



1418-1420 Dean Forest Road

Savannah, Georgia 31405

Executive Summary

NAI Mopper | Benton is proud to exclusively present this prime 15,600 SF retail center, ready for pre-lease, and set to be complete early 2026.

Situated on Dean Forest Road, the property offers exceptional potential for a thriving retail center. It is strategically located near established communities such as the 1,400 home Southbridge neighborhood and the 300 Unit Tapestry Park apartments. With high visibility and accessibility, the lot benefits from strong traffic flow—Dean Forest Road sees 14,000 vehicles per day, while nearby I-16 experiences 60,000 vehicles per day, making it an ideal location for a successful central hub for all surrounding communities.



BUILDING 1	7,800SF
BUILDING 2	7,800SF
TOTAL SQ/FT	15,600SF
ACRES	2.69

For more information:

Zack Allen

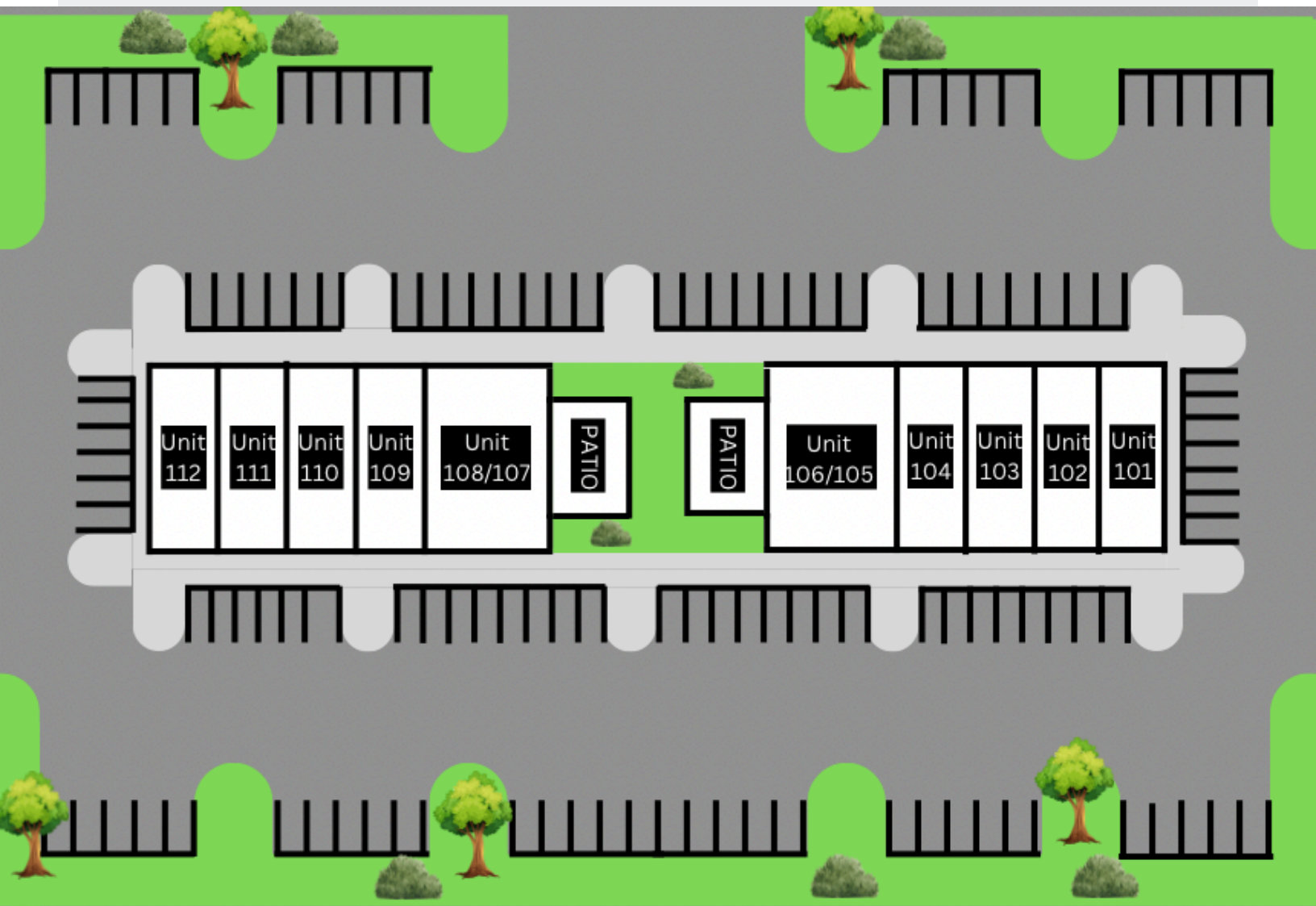
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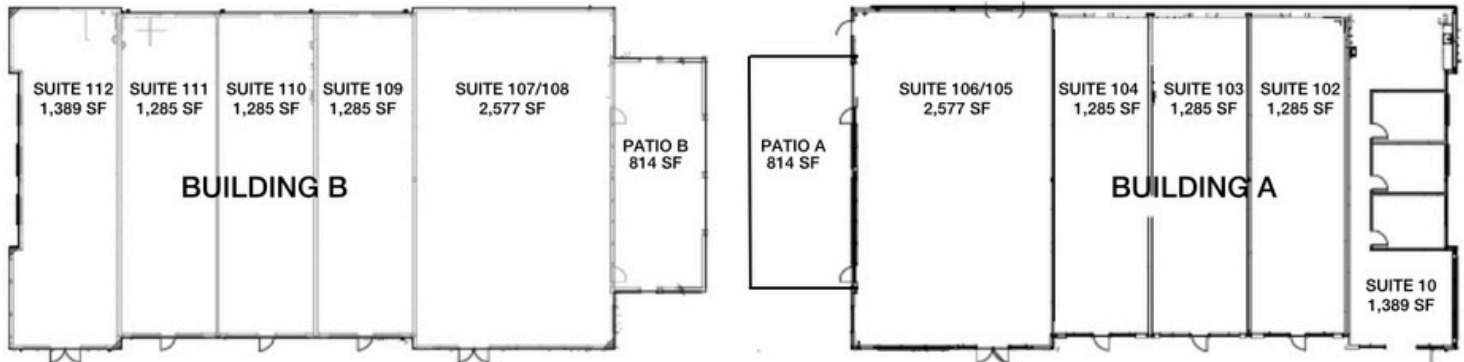
UNIT	SQ/FT	LEASE TYPE	DESCRIPTION
101	1,389	NNN	RETAIL BOX
102	1,285	NNN	RETAIL BOX
103	1,285	NNN	RETAIL BOX
104	1,285	NNN	RETAIL BOX
105/106	2,577	NNN	RESTAURANT
107/108	2,577	NNN	RESTAURANT
109	1,285	NNN	RETAIL BOX
110	1,285	NNN	RETAIL BOX
111	1,285	NNN	RETAIL BOX
112	1,389	NNN	RETAIL BOX

