



## 2,000 SF Medical Office

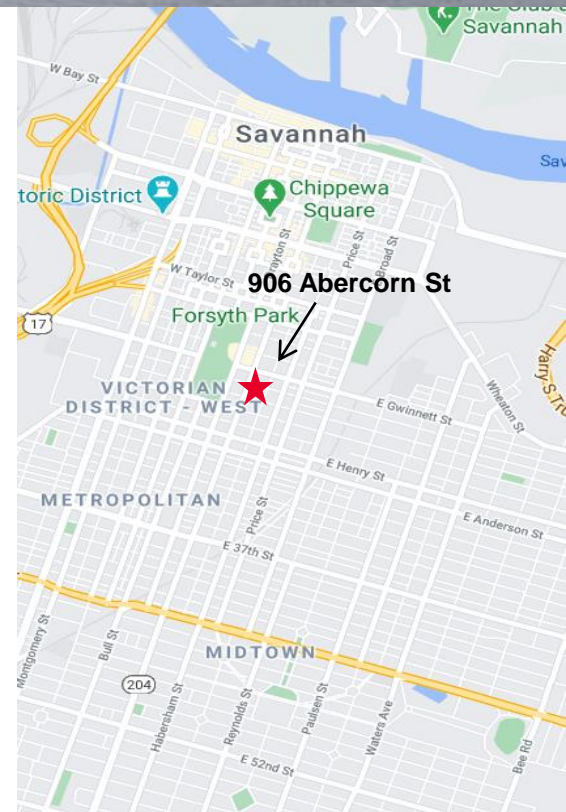
### Asking Rent: \$22.00/SF Modified Gross

#### Property Highlights

- Premier Medical Office in the Victorian District of Downtown Savannah
- Excellent condition – built in 1985
- Efficient layout for any medical operator
- Pre-existing medical infrastructure including drain lines, water, and plumbing
- Long term owner/operator that has kept the property in great condition
- Opportunity to lease space in a very supply constrained medical office submarket

#### Location Highlights

- Excellent and highly visible location on Abercorn St with a traffic count of 6,758 vehicles per day
- Located in Savannah's Landmark Historic District which welcomed over 14.8 Million visitors and \$3.1 Billion in direct spending in 2019
- One block from Forsyth Park, one of Savannah's largest park, that stretches for 30 acres in Historic Downtown



