

FOR LEASE

Downtown Savannah RESTAURANT OPPORTUNITY

1201 Abercorn Street, Savannah, GA 31401



CUSHMAN &
WAKEFIELD

GILBERT &
EZELLE

PROPERTY OVERVIEW

One-of-a-kind opportunity to open restaurant in Historic church building in Downtown Savannah, GA.

Historic church structure from 1887 offers phenomenal architectural details and lends itself to truly unique restaurant concept in emerging pocket of Savannah's Downtown. Savannah, GA's culinary and hospitality offerings continue to ratchet up to meet the demand of a growing City and deepening tourism market with over \$4.8B in spending in 2023 from visitors. With its booming tourism, business expansion, and thriving food culture, Savannah is an ideal location for any restaurant to establish a successful presence.

This historic building in the Victorian District just Southeast of Forsyth Parking offers an unmatched opportunity to create a truly unique F&B concept.

For further details or to arrange a tour, please contact the Exclusive Agents at Cushman & Wakefield | Gilbert & Ezelle:



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PROPERTY HIGHLIGHTS

1201 Abercorn Street is a historic church constructed in 1887 and operated as the Asbury United Methodist Church since 1927 .

Its soaring ceilings, stained-glass windows, sloped congregation floor, and unique architectural elements throughout will make a truly one-of-a-kind restaurant and hospitality setting.

An established local development team is rehabilitating the building in compliance with the Georgia State Historic Preservation Office and National Park Service guidelines to deliver a shell to a restaurant operator that capitalizes on the building's unique features.

