



PLEASE INQUIRE FOR RATE AND TERM

5,500 SF - 58,160 SF OFFICE & WAREHOUSE AVAILABLE

Flexible Spaces. Prime Location. Endless Possibilities.

13015 Abercorn Street presents a rare leasing opportunity along one of Savannah's most heavily trafficked commercial corridors. Ownership is actively repositioning the center with a modernized exterior, refreshed landscaping and upgraded curb presentation. Suites from 5,500 to 58,160 square feet to accommodate retail, office and flex requirements, with ownership prepared to work with qualified tenants on space planning, configuration and improvements. The center anchors an established commercial node of national retailers, restaurants and medical providers.



HIGH TRAFFIC CORRIDOR

49,800+ VPD along Abercorn Street



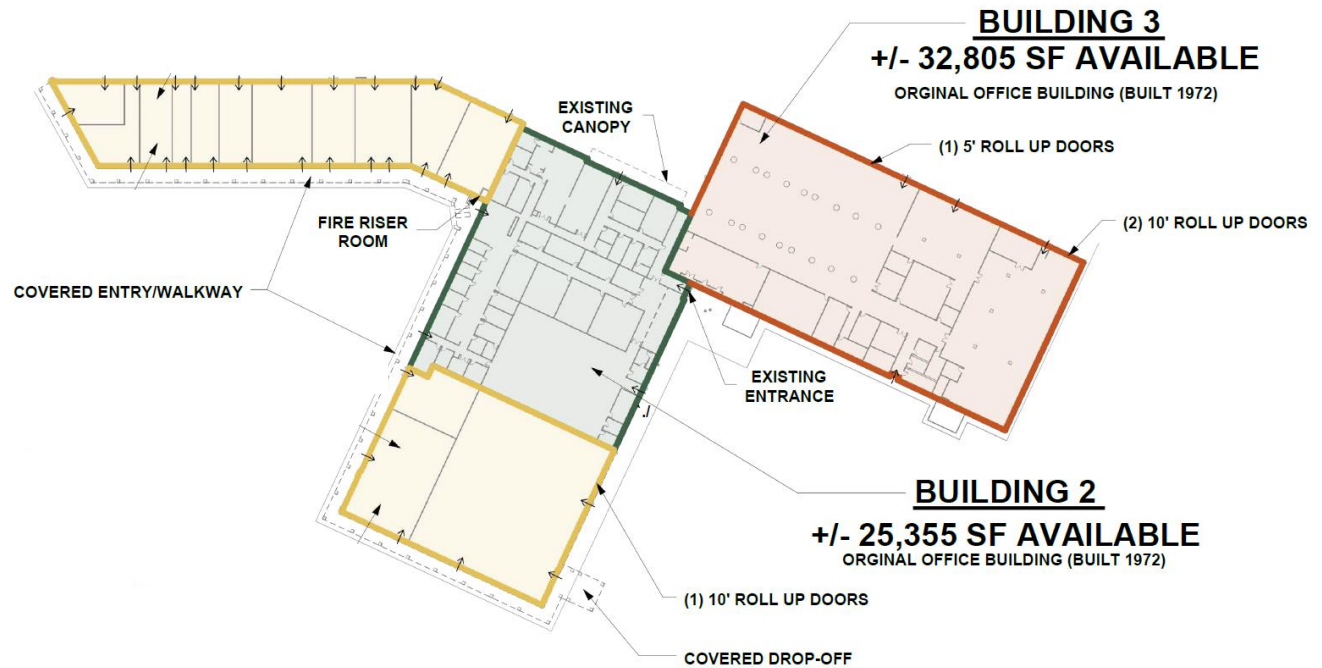
VERSATILE SPACE

Ideal for office, medical, retail
showroom, flex warehouse



AMPLE PARKING

Convenient on-site parking for tenants
and visitors



Rare opportunity to lease space right off Abercorn Street, one of Savannah's primary retail corridors. The ±88,828 SF campus is comprised of ±58,160 SF of available space alongside ±35,331 SF of occupied retail frontage— with flexible demising, covered entry/walkway and multiple roll-up doors, the possibilities are endless and ready for a multitude of uses.

IDEAL FOR A VARIETY OF USES



RETAILSHOWROOM

Specialty Showroom w/
Distribution Capabilities



OFFICE

Professional Services
Corporate / Regional Office
Backoffice Operations
Call Center / BPO



MEDICAL

Outpatient / Specialty Clinic
Urgent Care
Physical Therapy Clinic



WELLNESS

Fitness Studio
Indoor Pickleball



EDUCATION

Classrooms
Training Center
Day Programs



Warehouse/Flex

Flex Space
Contractor Shop + Showroom
Urban Distribution



2025 DEMOGRAPHICS	2 MILE	5 MILES	10 MILES
Population	18,493	80,794	268,411
Households	7,384	32,877	106,971
Median Age	37.3	37.5	37.5
Average Household Income	\$74,568	\$84,195	\$93,595

±88,828 SF

TOTAL CAMPUS

±58,160 SF

AVAILABLE



KEY DISTANCES

Georgia Southern Univ.	3.5 miles
Oglethorpe Mall	5 miles
Interstate 95	6.5 miles
Downtown Savannah	11 miles
Savannah/Hilton Head Airport	16 miles

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