

RETAIL FOR SALE

SALE PRICE: \$1,725,000

14094 Abercorn St Savannah, GA 31419



Alex Velasco
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DISCLAIMER

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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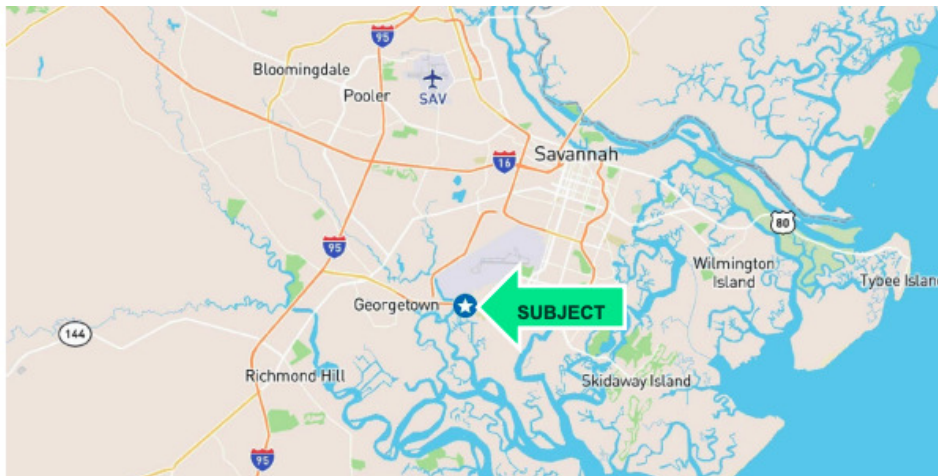


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PROPERTY SUMMARY

14094 ABERCORN ST

14094 Abercorn St Savannah, GA 31419



PROPERTY HIGHLIGHTS

- Unfinished 10,000 sq ft freestanding commercial building (Dollar Tree Store)
- Approximately 4.5-acre site
- Prime frontage on Abercorn Street
- Located near Savannah Mall and surrounding retail centers
- High daily traffic counts and strong visibility
- Surrounded by major national retailers and commercial development
- Opportunity for completion, repositioning, or redevelopment
- Suitable for retail, medical, showroom, service, or investment use
- Nearby commercial anchors include Walmart, Target, Aldi, and Bass Pro Shops.

OFFERING SUMMARY

Sale Price:	\$1,725,000
Lot Size:	4.5 Acres
Building Size:	10,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	12	98	1,552
Total Population	26	233	3,830
Average HH Income	\$63,571	\$71,922	\$65,060

