



This is an opportunity to lease a freestanding building with sought after Abercorn frontage and large signage for retail or office. The current City of Savannah B-C zoning classification allows for a wide range of uses. The leased area will consist of an approx 1,324sf building on approx 0.20ac of land. The building has 5 parking spaces in front of the building and additional area for parking in the rear. The property has access to two driveways onto Abercorn. There is a possibility of cross access being established in the future between the neighboring Diner and Convenience Store which would allow for cross access all of the way to Eisenhower Blvd. The property owner is expecting to perform repairs to the building and site to prepare it for a new tenant. The property owner also owns all of the adjacent properties shown in highlight on the attached aerials. It is possible that additional property could be made available for lease. All traffic counts shown are 2023 GDOT counts.

- Property:** Approx 0.20ac
- Building:** 1,324 square feet
- Parking:** 5 spaces in front- room for approx
4 more spaces in the rear

FOR LEASE OR POSSIBLE REDEVELOPMENT

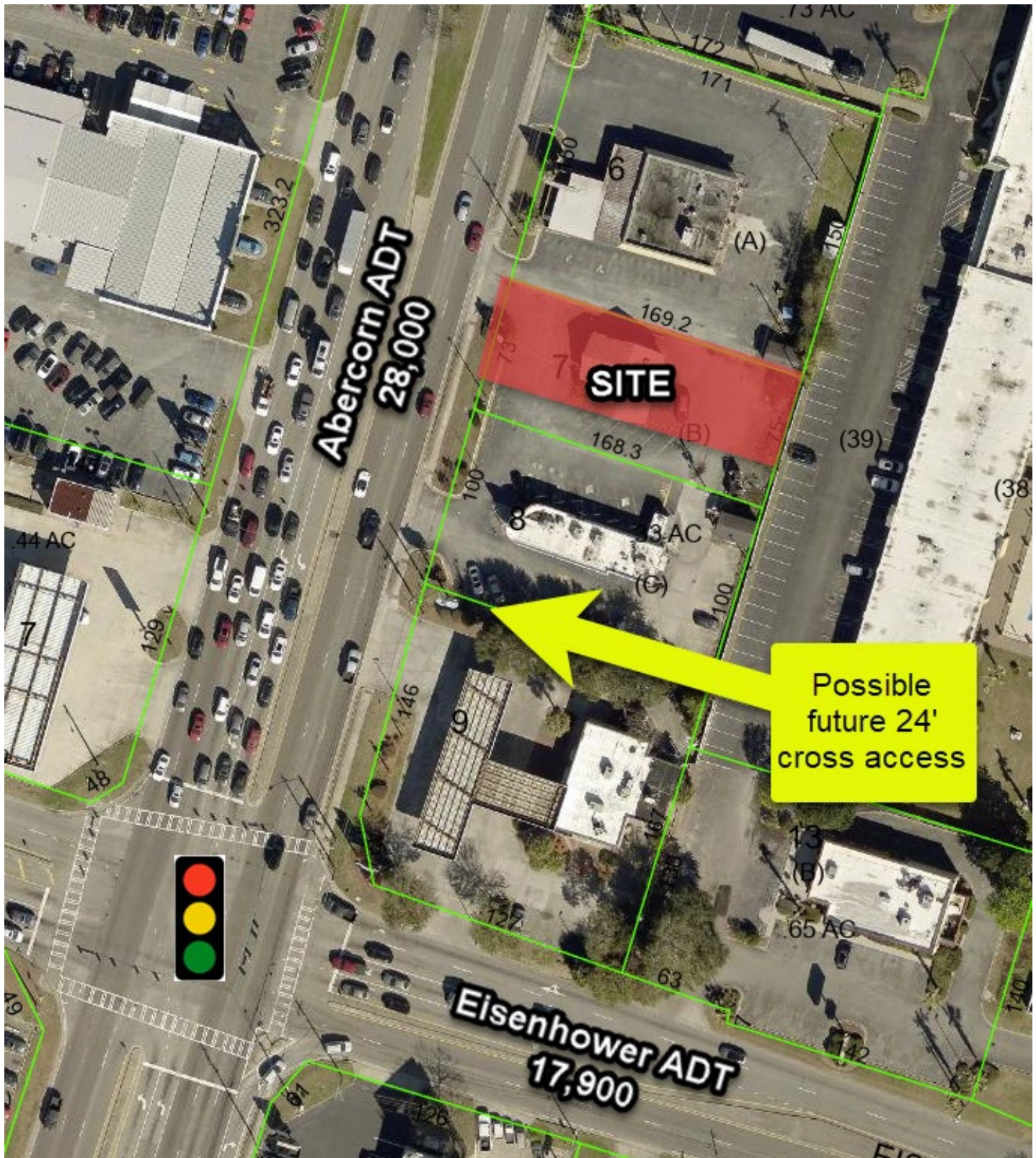
- Asking Rate:** \$3,500 per month base rate
- Nets:** Property Insurance
and Property Taxes



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FOR LEASE- 7104 Abercorn St., Savannah, GA 31406

The site being actively marketed consists of a portion of the 0.29ac parcel known as Chatham County GA Parcel ID 20535 03007



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All property highlighted below is owned by the same property owner.
More property could possibly be made available.



