

THE SHOPPES AT OGLETHORPE

7810 Abercorn St, Savannah, GA 31406

EXECUTIVE SUMMARY



LOCATION OVERVIEW

Anchor, Jr Anchor, small shop space, and out parcel available

PROPERTY HIGHLIGHTS

- Redevelopment opportunity at premier regional mall.
- Excellent visibility, convenient parking, and signalized access to main retail corridor on Abercorn St.
- 14.1 million tourists contribute \$2.9 billion annually to the economy.
- Located close to the thriving Port of Savannah, the second largest container port on the east coast.
- Mall co-tenancy: Macy's, JCPenney, Belk, Barnes & Noble, Old Navy, Stein Mart, Kirkland's, Forever 21, and multiple fashion retailers.
- Traffic counts: Abercorn St 32,900 AADT | White Bluff Rd 18,800 AADT.

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
2019 Population	58,528	142,188	250,680
2019 Daytime Population	83,352	156,764	278,671
2019 Average HH Income (\$)	61,515	62,890	74,990



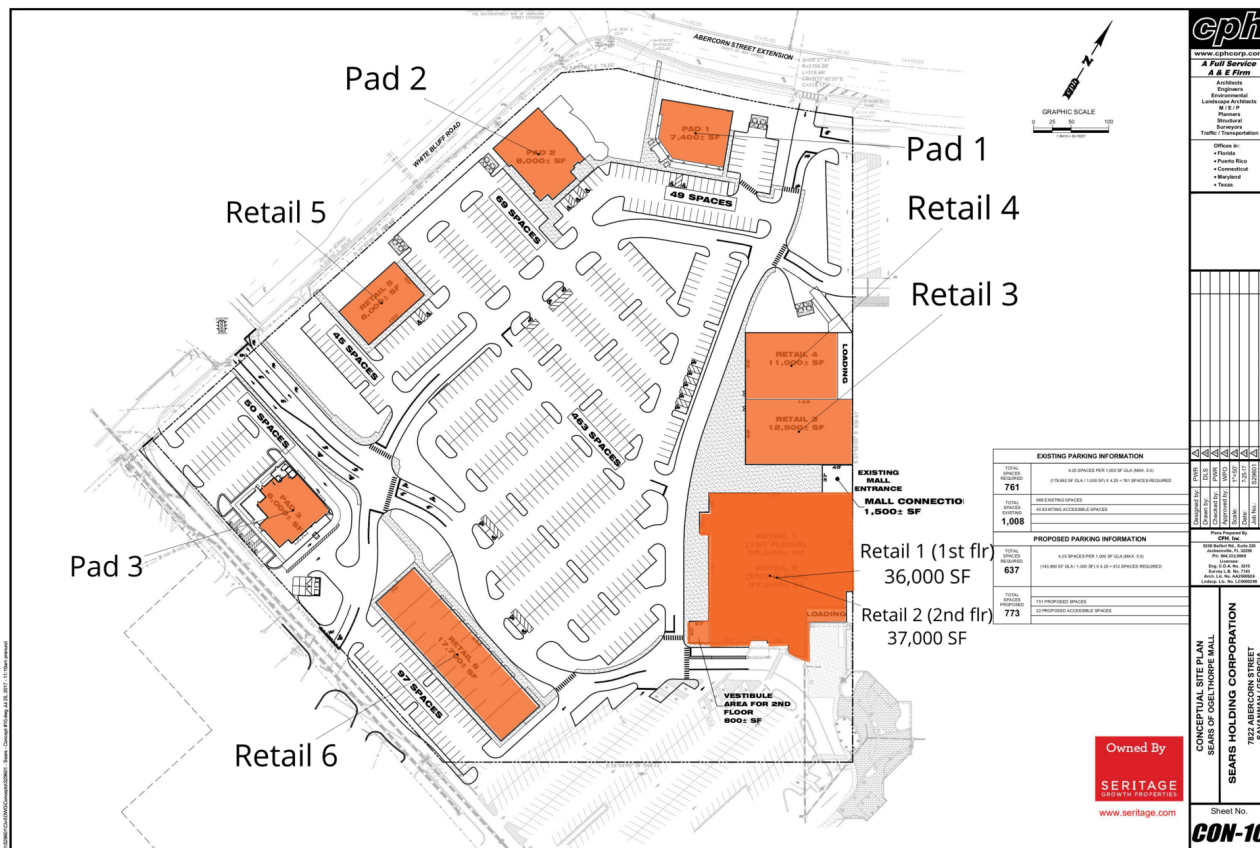
EXCLUSIVE AGENT(S)

