

PRICE REDUCED! 1.24± AC COMMERCIAL PARCEL ON ST. SIMONS ISLAND

2280 DEMERE ROAD | ST. SIMONS ISLAND, GA



DEMERE ROAD

LOCAL MARKET EXPERT

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PROPERTY DETAILS



PROPERTY SPECIFICS

Walkable to 17 nearby businesses, enhancing foot traffic and accessibility

High visibility with 14,300 vehicles per day (VPD) traffic count

Zoned LC (Local Commercial) — suitable for a variety of commercial uses

Rare commercial land opportunity on one of Georgia's most desirable barrier islands

0.6 miles Saint Simons Island Airport (KSSI)



**±1.24 Acres
Available**



**Easy Access To
FJ Torras Csw**



**Zoning: LC
(Local Commercial)**

Flexible Development Use:

Local Commercial Acreage allowing for a variety of development uses including retail storefront, gas station/C - store, restaurant, bank and more.

Premium Location:

Prime location on Demere Road, one of St. Simons Island's main thoroughfares. High visibility with 14,300 vehicles per day (VPD) traffic count

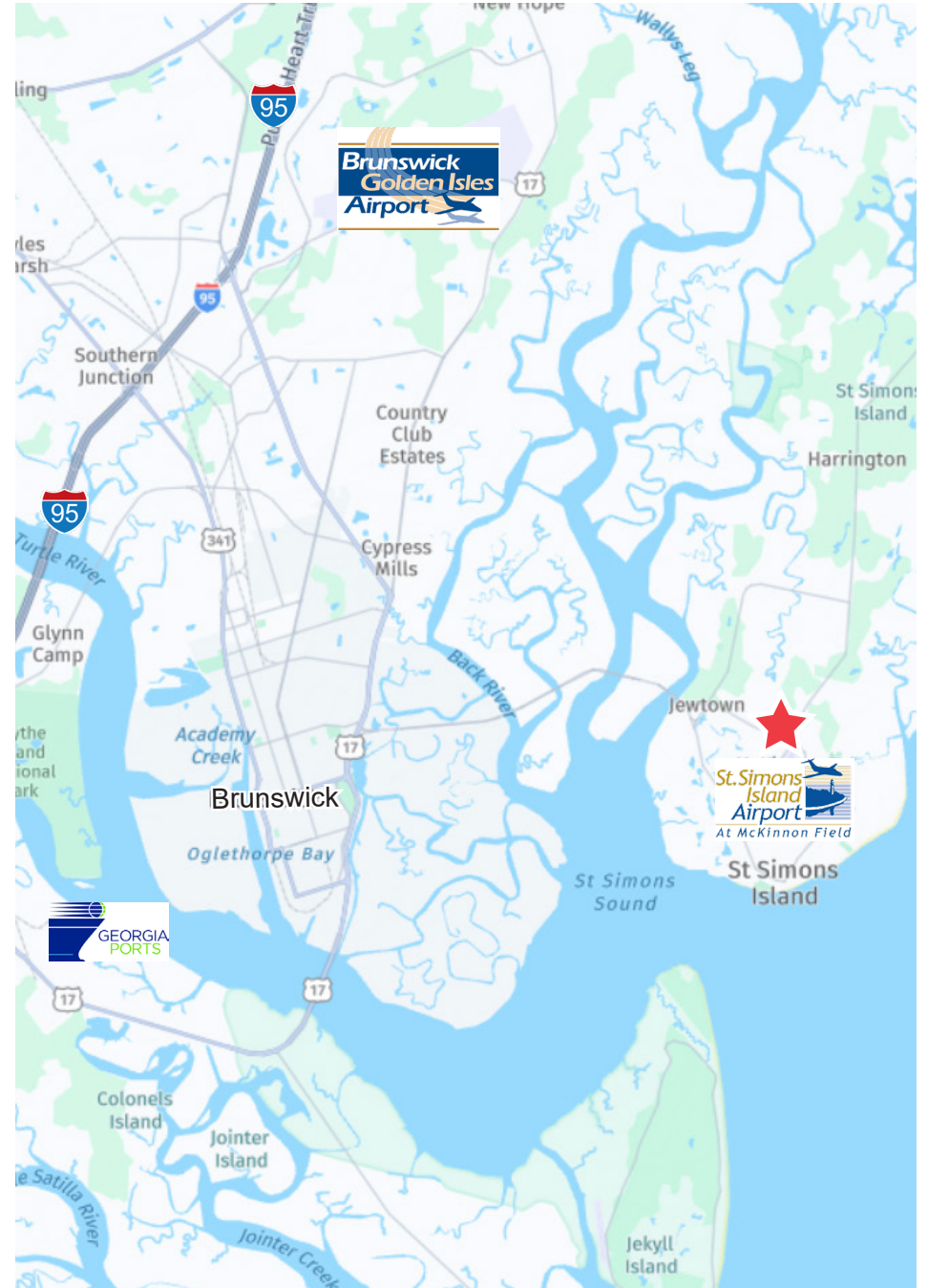
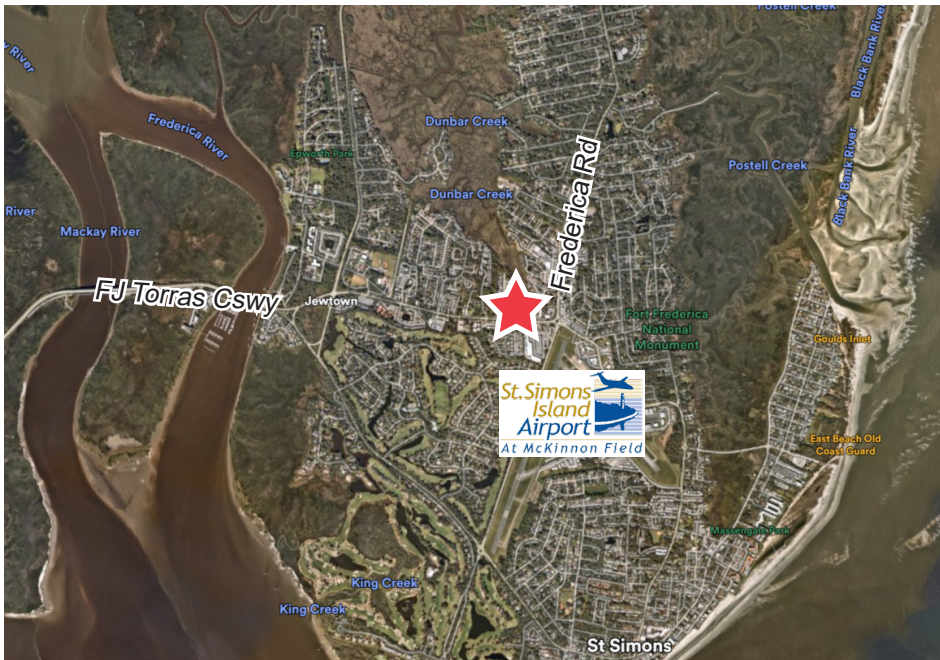
Accessibility:

Direct access to Demere Rd. Walkable to 17 nearby businesses, enhancing foot traffic and accessibility

New Price: ~~\$2,000,000~~ \$1,925,000

2280 Demere Road offers unmatched Retail Development opportunities in St. Simon's rapidly growing landscape. With flexible permitted uses, High traffic counts, and a convenient location, it's an ideal solution for companies looking to tap into the market.

PROPERTY PHOTOS



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