FOR LEASE
15,600 SQ/FT



FOR LEASE
15,600 SQ/FT

Tapestry Park Shops



FOR LEASE

15,600 SQ/FT

TAPESTRY PARK - PHASE I - OVERALL UNIT DATA				
UNIT	QTY	AVERAGE HEATED AREA	AVERAGE BALCONY AREA	% OF TOTAL
1 Bedroom	94	828 SF	87 SF	40.52%
2 Bedrooms	99	1,267 SF	103 SF	42.24%
3 Bedrooms	40	1,521 SF	115 SF	17.24%
Totals	233	1,132 SF	99 SF	100.00%

TAPESTRY PARK - PHASE II - OVERALL UNIT DATA				
UNIT	QTY	AVERAGE HEATED AREA	AVERAGE BALCONY AREA	% OF TOTAL
1 Bedroom	36	875 SF	66 SF	80.00%
2 Bedrooms	24	1,150 SF	66 SF	40.00%
Totals	60	985 SF	66 SF	100.00%

TAPESTRY PARK - PHASE I & PHASE II - OVERALL UNIT DATA				
UNIT	QTY	AVERAGE HEATED AREA	AVERAGE BALCONY AREA	% OF TOTAL
1 Bedroom	130	852 SF	77 SF	44.52%
2 Bedrooms	122	1,209 SF	85 SF	41.78%
3 Bedrooms	40	1,521 SF	115 SF	13.70%
Totals	292	1,092 SF	86 SF	100.00%

GENERAL NOTES				
1 TAPESTRY PARK APARTMENTS - PHASE II WILL NOT HAVE VEHICULAR ACCESS GATES.				
2 TAPESTRY PARK APARTMENTS - PHASE II WILL IMPROVE THE EXTERIOR DESIGN OF TAPESTRY PARK APARTMENTS - PHASE I AND THE EXTERIOR MATERIALS OF PHASE II WILL BE EQUAL TO OR BETTER THAN PHASE I.				
3 TAPESTRY PARK APARTMENTS - PHASE II WILL HAVE 5' SIDEWALKS, WHICH WILL MATCH THE SIDEWALK WIDTHS AT TAPESTRY PARK APARTMENTS - PHASE I.				

Multi-Family Parking Summary - Phase I				
	1 Bedroom Units	2 Bedroom Units	3 Bedroom Units	Total
Total	94	99	40	233
Required Parks per Unit (Per Code)	1.50	1.75	2.00	
Required Parks Total (Per Code)	141	172	80	393
Provided Parks Total (Per Site Plan)				534

Multi-Family Parking Summary - Phase II				
	1 Bedroom Units	2 Bedroom Units	3 Bedroom Units	Total
Total	36	24	-	60
Required Parks per Unit (PREFERRED)	2.00	2.00	-	
Required Parks Total (PREFERRED)	72	48	-	120
Provided Parks Total (Per Site Plan)				143

