Offered for Sale:

Savannah Crossing II
13015 Abercorn St | Savannah, GA 31419

NAI Mopper | Benton

Property Overview

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NAI Mopper|Benton is pleased to exclusively present the opportunity to acquire Savannah Crossing II, the retail center located at 13015 Abercorn Street in Savannah, Georgia, (the "Property" or "Building"). The Property totals 88,828 gross leaseable square feet on 9.24 acres. Built in 1990, the property has 16 different retail units within the center. Savannah Crossing II has a variety of unit sizes, as well as ample parking, making it a desirable location for tenants and for shoppers alike.

Situated on the at the signalized intersection of heavily trafficked Abercorn Street and Middleground Road, the Property benefits from strong vehicle traffic along this retail corridor of Savannah. The retail center includes strong tenancy including national retailers like Goodwill, Domino's and Cycle Gear in addition to local tenants.

Savannah Crossing II is the entity for sale. It consists of two separate parcels containing three buildings as depicted in the site plan on page 12, including: Retail/Office Building A (17,806 SF), Retail /Office Building B (41,062 SF and Office/Warehouse Building C (29,960 SF). For additional details, please contact the listing team.

<u>The Seller will subdivide the property and retain the vacant 29,960 SF section.</u>

Property Overview

13015 Abercorn Street | Savannah, GA

Year Built / Renovated	Net Rentable Area	Retail Unit Occupancy	Number of Units	Number of Tenants	Land Area	Tax ID	Zoning
1990	88,828 SF	92%	16	13	9.24 acres	20845 01007A	B - C

Property Location

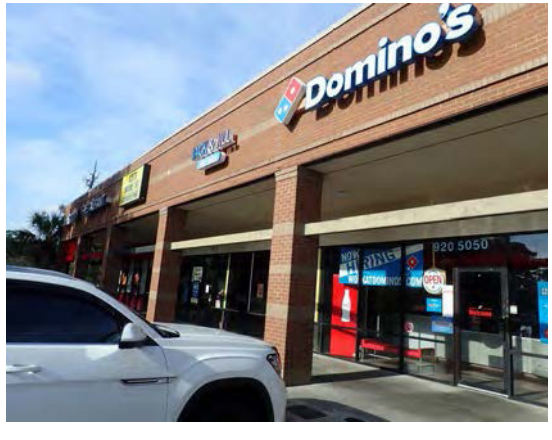

Domino's
Elite NAILS
TATTOO
HIRANO'S


Goodwill


Savannah Crossing II
Goodwill
goodwill
CALIFORNIA TATTOO CO.
Est. 1976
WING CITY
NEW SUN SPA
Jack & Jill Salon
WILD SIDE SMOKE SHOP
Domino's
cricket
Elite NAILS
CYCLE GEAR

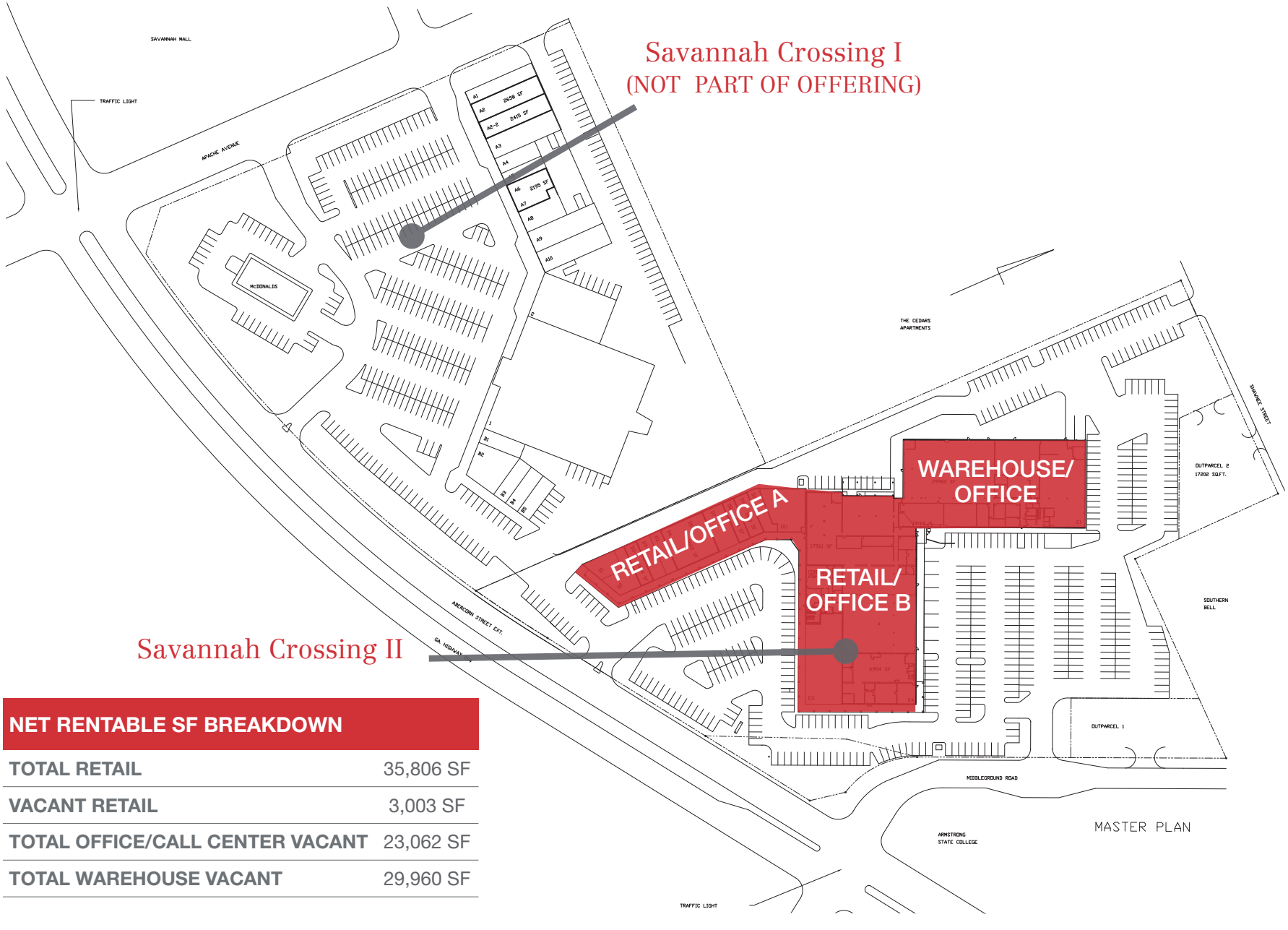

WILD SIDE


WING CITY
RESTAURANT


Domino's


cricket
WING

Site Plan



NET RENTABLE SF BREAKDOWN	
TOTAL RETAIL	35,806 SF
VACANT RETAIL	3,003 SF
TOTAL OFFICE/CALL CENTER VACANT	23,062 SF
TOTAL WAREHOUSE VACANT	29,960 SF

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