








ABOUT THE PROPERTY

Available for lease on Dean Forest Road, which is 2,400 sq. ft. of office space with retail exposure at 1450 Dean Forest Road in Garden City, GA. The turnkey office unit is ready for immediate occupancy. It includes four private offices, a reception area, a large conference room, a spacious open area suitable for cubicles or workstations, a large break room, and two ADA-compliant restrooms. The unit is conveniently located near Savannah and Pooler, GA, directly across the street from the Southbridge neighborhood and has easy access from Dean Forest Road and I-16. The property is ideally situated in a high-traffic area, perfect for new or existing businesses needing office and/or retail space.

HIGHLIGHTS

-  \$25 PER SF
EST. NNN FEE \$4.85 PSF
-  UNITS C & D 2,400 SF
OFFICE/MEDICAL
RETAIL
-  OFF STREET PARKING
-  LEASE TERM 5 YEARS
-  QUICK ACCESS TO DEAN
FOREST ROAD, I-16 AND
SOUTHBRIDGE

PROPERTY IMAGES



2023 AREA DEMOGRAPHICS

2 MILES

5 MILES

10 MILES



POPULATION

5,628

62,067

258,069



AVG. HH INCOME

\$88.2K

\$73K

\$74.7K



NO. OF HOUSEHOLDS

2,055

23,176

98,750



DAILY TRAFFIC COUNT

DEAN FOREST RD	18,871
i-16 & I-95	61,023



TRAVEL DISTANCES

- 0.5 MILES TO INTERSTATE 16
- 2.9 MILES TO INTERSTATE 95
- 4.5 MILES TO CHATHAM PARKWAY
- 3.3 MILES TO 516
- 8.3 MILES TO SAVANNAH INTERNATIONAL AIRPORT

LOCATION MAP