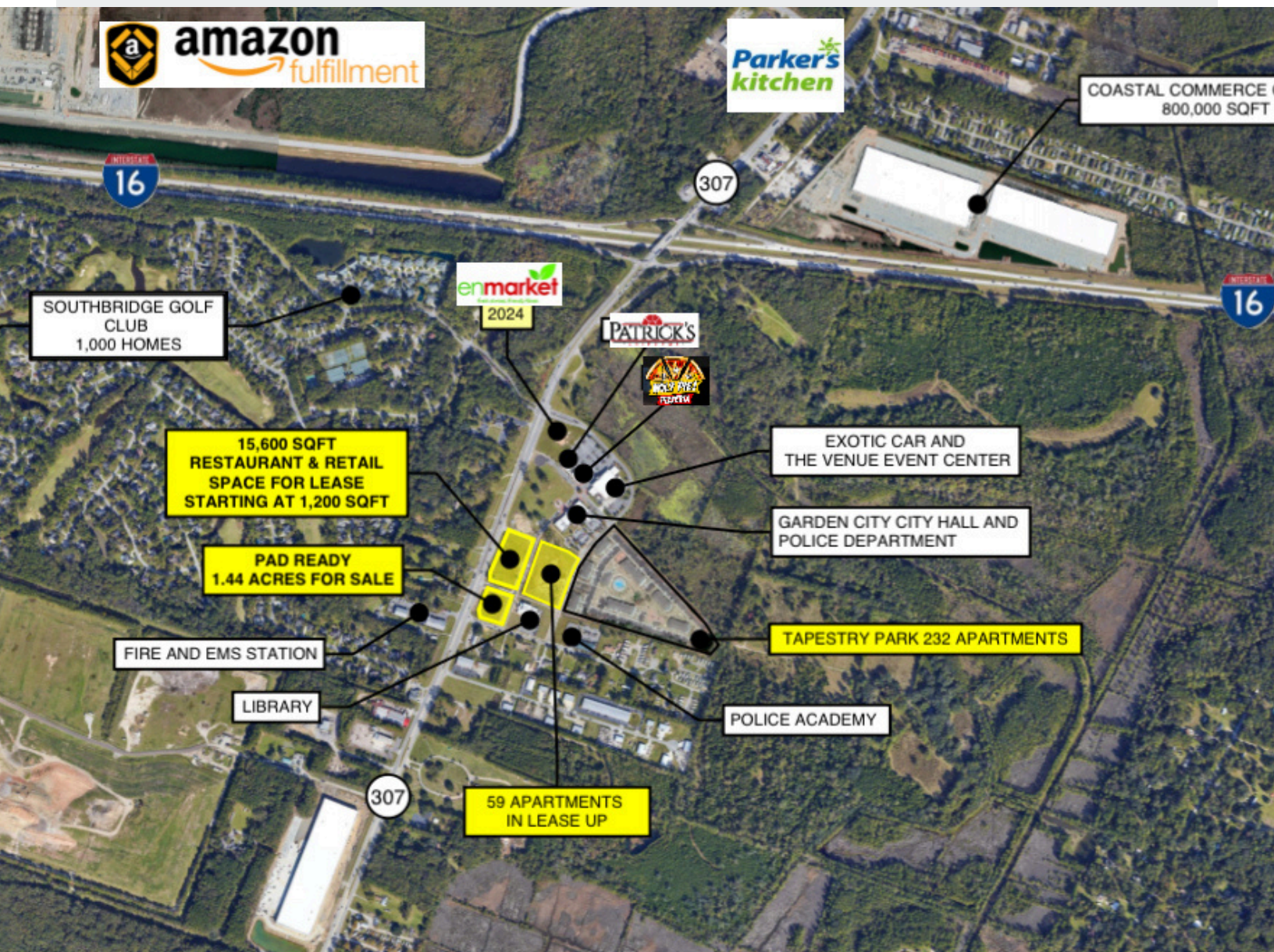
Multi-Family Parking Summary - Phase I & Phase II - Overall Total				
	1 Bedroom Units	2 Bedroom Units	3 Bedroom Units	Total
Total	130	122	40	292
Required Parks per Unit (Per Code)	1.50	1.75	2.00	
Required Parks Total (Per Code)	195	214	80	489
Provided Parks Total (Per Site Plan)				677

Retail Square Footage and Parking				
Bldg #	Use	SF	Parks Provided	Parks Provided per 1,000 SF
1	Retail	7,800	79.5	10.2
2	Retail	7,800	79.5	10.2
3	Retail	6,864	101	14.7

Central Avenue On-Street Parking	40
Tapestry Park Way On-Street Parking	14
Festival Place On-Street Parking	5
Town Center Drive On-Street Parking	54
TOTAL	32,484



FOR LEASE
15,600 SQ/FT



FOR LEASE

15,600 SQ/FT



Driving Distance to Major Cities from Property

Atlanta, GA	231 Miles
Charleston, SC	113 Miles
Orlando, FL	272 Miles
Athens, GA	194 Miles
Macon, GA	159 Miles
Jacksonville, FL	132 Miles

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Location Advantages

- 0.75 miles from I-16
- Nearby communities are 1,400 homes at South Bridge neighborhood and the 300 Unit Tapestry Park Apartments
- 7.5 Miles from Plant Riverside District
- 5 miles from Pooler Parkway

Property Highlights

- 159 Parking Spaces
- Signage
- Grease Traps and Patios for Restaurant Spaces

FOR LEASE
15,600 SQ/FT



Demographics

<u>Miles From Property</u>	<u>2</u>	<u>5</u>	<u>10</u>
Population	6,830	62,380	268,112
Income	\$116,777	\$79,548	\$81,835
Age	43.1	38.2	36.2
Households	2,678	24,242	106,584
Total Consumer Spending	\$94.4M	\$694.3M	\$3B

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