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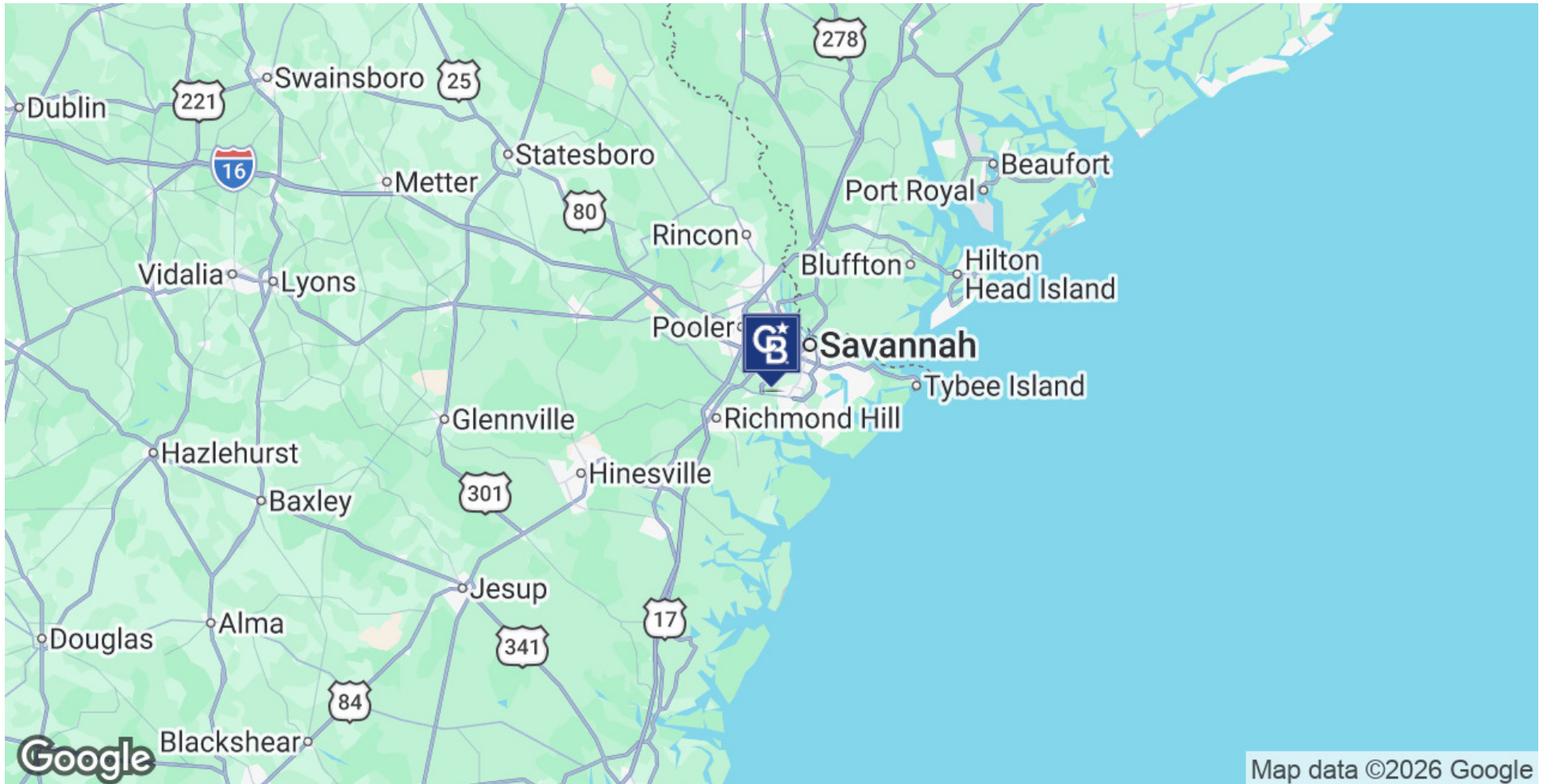


