FOR LEASE



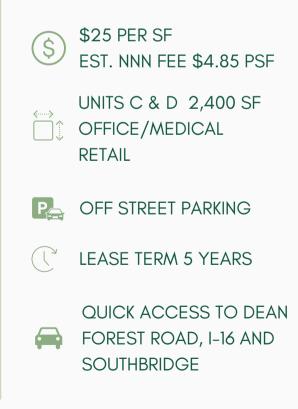
1450 DEAN FOREST ROAD UNIT C & D GARDEN CITY, GA 31405



## 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 ADAcompliant 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



KATIE CHANCY Managing Broker

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## **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 C	DAILY TRAFFIC COUNT		
DEAN FOREST RD	18,871		
i-16 & I-95	61,023		

TRAVEL DISTANCES
NILES TO INTERSTATE 16
MILES TO INTERSTATE 95
MILES TO CHATHAM PARKWAY
MILES TO 516
MILES TO SAVANNAH INTERNATIONAL AIRPORT

## LOCATION MAP



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