

FOR LEASE > COMMERCIAL BUILDING



8820 Abercorn Street

SAVANNAH, GA 31406

Over ±41,000
vehicles per day!



Property Description

Prime commercial building on Abercorn Street for lease, formerly occupied by Titlebucks. This ±2,326 SF building is in the perfect location for a retail or service business, restaurant, or office, located on one of the busiest corridors of Abercorn/Highway 204 with over ±41,000 vehicles per day. This building is located directly across from CarMax and Vaden Chevrolet, between Jalapeños Mexican Restaurant and U-Haul Moving and Storage of Savannah.

Property Highlights

- > **±2,326 SF building** on a ±0.48 acre lot
- > **100' of frontage on Abercorn Street**, the main retail thoroughfare of Savannah running from Historic Downtown to Interstate-95
- > Private parking lot with 20 parking spaces
- > Abercorn Street has over **41,300 vehicles per day at this corridor**
- > Zoned: **P-B-C, Planned Community Business**, City of Savannah
- > Medical, Retail, Restaurant or potential land lease

LEASE RATE: \$26.00/SF, NNN

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Demographics

DRIVE TIME	1 MILE	3 MILES	5 MILES
POPULATION	10,050	57,183	132,404
HOUSEHOLDS	4,151	21,536	48,950
AVG. HH INCOME	\$46,677	\$55,189	\$56,933
NO. OF BUSINESSES	995	4,692	7,622 (COSTAR 2017)

Traffic Count

ABERCORN STREET	41,300 Vehicles Per Day (GDOT 2016)
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Contact Us

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