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LOCATION MAP

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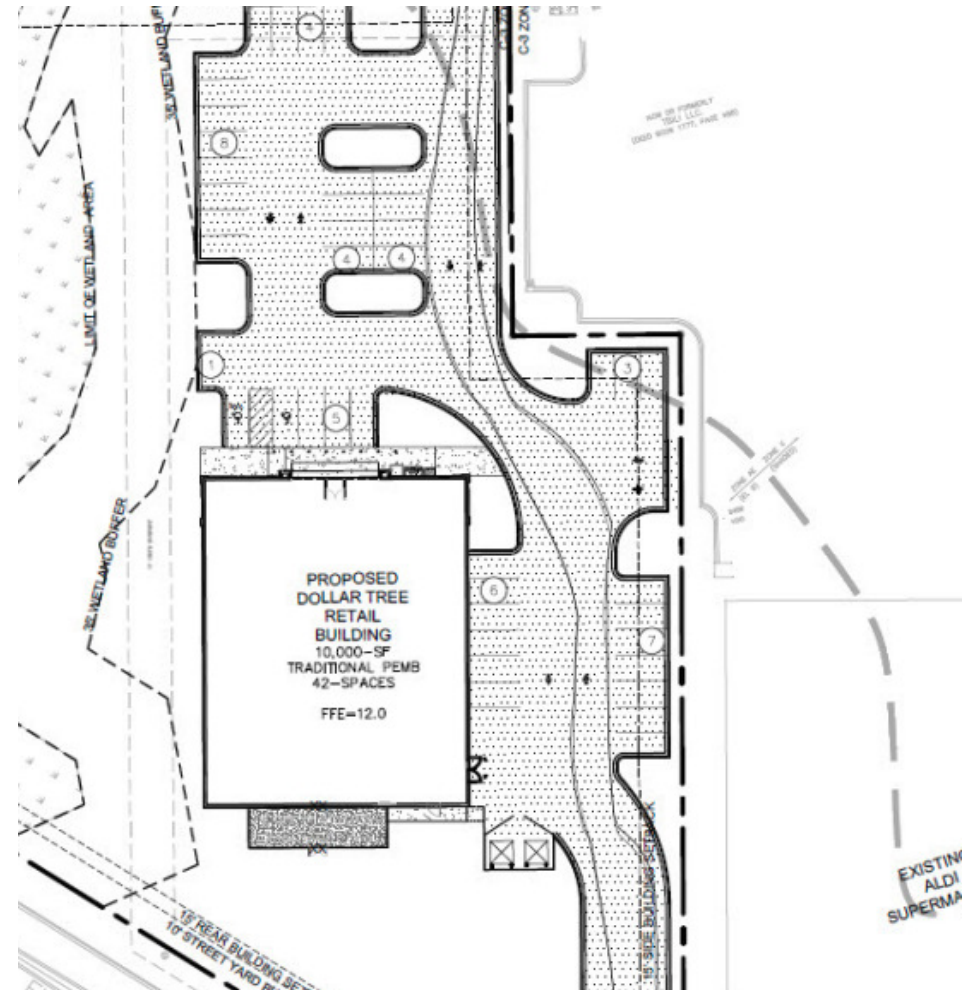
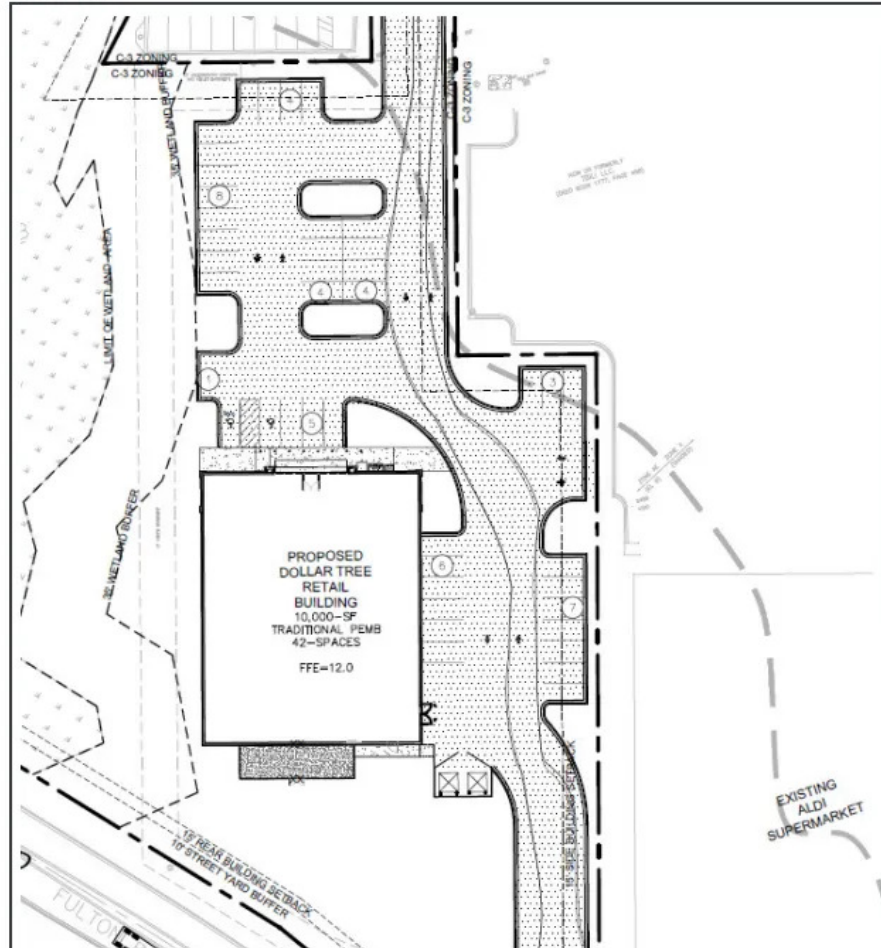
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SITE PLAN

