

## Savannah Crossings I

13051 Abercorn Street  
Savannah, GA 31419

### Property Features

- Rare vacancy; Center 98.3% occupied
- Southside Shopping Center strategically located on Abercorn Street in between the Truman Expressway and I-95
- Former Subway space - built out for fast food
- Center located directly across the street from Georgia Southern University's Armstrong Campus
- Available January 1, 2021
- Neighbors include Dicky's BBQ, O.D. Seafood, Loc's Chicken & Waffles, El Potro Mexican, Bamboo Garden Chinese, Sprint, Big Lots, Phantom Fireworks, H&R Block and McDonalds

### Amenities

Kitchen and private ADA restrooms



AVAILABLE SF:	1,200 SF
LEASE RATE:	\$23.00 NNN
ZONING	PBC
MARKET	Southside Savannah

### For more information:

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## Property Highlights

- Busy Center, major frontage on Abercorn St.
- Located in Federal Opportunity Zone
- Excellent visibility, 40,000 cars per day
- Easy access to Truman and Veteran's Highway
- Traffic Count - 40,000 cars per day
- Two Chatham Area Transit (CAT) Bus Lines

## Recent Center Upgrades

- Painted facade
- Lot resurfaced
- Fully re-roofed

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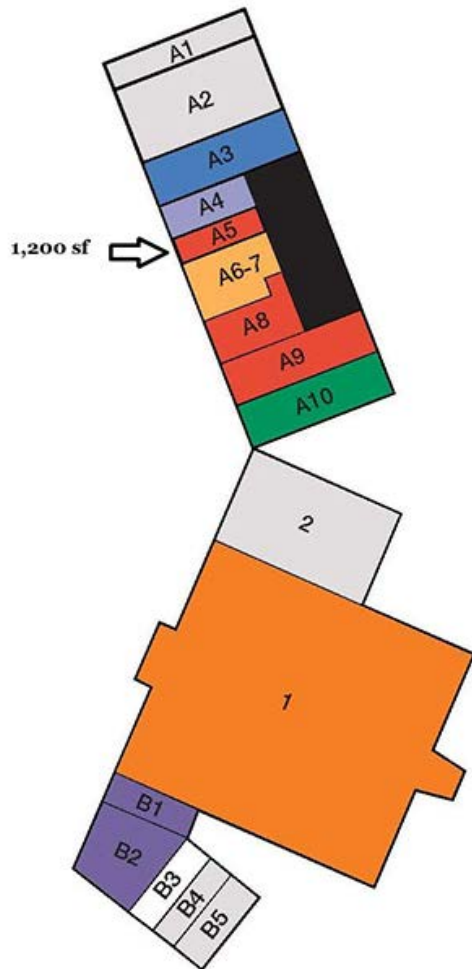
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## Stacking Plan Savannah Crossings 1



Suite	Tenant
1	Big Lots
2	BJ Alan dba Phantom Fireworks
A6-7	SYPM Business d/b/a Tobacco Palace
A1	GMS Loan & Finance Corp
A2	Xiao Yong Chen dba OD Seafood
A3	Loc's Chicken & Waffles Inc
A4	Phuong NGA Thi Doan dba Top 10 Nails
A5	<b>VACANT</b>
A8	Georgia Restaurant Ventures dba Dickeys BBQ
A9	EL Potro
A10	H&R Block Eastern Enterprise Inc
B1	Dawn Connelly, D/B/A Dawn's Hair Salon
B2	5 Star Vision Inc, DBA Sprint
B3	Patriot Postal & More
B4	Edward Calderon, DBA Latino Barber
B5	Cia Jin Wu dba Bamboo Garden

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