KELLY PULIGNANO • kelly.pulignano@tscg.com • 904.565.2635

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SITE PLAN



SUITE	TENANT NAME	SPACE SIZE
Retail 1 (1st flr)	Available	36,000 SF
Retail 2 (2nd flr)	Available	37,000 SF
Retail 3	Available	12,500 SF
Retail 4	Available	11,000 SF
Retail 5	Available	6,000 SF
Retail 6	Available	17,700 SF
Pad 1	Available	7,400 SF
Pad 2	Available	8,000 SF
Pad 3	Available	6,000 SF

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AERIAL



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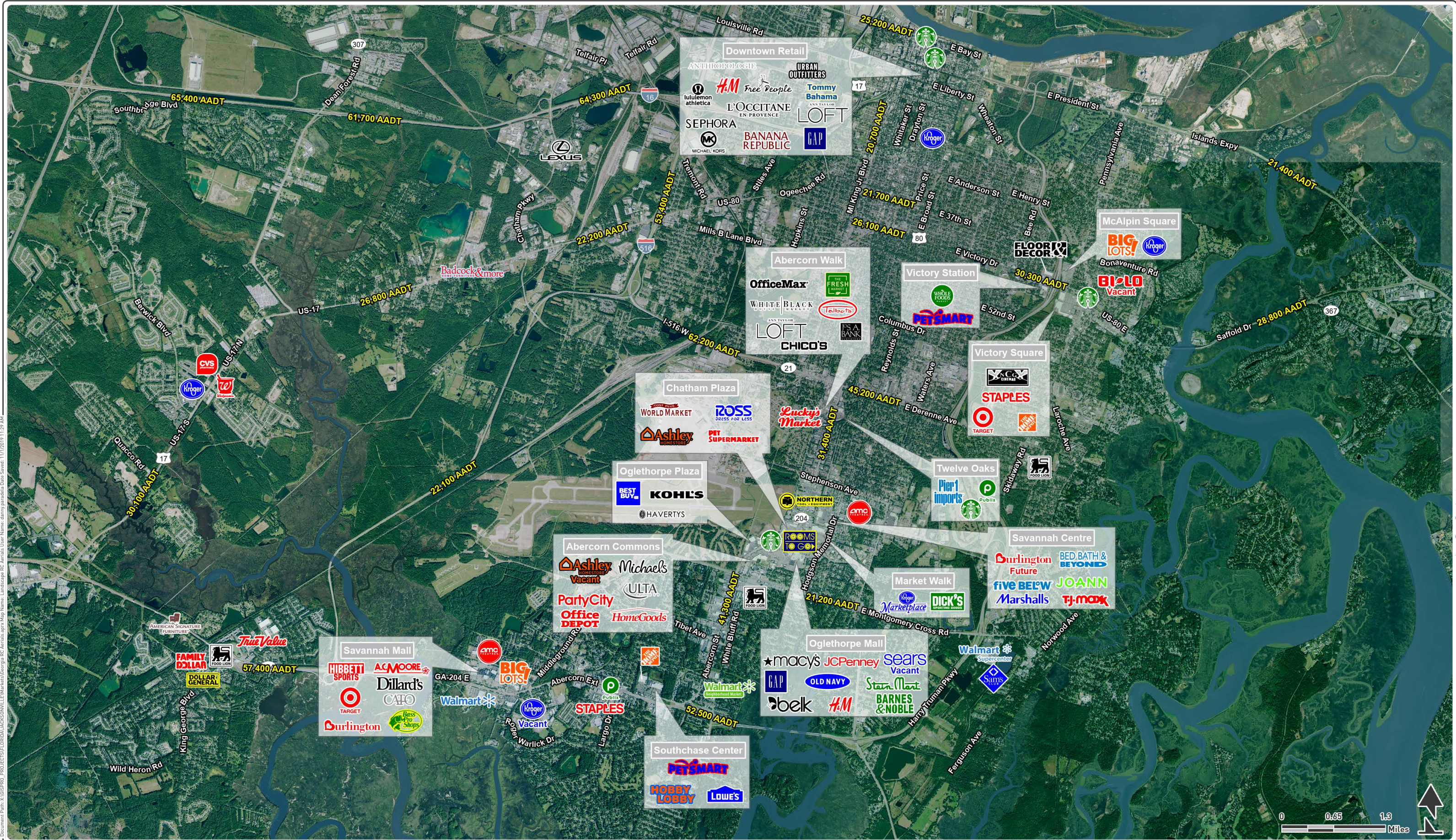


Savannah

Area Retail

November 2019

TSCG



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