Building Size 8,179 SF

**Year Built/
Renovated** 1887/ 2025

Asking Rate \$30.00/SF, NNN

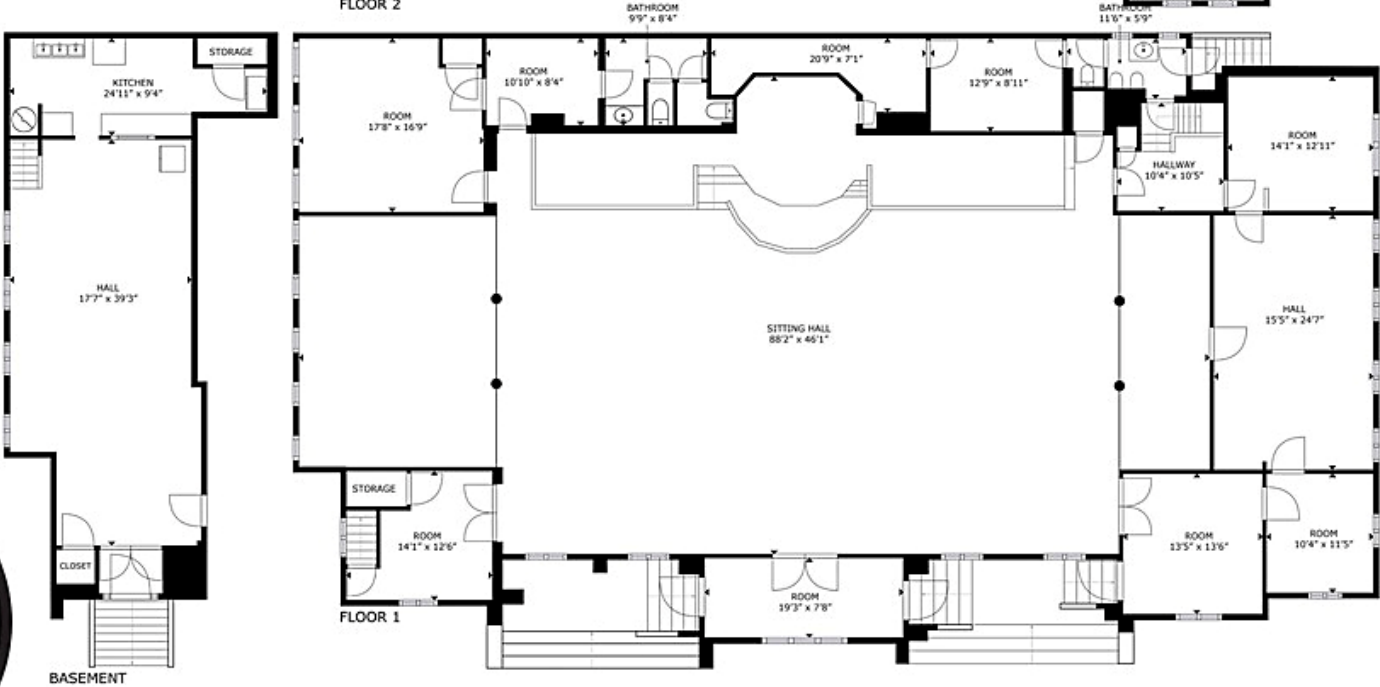
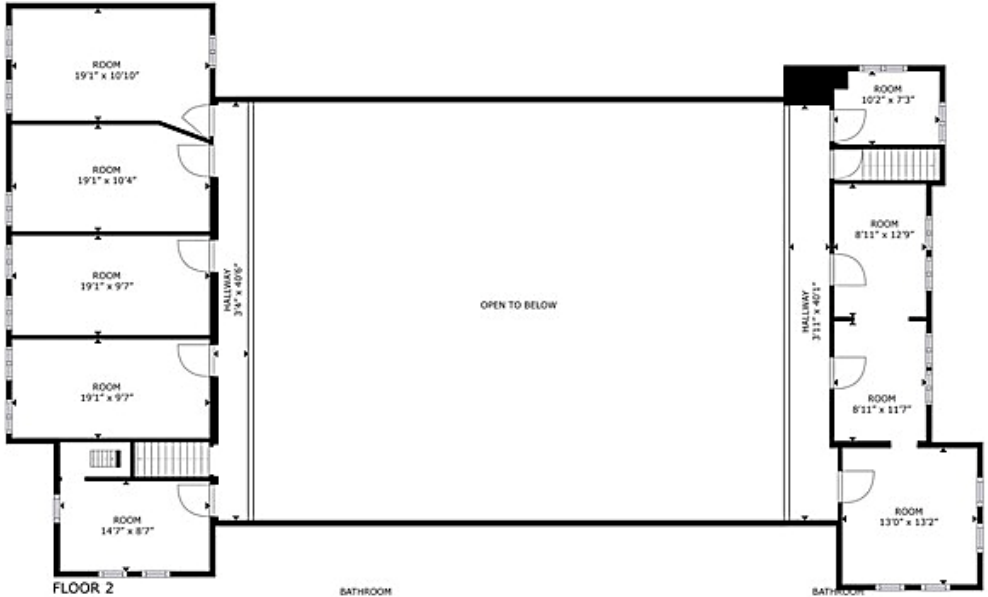


