

**RETAIL
 LEASE or SALE**

SUBJECT PROPERTY	LOCATION
8890 ABERCORN STREET	Located in the heart of Savannah's Southside Retail District.

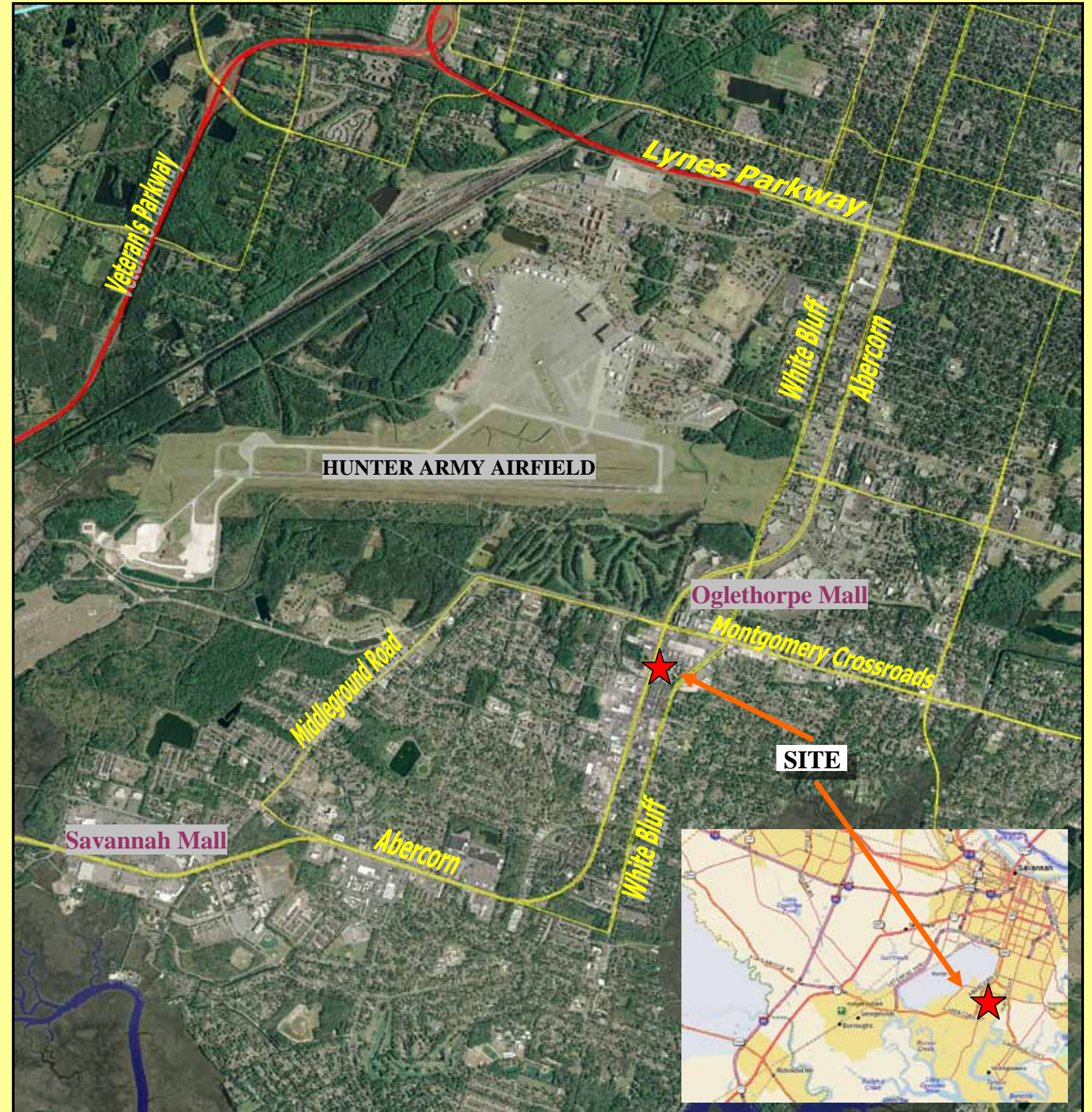
PARCEL SIZE: ±8,316 sq. ft. metal building in 2 stories situated on a ±0.54 acre parcel, sized approximately 187' deep and 126' wide.

ZONING: The property is presently zoned P-B-C by the City of Savannah, which allows for a wide range of business and retail uses. The site is presently used as a pool and hot-tub/spa retail facility.

PARCEL INFORMATION:

- Site is located in heart of Savannah's Southside Retail District.
- The existing building has 126.54 feet of frontage on Abercorn – the main retail corridor connecting the Midtown and Southside Savannah residential neighborhoods to southbound I-95.
- The site is also unique for its access onto a frontage road running from the building all the way north to Montgomery Crossroads via the K-Mart Shopping Center parking lot. This provides easy ingress and egress from both the north and east. Direct access already exists from Abercorn from the south.
- The existing building is in a 2-story configuration with ±5,508 square feet and 10' ceilings on the first floor. The front half of the first floor is unencumbered by any support columns and provides excellent retailing exposure. The second floor consists of ±2,808 square feet and has its own dedicated access via a wide staircase and is suited for storage, back office activities, or a sub-lease.
- The building is located between both the Savannah Mall (just 3.5 miles to the south) and Oglethorpe Mall (just .8 miles to the north).
- Abercorn is a highly traveled artery and generated 44,210 VPD in 2006.
- The site will accommodate parking for 18 vehicles.
- Carrying costs for the property in 2007 were:
 - Electric -- \$850/month
 - Water & Sewer -- \$195/month
 - Taxes -- \$10,755/year
 - Insurance -- \$3,114/year

PRICING: JUST REDUCED! Owner is asking \$5,000/month NNN on a lease or \$999,999 to purchase.



DISCLAIMER: This sales sheet is believed to be accurate. However, as the information has been provided in part by Third Parties, we are not responsible for mis-statements of facts, errors, omissions, prior sale, change of price, or withdrawal from the market without notice. MMD is the exclusive listing agent for this property. This sheet was last revised on: March 18, 2010