**John Gilbert, CCIM**

**Partner**

**Cushman & Wakefield | Gilbert & Ezelle**

+1 912 547 4464

jjgilbert@gilbertezelle.com

Gilbert & Ezelle Real Estate Services, LLC

820 Abercorn Street

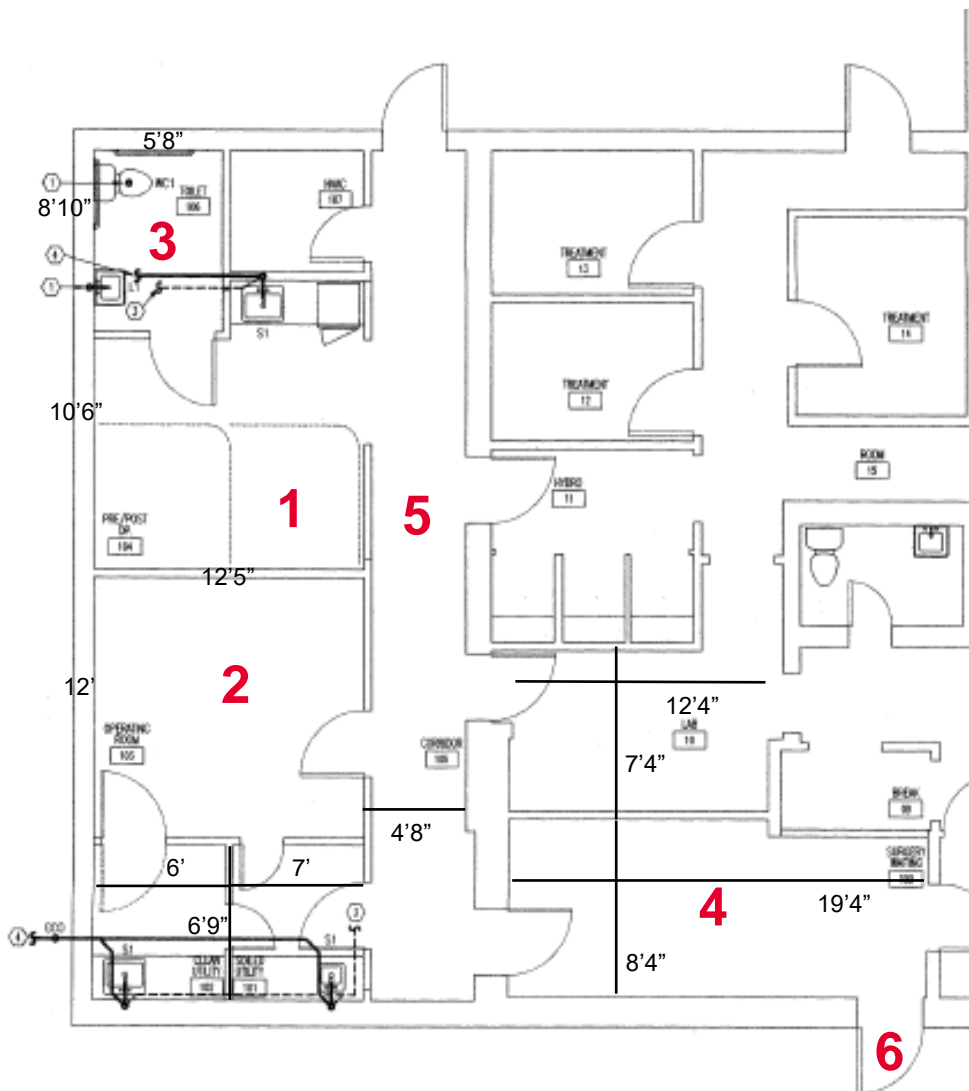
Savannah, Georgia 31401

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

Cushman & Wakefield Copyright 2018. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



## Floor Plan 1



**John Gilbert, CCIM**

## Partner

Cushman & Wakefield | Gilbert & Ezelle

+1 912 547 4464

jgilbert@gilbertezelle.com

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

*Independently Edited and Operated / A Member of the Cushman & Wakefield Alliance*  
Cushman & Wakefield Copyright 2018. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

Gilbert & Ezelle Real Estate Services, LLC

820 Abercorn Street

Savannah, Georgia 31401



## Savannah Overview

- Savannah, GA is a Regional hub with an MSA population of 393,353
- Savannah's economy is anchored by the Georgia Port's Authority, Tourism, the Military, and Higher Education
- Savannah is home to the nation's 4<sup>th</sup> busiest and fastest-growing container port. Georgia Ports Authority supports more than 439,000 jobs throughout the state, contributing \$25 billion in income and \$106 billion in revenue to Georgia's economy annually
- Tourism industry continues as a major economic driver attracting over 14.8 million visitors in 2019 who spent just over of \$3.1 billion
- Fort Stewart and Hunter Army Airfield are headquarters of the U.S. Army's 3<sup>rd</sup> Infantry Division and comprise one of Coastal Georgia's largest employers, with more than 22,000 military and 5,773 civilians
- Higher education is a major economic driver for the Savannah MSA with students from Georgia Southern University (including the former Armstrong Atlantic State University), Savannah State University, Savannah Technical College, and the Savannah College of Art & Design (SCAD) bringing tens of thousands of students into the area to live, eat, and shop. SCAD has had a tremendous impact on the Historic District/CBD with over 13,000 full time students in the immediate area.
- Savannah/Pooler is home to Gulfstream Aerospace Corporation, the largest aerospace manufacturer in the Southeast employing nearly 10,000 workers locally



**John Gilbert, CCIM**  
**Partner**

**Cushman & Wakefield | Gilbert & Ezelle**

+1 912 547 4464

[jgilbert@gilbertezelle.com](mailto:jgilbert@gilbertezelle.com)

Gilbert & Ezelle Real Estate Services, LLC

820 Abercorn Street

Savannah, Georgia 31401

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

Cushman & Wakefield Copyright 2018. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

## Site Demographics

Population	1 Mile	3 Mile	5 mile
2020	21,216	80,438	117,610
2025	21,070	80,563	117,806
Per Capita Income- 2020	\$25,642	\$23,134	\$23,853
Per Capita Income- 2025	\$26,612	\$25,175	\$26,125
2020-25 Annual Pop Growth	-0.69%	0.16%	0.17%

Households	1 Mile	3 Mile	5 mile
2020	9,180	31,233	44,259
2025	9,119	31,242	44,275
Average Household Income- 2020	\$33,847	\$36,463	\$39,838
Average Household Income- 2025	\$36,297	\$37,918	\$41,238
2020-25 Annual HH Growth	-0.66%	0.03%	0.04%