14094 ABERCORN ST

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Site Plan



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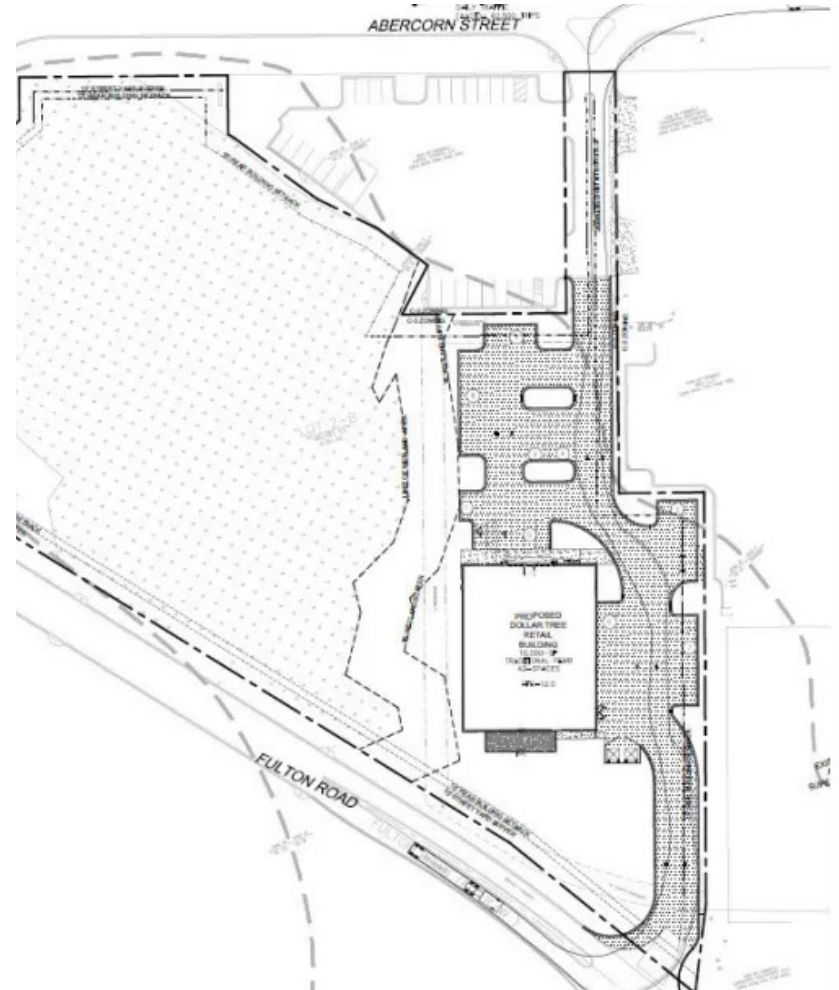
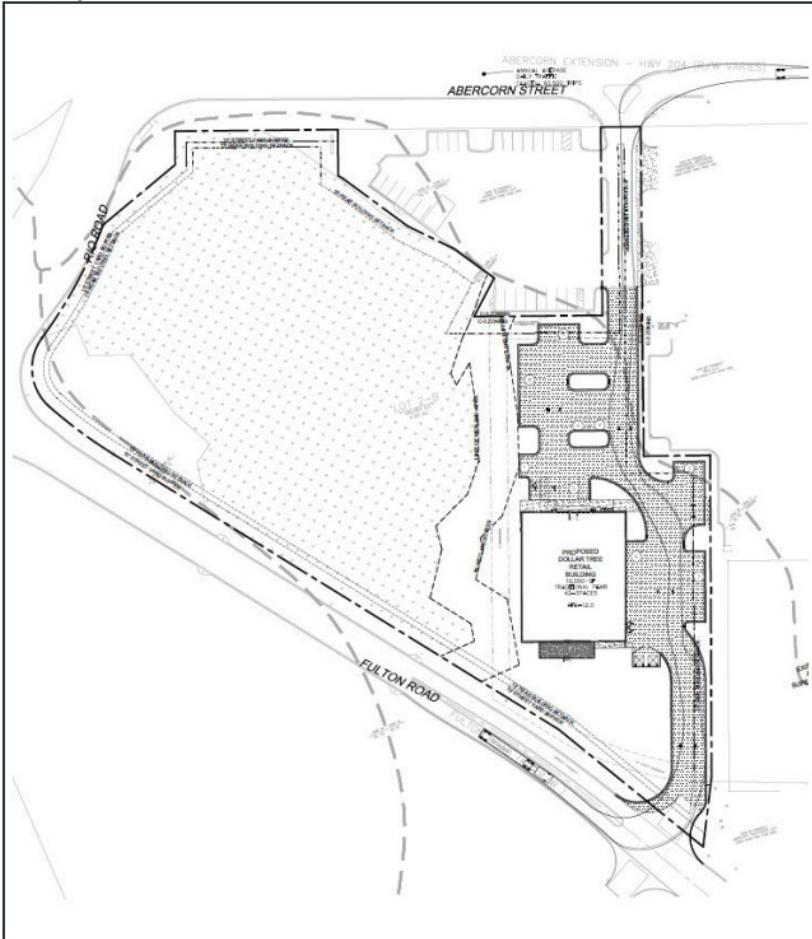
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SURVEY