FLOOR PLAN

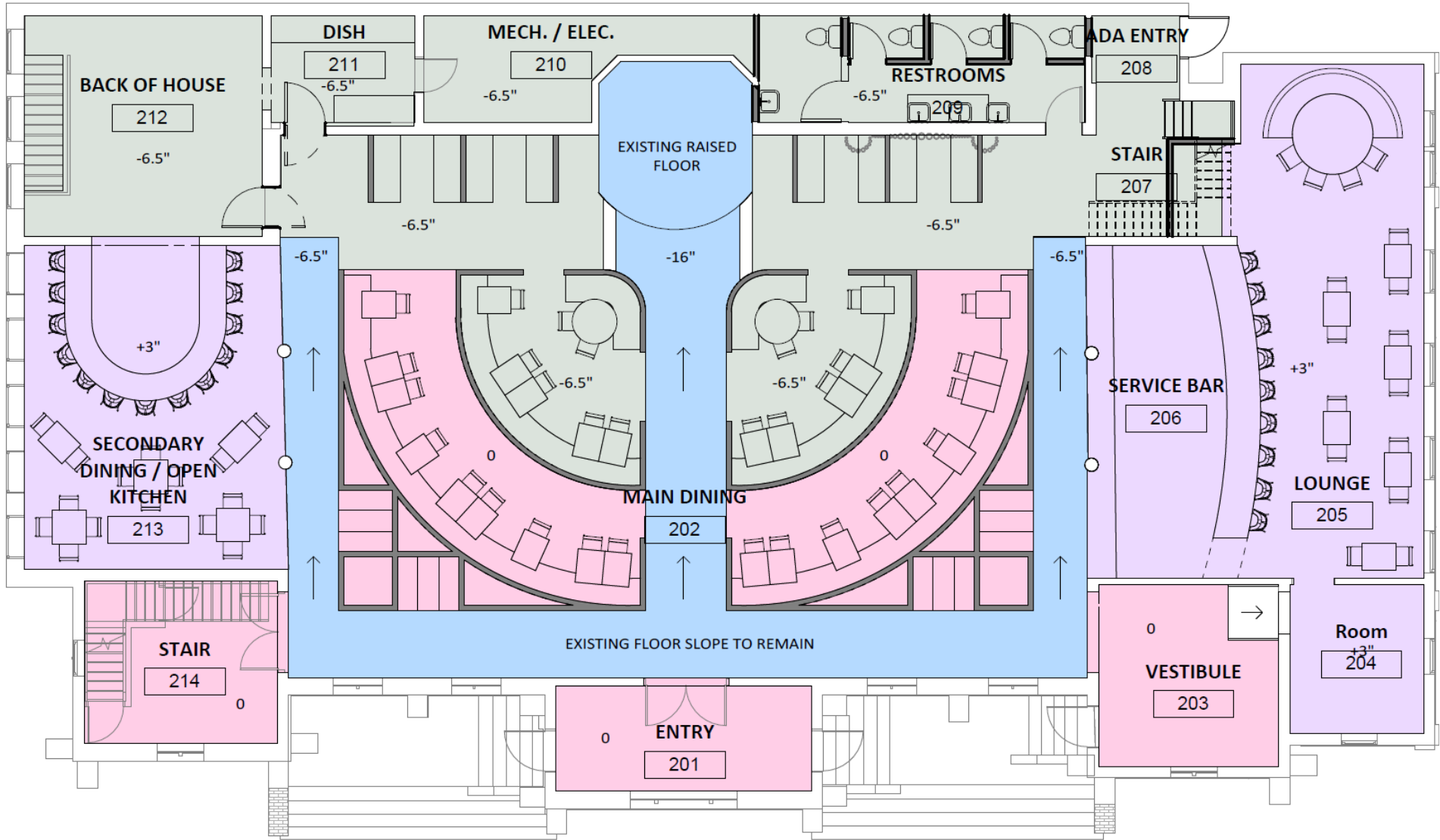
TOTAL SF
8,179

First Floor & Basement
± 6,639 SF

Second Floor
±1,540 SF

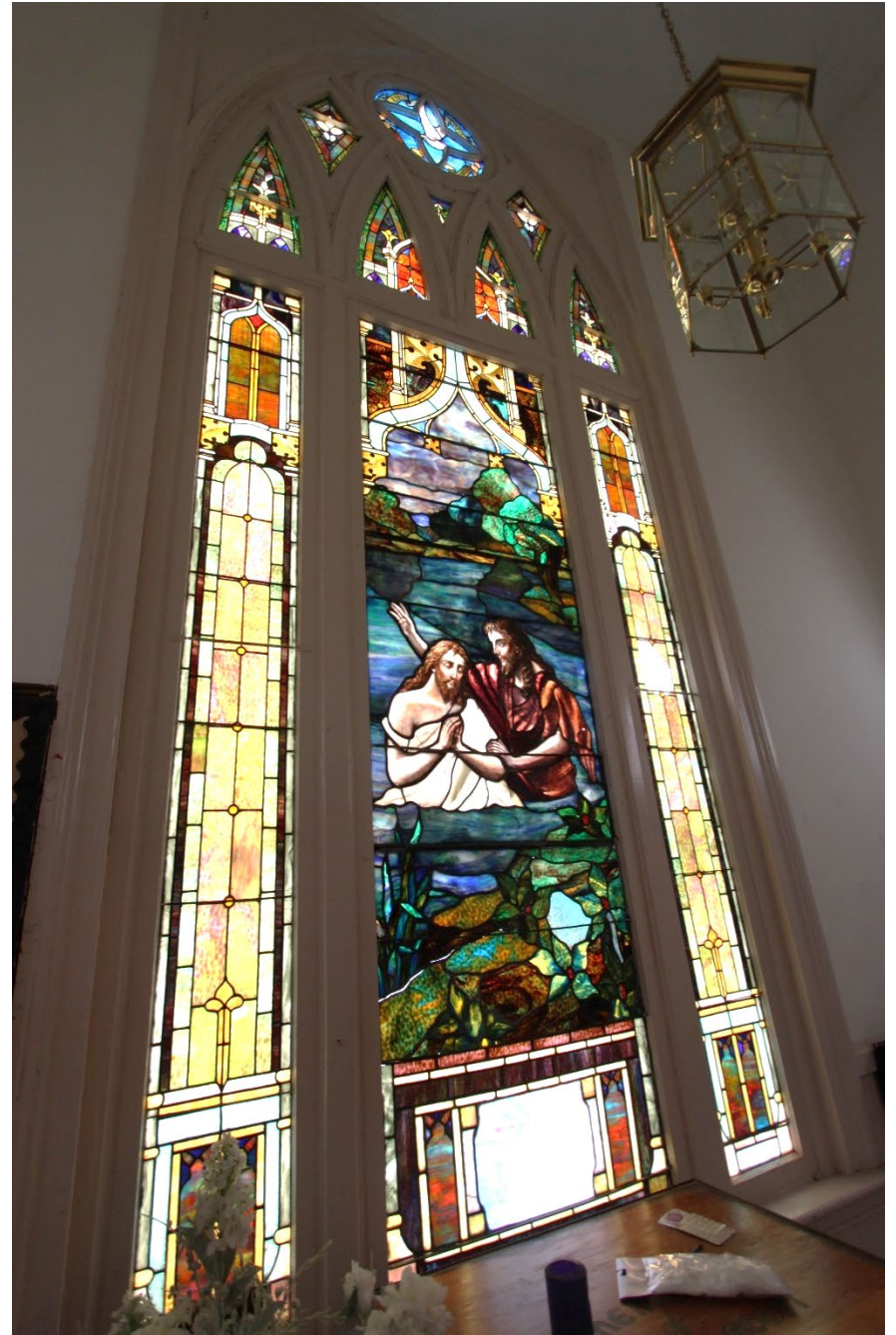


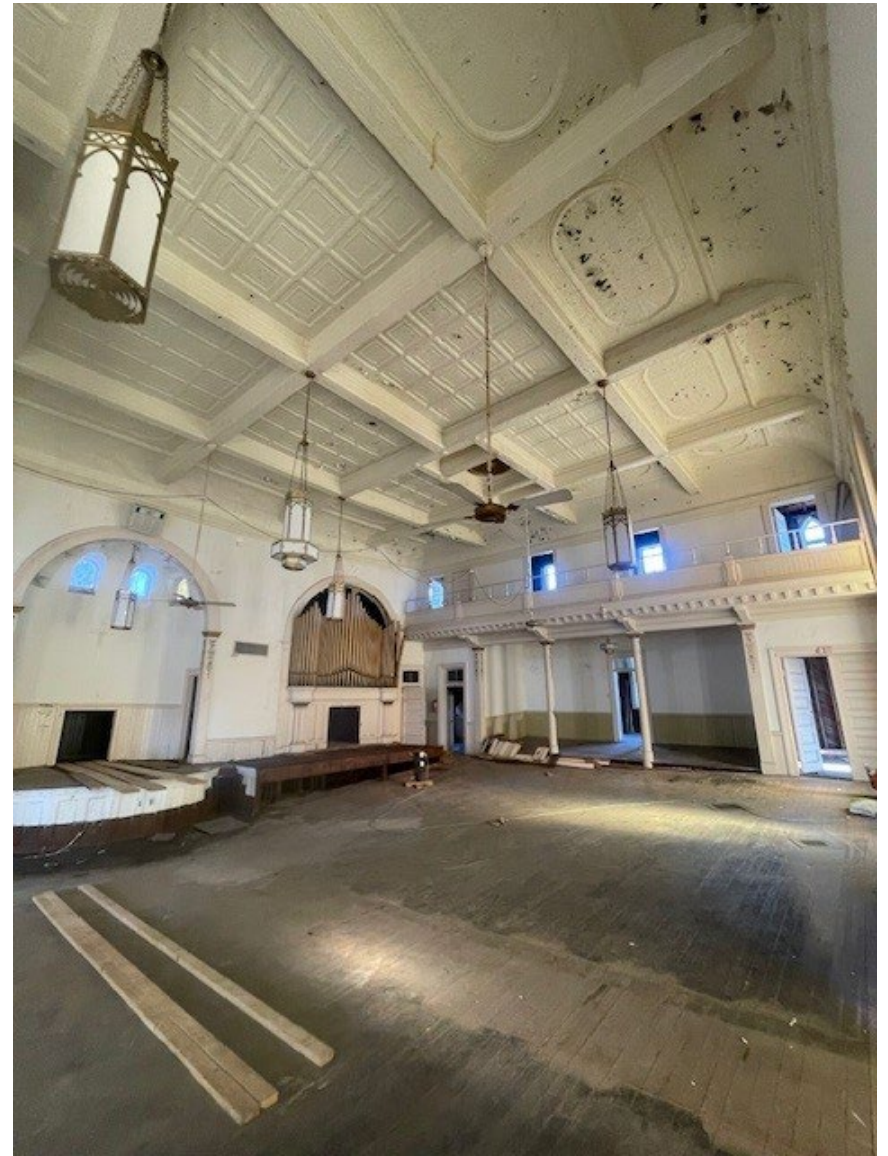
CONCEPT PLAN



FLOOR LEVELS PLAN
1/8" = 1'-0"

CONCEPTUAL LAYOUT







1201 ABERCORN STREET, SAVANNAH, GA 31401

LOCATION OVERVIEW

1201 Abercorn Street is situated in the heart of Downtown Savannah, a block away from Forsyth Park. The Victorian District is enjoying a tremendous amount of development and investment including SCAD's recent acquisition and renovation of Chatham Apartments at 601 Abercorn Street (an appx. \$80M investment,) Hotel Bardo (\$80M+ investment,) and Savannah Economic Development Authority's new HQ (\$9M) investment, among much more.

