



**5525 Abercorn Street**  
**Savannah, Georgia 31405**  
**Executive Summary**

NAI Mopper | Benton is excited to present a 1,400 SF unit available for sublease at Abercorn Walk, a premier shopping plaza in Savannah, Georgia. Currently occupied by Clean Your Dirty Face, the lease began in July 2023 and runs through July 2033, offering eight years of remaining term. This is an excellent opportunity for a new tenant to step into a well-established location with a strong lease in place.

Abercorn Walk boasts a 98% national tenant occupancy rate, ensuring steady foot traffic and a vibrant retail environment. The plaza features monument signage, ample parking, and a prime location within one of Savannah's most successful shopping centers, making it an ideal setting for businesses seeking visibility and growth.



|             |         |
|-------------|---------|
| UNIT        | 065     |
| AVAILABLE   | 1,400   |
| RENTAL RATE | \$33/SF |

For more information:

**Zack Allen**

+1 912-655-2135

zallen@naisavannah.com

*FOR SUB-LEASE*  
*1,400 SQ/FT*



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# FOR SUB-LEASE

## 1,400 SQ/FT



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### Driving Distance to Major Cities from Property

|                  |           |
|------------------|-----------|
| Atlanta, GA      | 231 Miles |
| Charleston, SC   | 113 Miles |
| Orlando, FL      | 272 Miles |
| Athens, GA       | 194 Miles |
| Macon, GA        | 159 Miles |
| Jacksonville, FL | 132 Miles |

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### Location Advantages

Nearby communities are:

- The Spoke Savannah - 106 Units
- The Grove At Ardsley Park - 185 Units
- Hunter AAF - 700 Units
- 30k Vehicles Per Day - Abercorn ST

### Property Highlights

- Ample Parking
- Monument Signage
- Long-Term Lease Available
- Excellent Condition