

~1.2 AC FORMER RESTAURANT

17029 ABERCORN ST, SAVANNAH, GA 31419

FOR SALE & LEASE




LOCATION DESCRIPTION

Directly off of I-95 (exit 94) with prime positioning along Abercorn Street, major retail corridor connecting the interstate to downtown Savannah

PROPERTY HIGHLIGHTS

- 5,646 SF 2nd gen restaurant situated on 1.28 AC
- Located just off Interstate 95, the site benefits from strong commuter traffic and regional accessibility along Savannah's primary retail corridor
- Proximity to major employers and demand generators including: Georgia Southern University (Armstrong campus) and Hunter Army Airfield
- Traffic counts: Abercorn St - 33,100 AADT; I-95 at Abercorn St - 95,100 AADT



 DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
2025 Total Population	18,286	49,196	164,347
2025 Daytime Population	13,385	36,780	171,422
2025 Median HH Income	\$71,614	\$86,486	\$75,917



KELLY PULIGNANO

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