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Survey



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FULL DESCRIPTIONS

14094 ABERCORN ST

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PROPERTY DESCRIPTION

Exceptional commercial development opportunity on highly traveled Abercorn Street in Savannah, GA. This ± 4.5 -acre site features an unfinished 10,000 freestanding commercial building positioned within one of Savannah's strongest retail corridors. The property offers outstanding visibility, ample frontage, and convenient access surrounded by established national retailers, restaurants, hotels, and dense residential growth.

Ideal for investors, developers, or owner-users seeking a high-exposure location with significant upside potential. The existing structure provides an opportunity for completion and customization for a variety of commercial uses including retail, medical, showroom, fitness, restaurant, or service-oriented businesses.

Located near Savannah Mall with strong daily traffic counts and excellent accessibility, this property is well positioned for future growth and long-term value.

LOCATION DESCRIPTION

14094 Abercorn Street is an unfinished commercial retail development located along Savannah's primary retail corridor on heavily traveled Abercorn Street. The property consists of an incomplete freestanding retail building situated on approximately 4.5 acres, offering strong visibility, high traffic exposure, and excellent access within a major commercial trade area.

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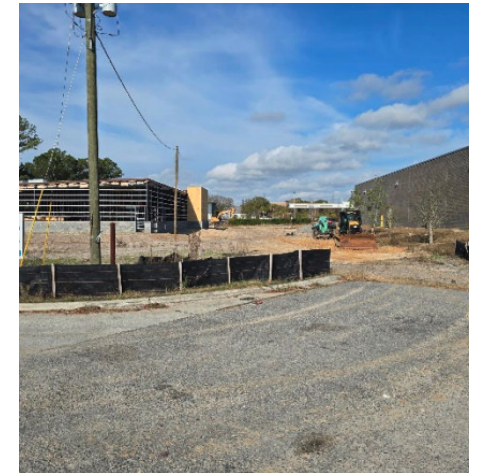
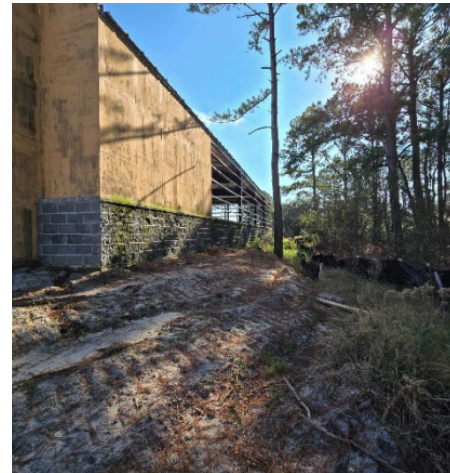
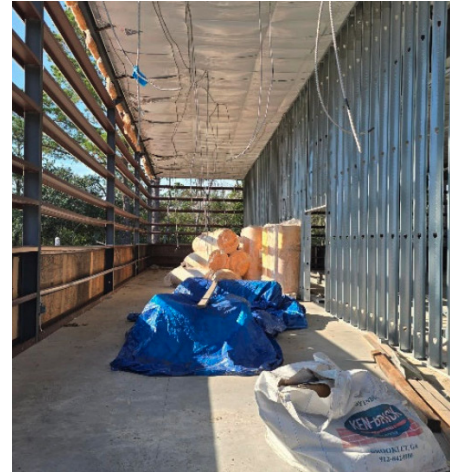


