

FOR SALE > ±7,108 SF OFFICE BUILDING

# 12016 Abercorn Ext.

SAVANNAH, GA 31419



## Property Highlights

- > ±7,108 SF office building
- > Located on ±1.31 acres
- > Frontage on Abercorn Street - over ±43,000 vehicles per day
- > Excellent visibility, across from St. Josephs Hospital
- > Zoned I-P, Institutional Professional
- > 53 parking spaces
- > Building has existing drive-thru portico and window

## Asking Price

**PRICING > \$1,700,000**

## Demographics

### POPULATION (2017):

12,816 - 1 Mile  
38,723 - 3 Miles  
90,242 - 5 Miles

### AVG. HH INCOME (2017):

\$51,113 - 1 Mile  
\$56,668 - 3 Miles  
\$59,672 - 5 Miles

### TRAFFIC COUNT (2016):

±43,200 vpd (Abercorn St. Ext.)

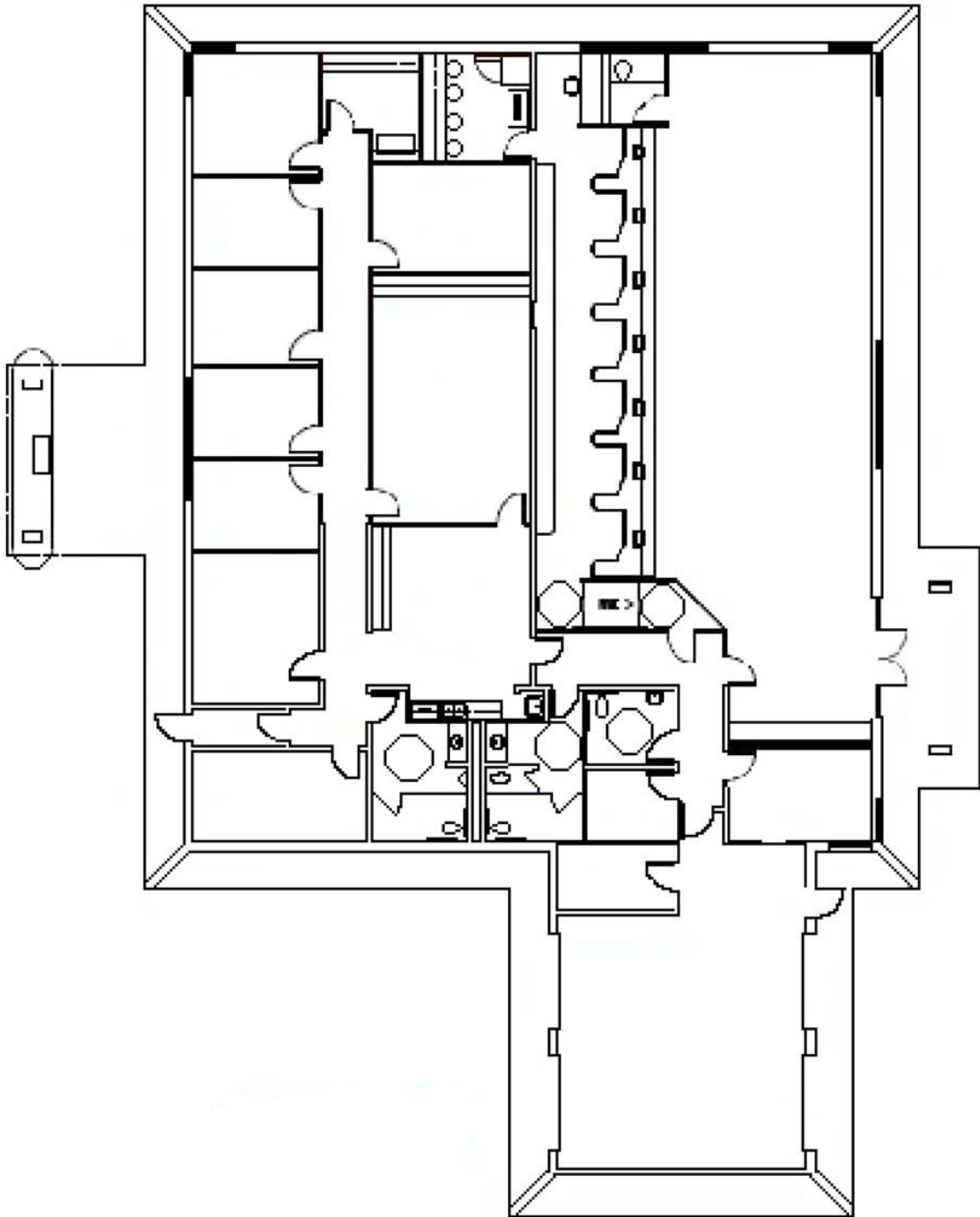
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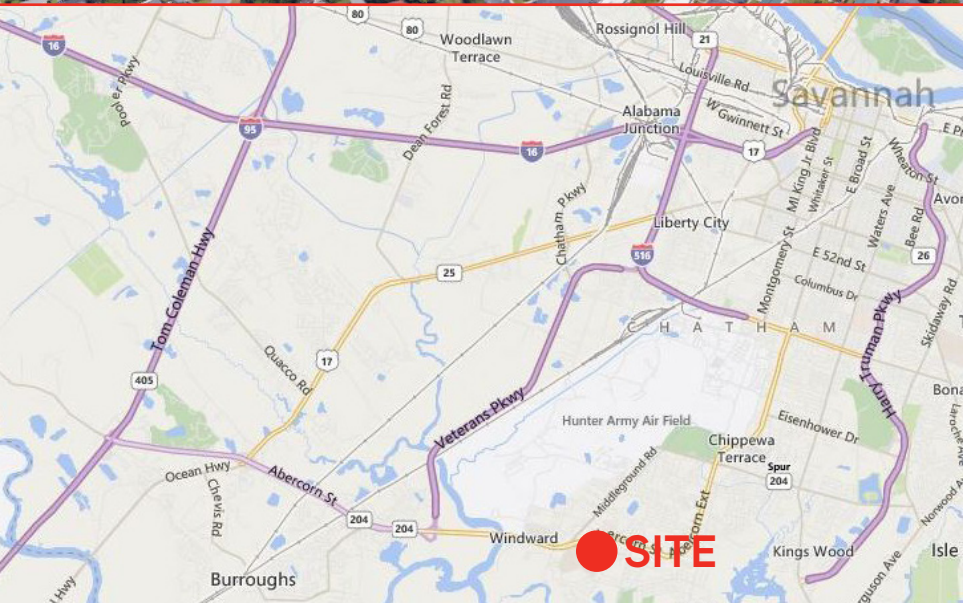
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View of Abercorn Street  
from Building



## Contact Us

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