

FREESTANDING OFFICE NEXT TO RED ROOF INN
11750 ABERCORN STREET, SAVANNAH, GA 31419

OFFICE BUILDING FOR LEASE



PROPERTY DESCRIPTION

Freestanding office building with visibility from Abercorn Street. Excellent parking and a clean exterior design. The building has an existing wall sign for use by the Tenant. Possible signage is available on Abercorn Street. Tenant pays base rent plus electricity and \$50 per month for water/sewer.

PROPERTY HIGHLIGHTS

- Visibility from Abercorn Street
- Additional 2nd Floor space -- No Charge
- Excellent Parking
- Only 7.5 miles to I-95
- Only 7.40 miles to downtown Savannah
- 1.5 Miles to the Truman Parkway
- 2.75 Miles to the Truman Expressway

OFFERING SUMMARY

Lease Rate:	\$19.50 SF/yr (MG)
Number of Units:	1
Available SF:	1,960 SF
Lot Size:	3 Acres
Building Size:	1,960 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,492	15,396	32,025
Total Population	9,128	38,577	79,546
Average HH Income	\$52,278	\$51,845	\$54,662

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COMMERCIAL REAL ESTATE

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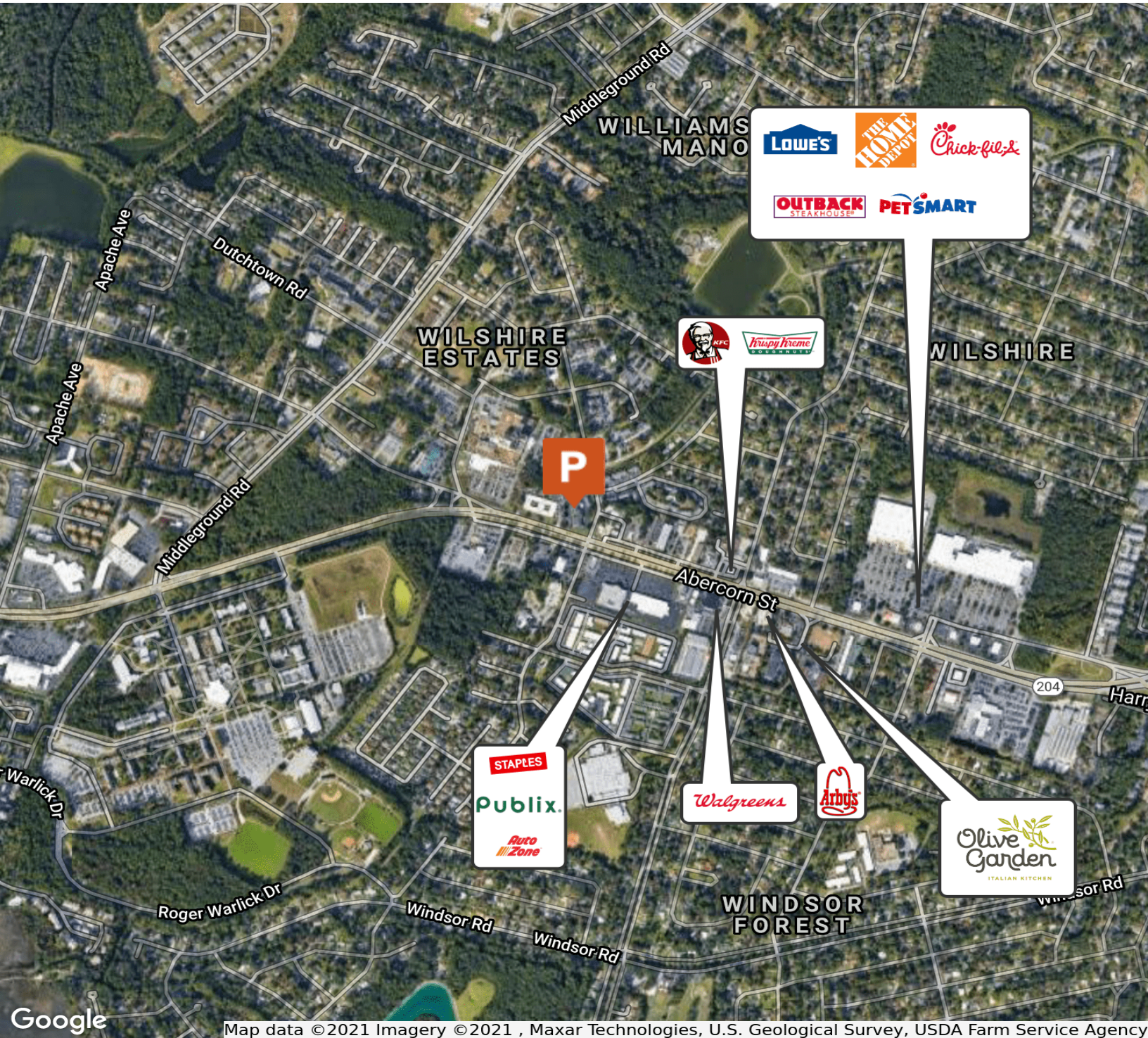


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