BY THE NUMBERS Within 3-mile Radius

400+ Restaurants	90+ Hotels	4,020+ Vehicles per Day
81,208 Population	33,744 Households	57,730 Employees



SAVANNAH OVERVIEW

- Savannah, GA is a Regional hub with an MSA population of over 410,800.
- Savannah's economy is anchored by the Georgia Port's Authority, tourism, the Military, and Higher Education.
- Savannah is home to the nation's busiest and fastest-growing container port. Georgia's ports and inland terminals support more than 561,000 jobs throughout the state annually, contributing \$33 billion in income, \$140 billion in revenue and \$3.8 billion in state and local taxes to Georgia's economy.
- Tourism industry continues as a major economic driver attracting over 10 million overnight visitors in 2023 who spent just over \$4.8 billion.
- Fort Stewart and Hunter Army Airfield are headquarters of the U.S. Army's 3rd 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 15,000 full time students in the immediate area.
- Savannah is home to Gulfstream Aerospace Corporation, the largest aerospace manufacturer in the Southeast employing over 11,000 workers locally.
- The opening of a \$5.5 billion Hyundai EVM plant in Ellabell in October of 2024 and a \$929 million Hyundai Mobis plant in Richmond Hill in Q2 2025 are projected to generate 9,600 direct jobs and 5,000 indirect jobs among same-day suppliers.

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