



Ryan Schneider
 President
 PIER Commercial Real Estate Brokerage, LLC

(912) 353-7707
 ryan@piercommercial.com

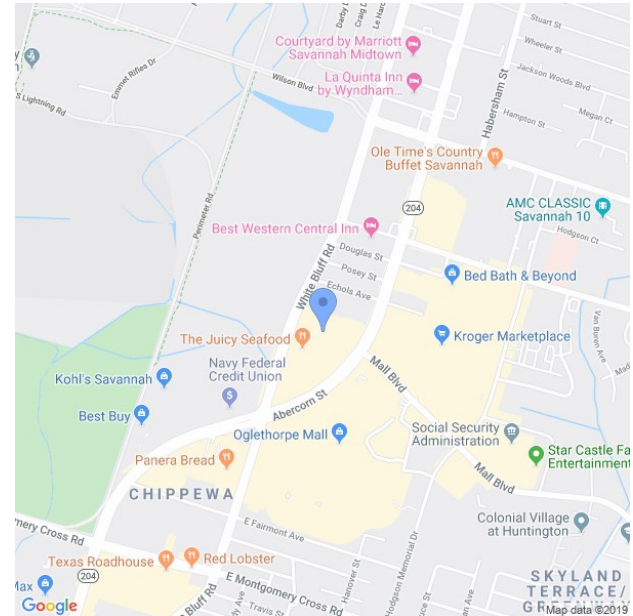


Chatham Plaza

7805 ABERCORN STREET, SAVANNAH, GEORGIA 31406



COMMERCIAL • RETAIL • FOR LEASE



LEASE RATE **\$NEGOTIABLE**
 ZONING **BC**
 BLDG TYPE **MULTI-TENANT**
 STATUS **EXISTING**
 YEAR BUILT **1972**
 YEAR RENOVATED **2001**

GROSS BLDG **197,605 SQFT**
 RBA **197,605 SQFT**
 CONTIG SPACE **4,242 SQFT**
 LAND AREA **15.49 ACRES**
 AVAIL PARKING **5/1000SQFT**

IMPROVEMENTS
 THIS REGIONAL SHOPPING CENTER IS LOCATED ON TWO MAJOR ROADS AND AT THREE MAIN CROSS STREETS (WHITE BLUFF ROAD, ABERCORN, AND MALL BOULEVARD). ACCESS TO THE CENTER IS BY MULTIPLE CURB CUTS FROM ABERCORN, A DIRECT DROP IN FROM MALL BOULEVARD AND MULTIPLE ACCESS POINTS FROM WHITE BLUFF ROAD.

- Excellent visibility • In the heart of the Savannah retail district
- Multiple direct access points from Abercorn Street • Several boutique tenants in the center
- Anchored by Ross, World Market, Pet Supermarket, and Jared Jewelers

Located on Abercorn Street at the intersection with Mall Blvd in the heart of the retail district. Anchor tenants include Ross Dress for Less, Wold Market, Dollar Tree, Jared, and Pet Supermarket. This is a mature retail market but very vibrant with constant re-development and new development on any infill sites available.

The space currently occupied by Avenue is located directly in the throat of the entrance to the center and has very good visibility from Abercorn. The space formerly occupied by Navy Federal Credit Union also has very good visibility, located near the main entrance to the center.

Located on Abercorn Street at the intersection with Mall Blvd in the heart of the retail district. Anchor tenants include Ross Dress for Less, World Market, Dollar Tree, Jared, and Pet Supermarket. This is a mature retail market but very vibrant with constant re-development and new development on any infill sites available.

3 Spaces



TYPE: **COMMUNITY CENTER**

AVAILABLE: 4,242 SqFt

SUITE/UNIT: 070

FLOOR: 1

DATE AVAIL: 5/14/2019

MIN DIVISIBLE: 4,242 SqFt

MAX CONTIGUOUS: 4,242 SqFt

This unique space is located in between the 32,000 SF+ anchor and Sally Beauty. There is an entrance at the rear of the space (with parking) and at the front, from the front parking lot. Although there is minimal storefront, the front and back entrance configuration makes it a very attractive location for businesses that have repeat customers. The Landlord is offering a tenant improvement allowance to qualified tenants.



TYPE: **COMMUNITY CENTER**

AVAILABLE: 3,600 SqFt

SUITE/UNIT: 092

FLOOR: 1

DATE AVAIL: 5/14/2019

MIN DIVISIBLE: 3,600 SqFt

MAX CONTIGUOUS: 3,600 SqFt

This well located space is between Leslie's Pools and Uncle Maddio's. This location offers terrific, direct visibility from Abercorn Street for the business needing a high profile location. Navy Federal Credit Union, the former Tenant, moved at the expiration of their lease in order to expand into a freestanding building. The Landlord is offering a tenant improvement allowance to qualified tenants.



TYPE: **COMMUNITY CENTER**

AVAILABLE: 4,000 SqFt

SUITE/UNIT: 025

FLOOR: 1

DATE AVAIL: 5/14/2019

MIN DIVISIBLE: 4,000 SqFt

MAX CONTIGUOUS: 4,000 SqFt

This well located space is currently occupied by Avenue and is located just left of World Market and Pet Supermarket. his location offers terrific, direct visibility from Abercorn Street for the business needing a high profile location. Customers coming to Starbuck's, Verizon, Sleep Number Beds, and several restaurants will see this space. The Landlord is offering a tenant improvement allowance to qualified tenants.