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ADDITIONAL PHOTOS

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DEMOGRAPHICS

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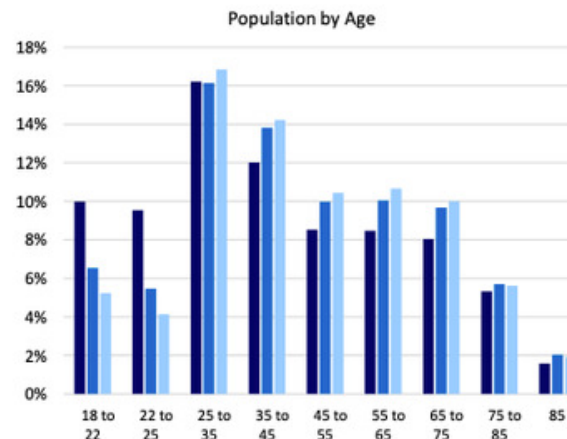
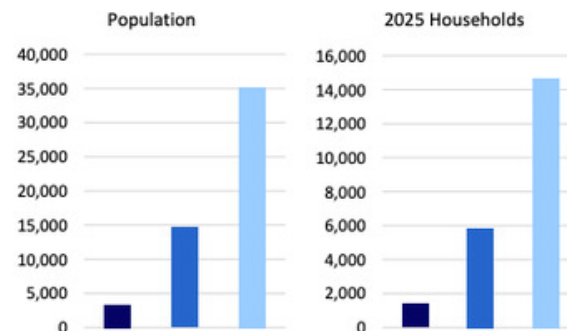
14094 Abercorn St



Consumer Profile Report

STI: PopStats, 2025 Q4

	1 Mile		2 Miles		3 Miles	
Current						
2025 Population	3,367	---	14,698	---	35,161	---
2030 Projected Population	3,421	---	14,860	---	35,582	---
Pop Growth (%)	1.6%	---	1.1%	---	1.2%	---
2025 Households	1,406	---	5,855	---	14,655	---
2030 Projected Households	1,434	---	5,930	---	14,844	---
HH Growth (%)	2.0%	---	1.3%	---	1.3%	---
Census Year						
2010 Population	3,324	---	14,580	---	33,725	---
2020 Population	3,261	---	14,707	---	34,938	---
Pop Growth (%)	-1.9%	---	0.9%	---	3.6%	---
2010 Households	1,354	---	5,637	---	13,433	---
2020 Households	1,353	---	5,849	---	14,544	---
HH Growth (%)	-0.1%	---	3.7%	---	8.3%	---
Total Population by Age						
Average Age (2025)	36.4		38.9		39.3	
Children (2025)						
0 - 4 Years	190		895		2,295	
5 - 9 Years	162		721		1,879	
10-13 Years	121		643		1,534	
14-17 Years	211		775		1,661	
Adults (2025)						
18 to 22	336	10.0%	961	6.5%	1,838	5.2%
22 to 25	321	9.5%	803	5.5%	1,454	4.1%
25 to 35	546	16.2%	2,372	16.1%	5,922	16.8%
35 to 45	405	12.0%	2,032	13.8%	5,000	14.2%
45 to 55	287	8.5%	1,466	10.0%	3,668	10.4%
55 to 65	285	8.5%	1,475	10.0%	3,748	10.7%
65 to 75	271	8.0%	1,421	9.7%	3,514	10.0%
75 to 85	180	5.3%	838	5.7%	1,976	5.6%
85 +	53	1.6%	297	2.0%	671	1.9%



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DEMOGRAPHICS (CONT.)

