



Prime Auto Repair & Dealer Real Estate with Secure Corporate Tenants

12056 Abercorn Street
Savannah, GA 31419

EXECUTIVE SUMMARY



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Property Overview

This offering features two well-established national tenants, Gerber Collision & Glass and DriveTime, both secured with long-term, corporate-backed leases. Located in the rapidly growing Savannah, GA market, this property benefits from high traffic exposure along Abercorn Street and proximity to major regional retailers. This investment offers a NN lease structure, minimizing landlord responsibilities, with rare annual rent increases of 2-3%, ensuring consistent income growth. Positioned in a prime location with growing demand, this property offers investors a stable, high-quality asset with reliable cash flow and potential for future appreciation.

Key Investment Highlights:

- ◆ Corporate-Backed Tenants: Long-term leases with Gerber Collision & Glass and DriveTime, providing stable and reliable income.
- ◆ Annual Rent Increases: 2-3% annual rent growth ensures consistent revenue escalation over time.
- ◆ Prime Savannah Location: High-traffic area near major retailers and Georgia Southern University, driving strong demand and visibility.



Investment Overview

Offered at	\$8,400,000
Lease Type	Double Net (NN)
Tenant Name	Gerber + DriveTime
Year Built / Renovated	1978 / 2002
Building Size (GLA)	32,632 SF
Lot Size	6.03 Acres
Property Type	Auto Repair + Used Car Dealership



Overview | Gerber Collision & Glass

Gerber Collision & Glass is a leading provider of high-quality auto collision repair services in North America, with over 740 locations across the United States. Established in 1937, Gerber has built a reputation for reliability and customer satisfaction by offering comprehensive services, including auto body repair, paintless dent removal, and auto glass replacement. Backed by years of industry experience and a commitment to excellence, Gerber remains a trusted choice for collision repair.



Overview | DriveTime

DriveTime is one of the largest used car dealerships in the United States, with over 125 locations nationwide. Known for offering financing options for buyers with less-than-perfect credit, DriveTime specializes in providing quality used vehicles with affordable monthly payments. As a trusted name in the used car industry, DriveTime offers its customers reliable vehicles and exceptional service.



Abercorn Corridor | West



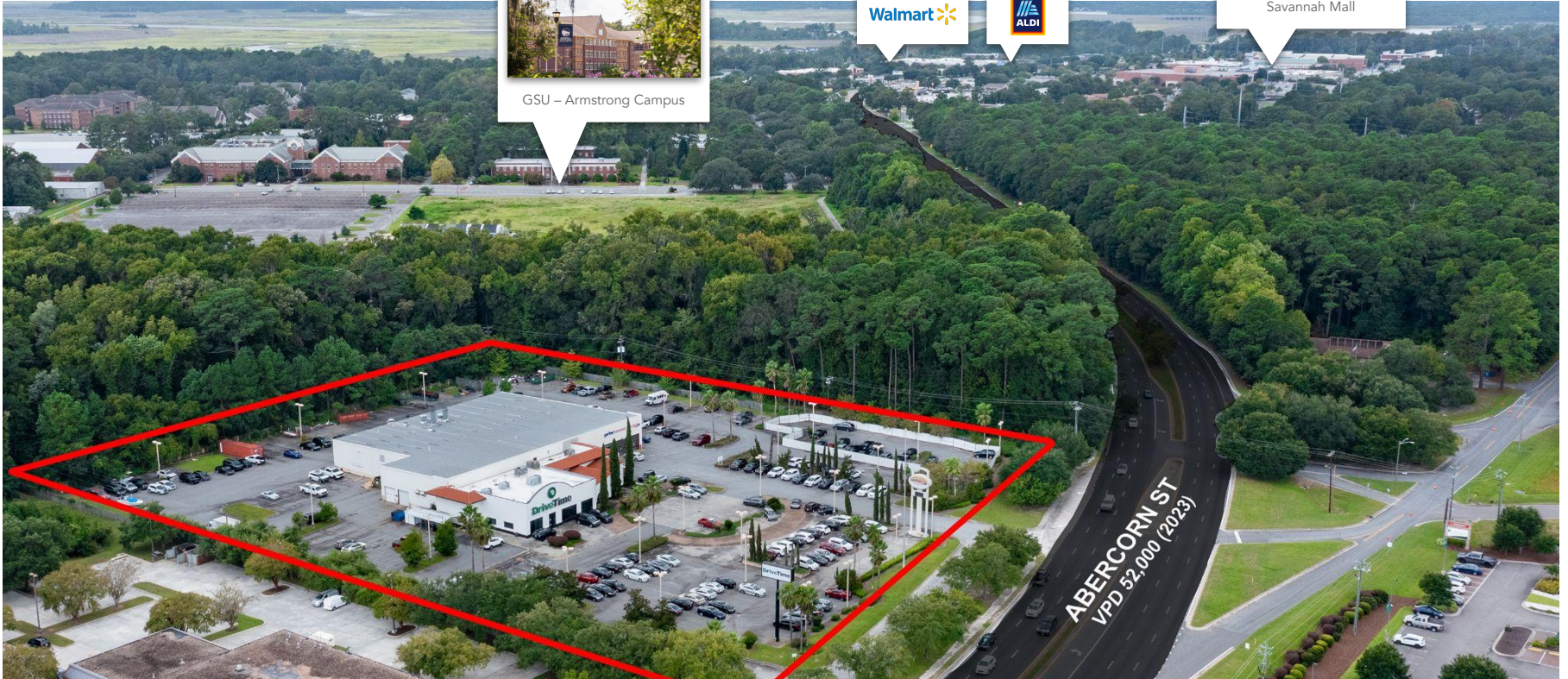
GSU - Armstrong Campus

Walmart

ALDI



Savannah Mall



Abercorn Corridor | East



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