

# 1201 Abercorn Lease Offering

1201 Abercorn St. Savannah, GA 31401



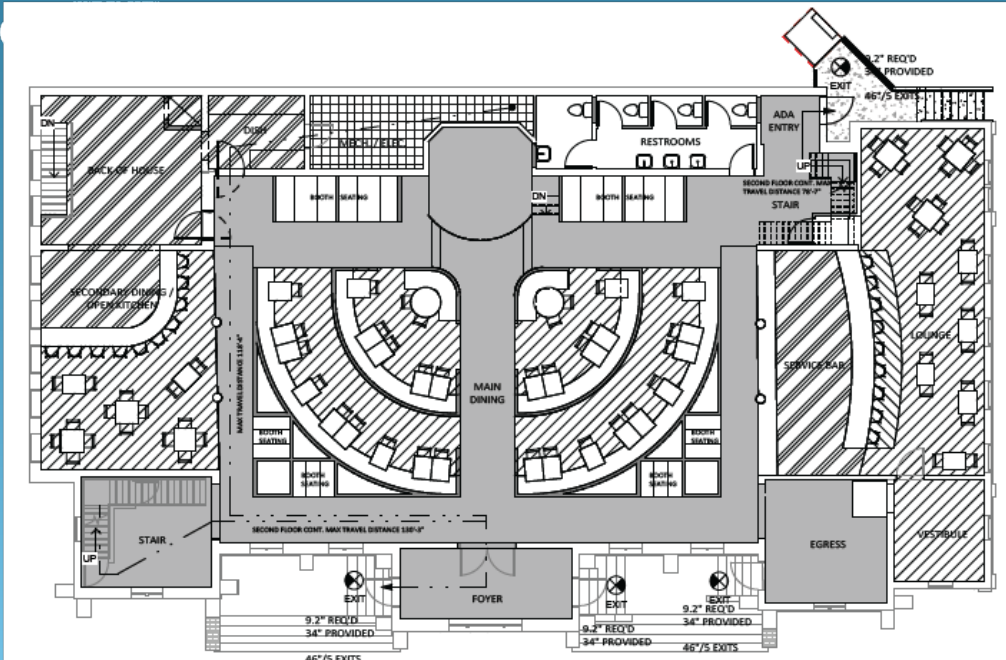
Historic Restaurant Space Opportunity for Lease

# History/Construction/Lease Terms

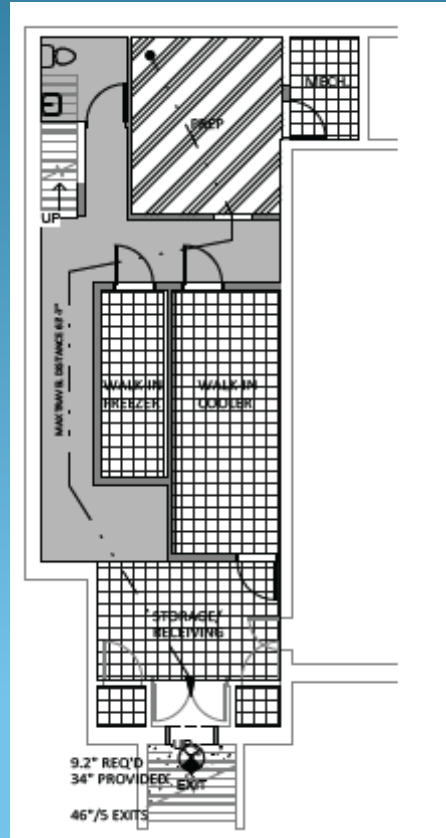
- Built on the foundation of the 1887 Church which was destroyed in the hurricane of 1896, and formally the Asbury Methodist Church. Located in the Victorian District on a commercial stretch of Abercorn st one block away from Forsyth Park
- 8,200 square feet with an occupant load of 214 people on the main floor, and 45 people on the second floor, with Basement space for back of house/kitchen
- Landlord offering a triple net lease with base rent starting at \$30/sqft/year increasing 2% each year.
- Triple Net rent = \$6.98/sqft/year increasing at 2% each year
- Landlord will contribute \$150,000 to tenant improvements and build out
- Landlord will offer a revenue share program at 10% of tenants gross revenue after the first \$3MM in revenue until the landlord contribution is paid back, and 3% of gross revenue after the \$3MM in revenue thereafter.
- Landlord will deliver a cold white shell, with all new Mechanical, Electrical and Plumbing systems, restored windows and doors, brick repointing, new shingle and TPO roof, and restored main floor ceiling and stain glass windows. Projected Completion of shell May 2025
- Landlord utilizing State and Federal Historic Tax Credit Financing with which provides an 8 year property tax freeze at the as-built completed value.
- Landlord seeking experienced local restaurateurs with a passion for fine dining and service

# Proposed Floor Plans

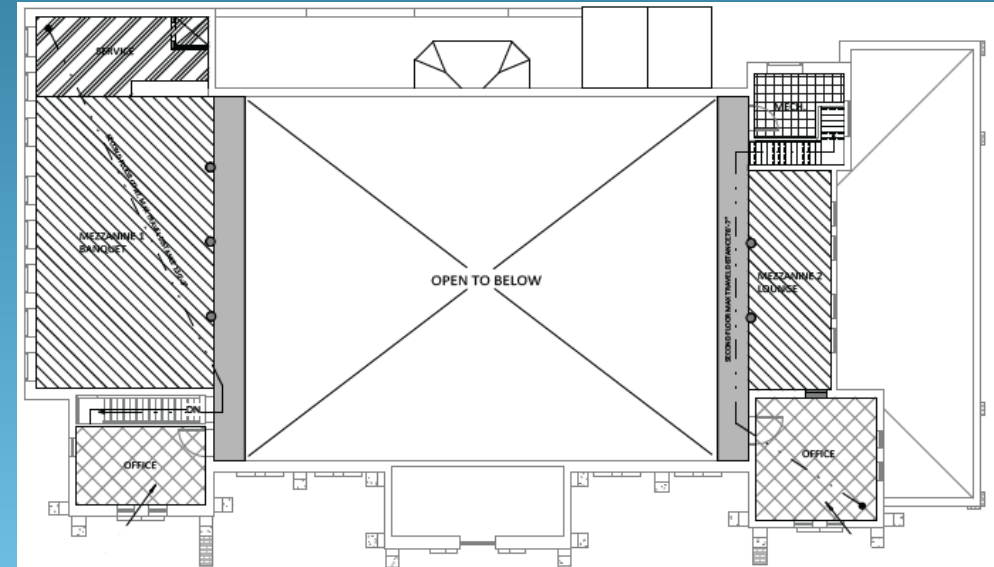
## Main Floor



## Basement



## Second Floor



# Pictures Pre Construction



Figure 18. Sanctuary (Looking Southwest)



Figure 16. Vestibule Stained Glass



Figure 14. North Elevation



Figure 15. South Elevation