



ABOUT THE PROPERTY

Turnkey Medical & Professional Office | Steps away from St. Joseph's Hospital

15500 Abercorn Street offers a unique chance to acquire a fully renovated medical office property, currently home to Altera Aesthetix. Located near St. Joseph's Hospital, the property provides easy access to Abercorn St., Truman Parkway, and Veterans Parkway, making it a prime spot in one of Savannah's established commercial areas.

The interior features a large foyer, a waiting room, six private offices/exam rooms, two restrooms (one ADA-compliant), a kitchen, laundry, and ample storage. High-end finishes like hardwood flooring, custom cabinetry, and granite countertops create an elegant environment.

Additional features include a finished attic/loft area for flexible administrative use, private parking for about 15 vehicles with handicap-accessible entry, and a fenced brick courtyard with two fountains, providing an idyllic space for clients and patients.


While currently a medical spa, its adaptable layout is ideal for many professional uses. Chatham County property records reflect only the main-floor square footage; the finished attic/bonus area of +/- 400 is not included in the total.

HIGHLIGHTS


 \$775,000 | \$381 PSF

 2,034 SF
PLUS +/- 400 SF ON
SECOND FLOOR

 ZONING B-N
(NEIGHBORHOOD BUSINESS)

 PROFESSIONAL MEDICAL,
OFFICE, CREATIVE SPACE,
ETC.

 APPROXIMATELY 15 PRIVATE
PARKING SPOTS

 EASY ACCESS ABERCORN ST.
TRUMAN PKWY, VETERANS
PKWY




INTERIOR IMAGES




EXTERIOR IMAGES



AREA DEMOGRAPHICS

2025 AREA DEMOGRAPHICS	3 MILES	10 MILES
 POPULATION	39,081	260,309
 AVG. HH INCOME	\$80.9	\$93.5K
 NO. OF HOUSEHOLDS	16,067	104,211

 DAILY TRAFFIC COUNT	
ABERCORN	52,836
ARTS DR.	45,107

LOCATION MAP