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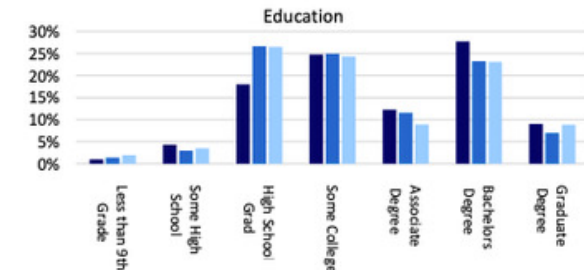
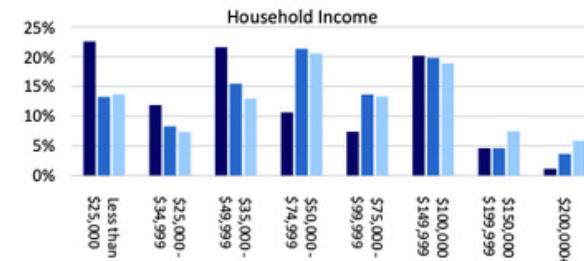
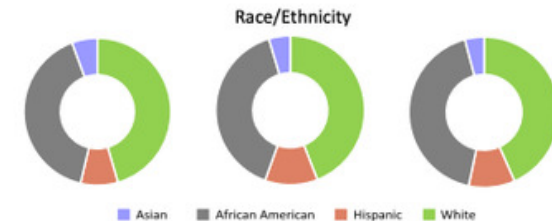
14094 Abercorn St



Consumer Profile Report

STI: PopStats, 2025 Q4

	1 Mile		2 Miles		3 Miles	
Population by Race/Ethnicity (2025)						
White, Non-Hispanic	1,470	43.7%	6,219	42.3%	14,539	41.4%
Hispanic	265	7.9%	1,615	11.0%	3,333	9.5%
Black	1,315	39.1%	5,627	38.3%	14,265	40.6%
Asian	181	5.4%	654	4.4%	1,380	3.9%
Language at Home (2025)						
Spanish	319	10.0%	1,039	7.5%	2,043	6.2%
Asian Language	85	2.7%	338	2.5%	758	2.3%
Ancestry (2025)						
American Indian (ancestry)	8	0.2%	17	0.1%	54	0.2%
Hawaiin (ancestry)	3	0.1%	22	0.1%	68	0.2%
Household Income (2025)						
Per Capita Income	\$25,904	---	\$32,071	---	\$37,481	---
Average HH Income	\$62,035	---	\$80,512	---	\$89,925	---
Median HH Income	\$43,542	---	\$67,395	---	\$69,934	---
Less than \$25,000	317	22.6%	776	13.3%	2,004	13.7%
\$25,000 - \$34,999	167	11.9%	484	8.3%	1,071	7.3%
\$35,000 - \$49,999	304	21.6%	904	15.4%	1,898	13.0%
\$50,000 - \$74,999	150	10.6%	1,248	21.3%	3,015	20.6%
\$75,000 - \$99,999	104	7.4%	800	13.7%	1,948	13.3%
\$100,000 - \$149,999	284	20.2%	1,159	19.8%	2,773	18.9%
\$150,000 - \$199,999	65	4.6%	269	4.6%	1,091	7.4%
\$200,000+	16	1.2%	214	3.7%	855	5.8%
Education (2025)						
Less than 9th Grade	20	1.0%	139	1.4%	470	1.9%
Some High School	88	4.3%	293	3.0%	858	3.5%
High School Grad	364	18.0%	2,641	26.7%	6,489	26.5%
Some College	502	24.8%	2,470	24.9%	5,962	24.3%
Associate Degree	248	12.3%	1,147	11.6%	2,187	8.9%
Bachelors Degree	562	27.7%	2,302	23.3%	5,660	23.1%
Graduate Degree	183	9.0%	691	7.0%	2,164	8.8%



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DEMOGRAPHICS (CONT.)

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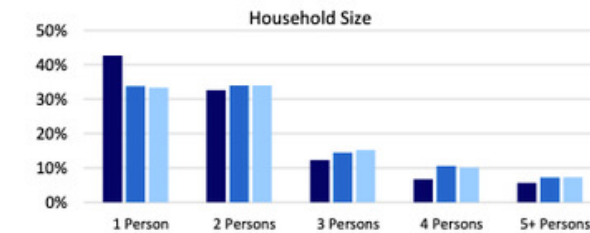
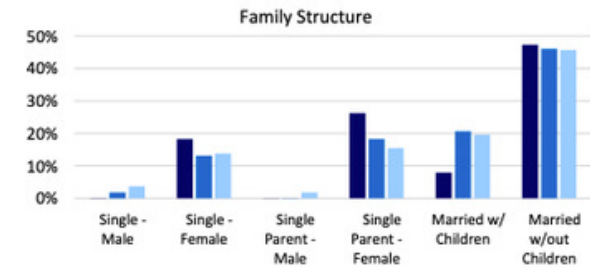
14094 Abercorn St