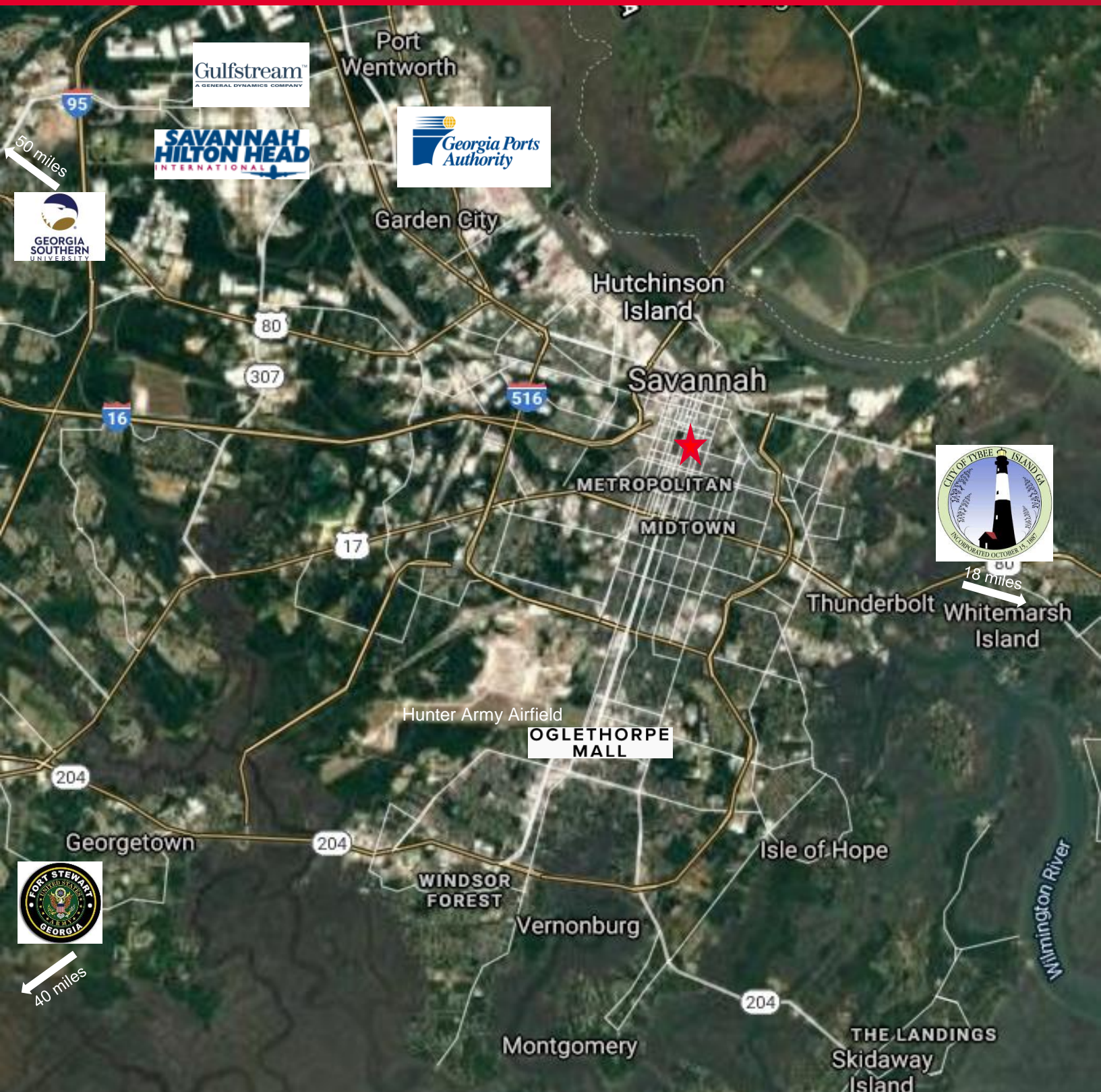
**CUSHMAN &  
WAKEFIELD**

**GILBERT &  
EZELLE**

For Lease

## Medical Office

906 Abercorn Street  
Savannah, GA 31401



John Gilbert, CCIM

Partner

Cushman & Wakefield | Gilbert & Ezelle

+1 912 547 4464

jjgilbert@gilbertezelle.com

Gilbert & Ezelle Real Estate Services, LLC

820 Abercorn Street

Savannah, Georgia 31401

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

Cushman & Wakefield Copyright 2018. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.