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FOR LEASE- 7104 Abercorn St., Savannah, GA 31406



Executive Summary

7104 Abercorn St, Savannah, Georgia, 31406 2

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Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 32.01099

Longitude: -81.11373

	1 mile	3 miles	5 miles
Population			
2010 Population	4,481	66,373	146,038
2020 Population	4,476	66,985	145,958
2024 Population	4,421	65,978	146,148
2029 Population	4,313	64,477	145,051
2010-2020 Annual Rate	-0.01%	0.09%	-0.01%
2020-2024 Annual Rate	-0.29%	-0.36%	0.03%
2024-2029 Annual Rate	-0.49%	-0.46%	-0.15%
2020 Male Population	50.1%	47.1%	46.7%
2020 Female Population	49.9%	52.9%	53.3%
2020 Median Age	34.1	35.8	34.7
2024 Male Population	50.5%	47.7%	47.4%
2024 Female Population	49.5%	52.3%	52.6%
2024 Median Age	34.6	36.7	35.4

In the identified area, the current year population is 146,148. In 2020, the Census count in the area was 145,958. The rate of change since 2020 was 0.03% annually. The five-year projection for the population in the area is 145,051 representing a change of -0.15% annually from 2024 to 2029. Currently, the population is 47.4% male and 52.6% female.

Median Age

The median age in this area is 35.4, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	62.7%	40.5%	41.2%
2024 Black Alone	21.1%	46.4%	45.0%
2024 American Indian/Alaska Native Alone	0.4%	0.3%	0.3%
2024 Asian Alone	3.9%	2.8%	3.7%
2024 Pacific Islander Alone	0.3%	0.3%	0.2%
2024 Other Race	4.2%	3.6%	3.8%
2024 Two or More Races	7.4%	6.1%	5.8%
2024 Hispanic Origin (Any Race)	9.3%	7.3%	7.6%

Persons of Hispanic origin represent 7.6% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 67.5 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	74	61	62
2010 Households	2,033	26,083	56,068
2020 Households	2,140	26,993	58,408
2024 Households	2,103	27,080	59,395
2029 Households	2,065	26,881	60,021
2010-2020 Annual Rate	0.51%	0.34%	0.41%
2020-2024 Annual Rate	-0.41%	0.08%	0.40%
2024-2029 Annual Rate	-0.36%	-0.15%	0.21%
2024 Average Household Size	2.00	2.31	2.29

The household count in this area has changed from 58,408 in 2020 to 59,395 in the current year, a change of 0.40% annually. The five-year projection of households is 60,021, a change of 0.21% annually from the current year total. Average household size is currently 2.29, compared to 2.31 in the year 2020. The number of families in the current year is 32,000 in the specified area.



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	1 mile	3 miles	5 miles
Mortgage Income			
2024 Percent of Income for Mortgage	35.7%	31.5%	34.8%
Median Household Income			
2024 Median Household Income	\$61,476	\$55,390	\$53,554
2029 Median Household Income	\$79,606	\$67,352	\$65,901
2024-2029 Annual Rate	5.30%	3.99%	4.24%
Average Household Income			
2024 Average Household Income	\$87,442	\$79,323	\$80,891
2029 Average Household Income	\$104,313	\$94,603	\$96,076
2024-2029 Annual Rate	3.59%	3.59%	3.50%
Per Capita Income			
2024 Per Capita Income	\$39,542	\$32,900	\$33,294
2029 Per Capita Income	\$47,358	\$39,810	\$40,244
2024-2029 Annual Rate	3.67%	3.89%	3.86%
GINI Index			
2024 Gini Index	42.6	42.7	45.0
Households by Income			

Current median household income is \$53,554 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$65,901 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$80,891 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$96,076 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$33,294 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$40,244 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	69	78	70
2010 Total Housing Units	2,259	29,527	65,137
2010 Owner Occupied Housing Units	915	13,317	27,846
2010 Renter Occupied Housing Units	1,117	12,766	28,222
2010 Vacant Housing Units	226	3,444	9,069
2020 Total Housing Units	2,376	30,015	67,167
2020 Owner Occupied Housing Units	922	13,142	27,475
2020 Renter Occupied Housing Units	1,218	13,851	30,933
2020 Vacant Housing Units	233	3,019	8,752
2024 Total Housing Units	2,335	29,990	67,911
2024 Owner Occupied Housing Units	962	13,904	29,066
2024 Renter Occupied Housing Units	1,141	13,176	30,329
2024 Vacant Housing Units	232	2,910	8,516
2029 Total Housing Units	2,337	30,113	69,002
2029 Owner Occupied Housing Units	977	14,354	29,981
2029 Renter Occupied Housing Units	1,089	12,527	30,040
2029 Vacant Housing Units	272	3,232	8,981
Socioeconomic Status Index			
2024 Socioeconomic Status Index	57.4	47.8	46.5

Currently, 42.8% of the 67,911 housing units in the area are owner occupied; 44.7%, renter occupied; and 12.5% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 67,167 housing units in the area and 13.0% vacant housing units. The annual rate of change in housing units since 2020 is 0.26%. Median home value in the area is \$298,126, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 6.74% annually to \$413,171.



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