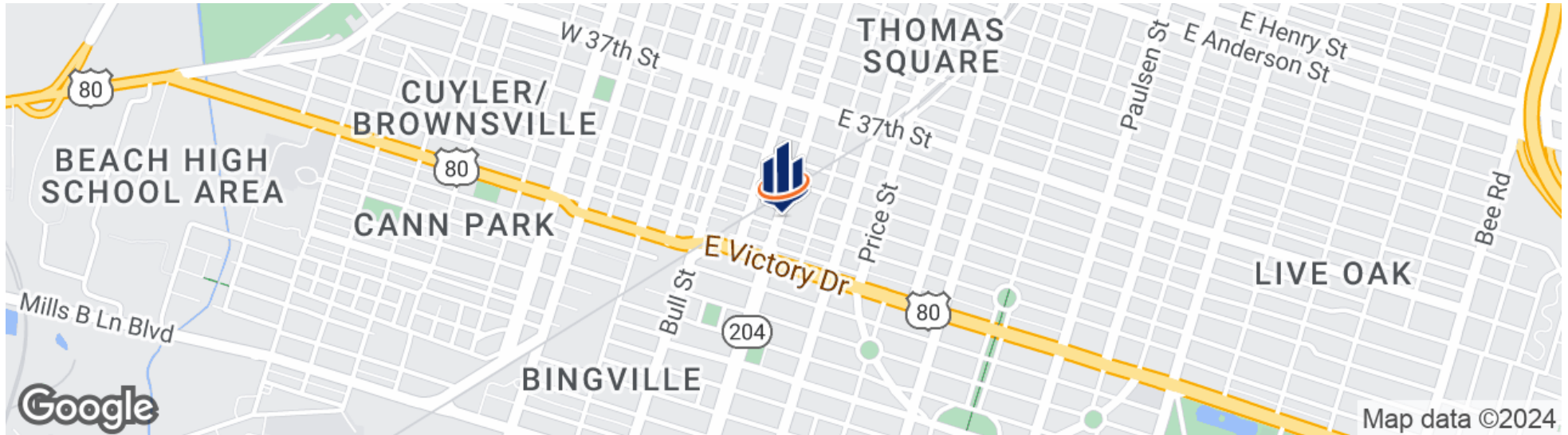
Aerial | Abercorn @ Victory







Location Maps



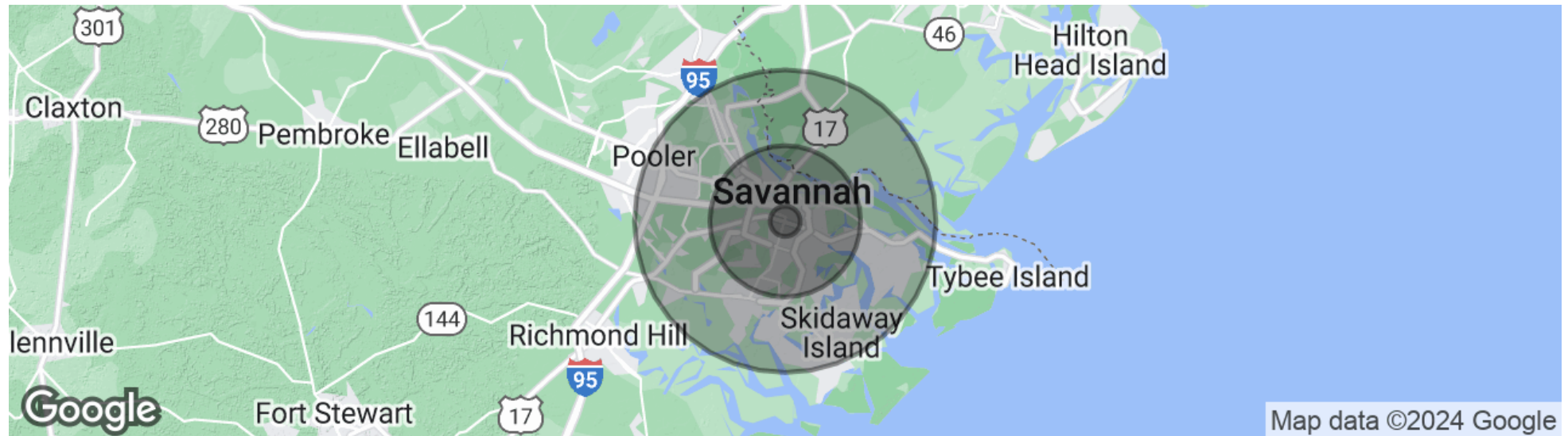
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DEMOGRAPHICS

Abercorn Street & E. 41st Street
Savannah, GA 31401



Demographics Map & Report



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	19,665	129,808	235,612
Average age	35.3	34.7	37.2
Average age [Male]	36.4	33.4	35.8
Average age [Female]	35.4	36.5	38.7

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	10,399	56,339	100,933
# of persons per HH	1.9	2.3	2.3
Average HH income	\$55,088	\$55,818	\$68,068
Average house value	\$275,267	\$190,562	\$210,861

* Demographic data derived from 2020 ACS - US Census

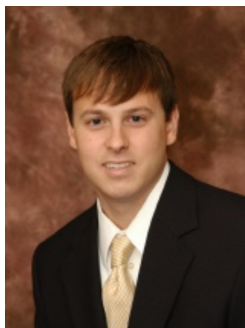


4 ADVISOR BIO & CONTACT

Abercorn Street & E. 41st Street
Savannah, GA 31401



Advisor Bio & Contact



ADAM BRYANT, CCIM, SIOR

Partner

adam.bryant@svn.com

Cell: 912.667.2740

GA #279255 // SC #88499

PROFESSIONAL BACKGROUND

Adam Bryant, CCIM, SIOR is a Partner with SVN | GASC, specializing in the sale and leasing of land, office, retail and investment properties in Savannah, Georgia and surrounding areas including Pooler.

Bryant earned a Master of Business Administration as well as a Bachelor of Business Administration from Georgia Southern University. In addition, he has completed the Certified Commercial Investment Member [CCIM] designation by the CCIM Institute, one of the leading commercial real estate associations in the world. The CCIM designation is awarded to commercial real estate professionals upon successful completion of a graduate-level education curriculum and presentation of a portfolio of qualifying industry experience.

Since joining SVN | GASC in 2006, Bryant has completed more than \$250 million in transaction volume and is a multi-year recipient of the SVN Partner's Circle Award in recognition of outstanding sales while being ranked in the Top 5 producers in the nation of completed transactions at SVN out of more than 1,500 Advisors.

Bryant also served as President for the Savannah / Hilton Head Realtors Commercial Alliance [RCA] Board.

EDUCATION

- Master of Business Administration [MBA] - Georgia Southern University
- Bachelor of Business Administration [BBA] - Georgia Southern University

MEMBERSHIPS

Certified Commercial Investment Member [CCIM]
Society of Industrial and Office Realtors [SIOR]