Consumer Profile Report

STI: PopStats, 2025 Q4

	1 Mile		2 Miles		3 Miles	
Family Structure (2025)	757		3,383		8,463	
Single - Male	1	0.1%	61	1.8%	315	3.7%
Single - Female	138	18.3%	443	13.1%	1,166	13.8%
Single Parent - Male	1	0.1%	3	0.1%	149	1.8%
Single Parent - Female	199	26.3%	618	18.3%	1,311	15.5%
Married w/ Children	60	7.9%	699	20.7%	1,659	19.6%
Married w/out Children	358	47.3%	1,558	46.0%	3,865	45.7%
Household Size (2025)						
1 Person	600	42.7%	1,978	33.8%	4,886	33.3%
2 Persons	459	32.6%	1,989	34.0%	4,982	34.0%
3 Persons	173	12.3%	847	14.5%	2,227	15.2%
4 Persons	95	6.8%	617	10.5%	1,490	10.2%
5+ Persons	79	5.6%	424	7.2%	1,070	7.3%
Home Ownership (2025)	1,406		5,855		14,655	
Owners	464	33.0%	2,662	45.5%	6,831	46.6%
Renters	942	67.0%	3,192	54.5%	7,824	53.4%
Components of Change (2025)						
Births	35	1.0%	165	1.1%	415	1.2%
Deaths	23	0.7%	115	0.8%	284	0.8%
Migration	13	0.4%	-240	-1.6%	-512	-1.5%
Unemployment Rate (2025)		2.0%		2.5%		2.1%
Employment, Pop 16+ (2025)	2,774		12,027		28,602	
Armed Services	56	2.0%	378	3.1%	613	2.1%
Civilian	1,781	64.2%	8,161	67.9%	19,591	68.5%
Employed	1,740	62.7%	7,926	65.9%	19,123	66.9%
Unemployed	41	1.5%	234	1.9%	469	1.6%
Not in Labor Force	993	35.8%	3,866	32.1%	9,011	31.5%
Businesses						
Establishments	100	---	328	---	667	---
Employees (FTEs)	1,819	---	5,651	---	9,806	---



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AERIAL VIEW

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**COLDWELL BANKER
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RETAIL MAP

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WHY COLDWELL BANKER COMMERCIAL

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WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Startups & Small Business
- Tenant Representation
- Landlord Representation

3,334

Affiliated Professionals

Based upon sales professionals designated as commercial in dash as of 12/31/24.

Presence in

158 OFFICES, 45 COUNTRIES

OVER 18,400

Transactions

\$7.67 BILLION

Sales Volume

\$1.01 BILLION

Lease Volume

Based on Coldwell Banker Commercial transaction financial data in the U.S. Coldwell Banker and Coldwell Banker Commercial Networks 01/01/2024 – 12/31/2024

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ADVISOR BIO

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ALEX VELASCO

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GA #375385

PROFESSIONAL BACKGROUND

Coldwell Banker Commercial Metro Brokers is a full-service commercial real estate company in metro Atlanta and North Georgia. As a commercial specialist with Coldwell Banker Commercial Metro Brokers, I'm able to assist my clients with buying, selling or leasing a commercial property, working to meet your needs throughout the entire process. I'm committed to providing personal service that exceeds expectations while maintaining dedication to the highest professional standards. I will maintain open communication and ensure discretion throughout the entire transaction process. I will manage all aspects of the transaction from the initial marketing phase to guiding you to closing. My team of Coldwell Banker Commercial Metro Brokers professionals specializes in a variety of property types: Retail, office space, manufacturing, warehouse, industrial, land, multi-family and more. Coldwell Banker Commercial Metro Brokers also affords the ability to give all listings the maximum market exposure and also grants access to all of the major commercial listing services in Georgia. With my knowledge as a commercial specialist combined with the resources at Coldwell Banker Commercial Metro Brokers, we have everything you need to find the perfect property that fits your individual business requirements.

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