



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:

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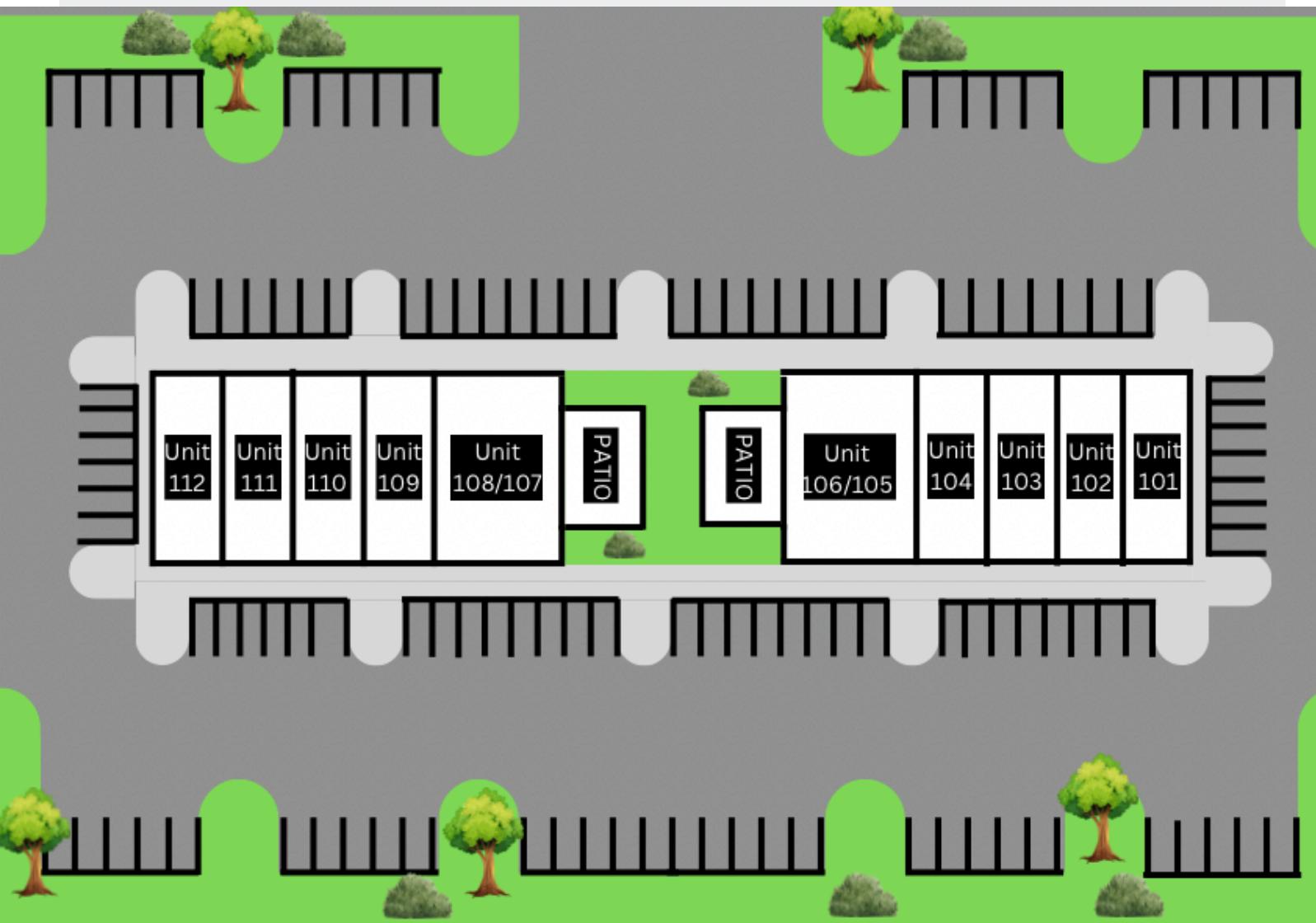
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1650 E VICTORY DRIVE
Savannah, GA
+1 912-358-5600
naisavannah.com

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

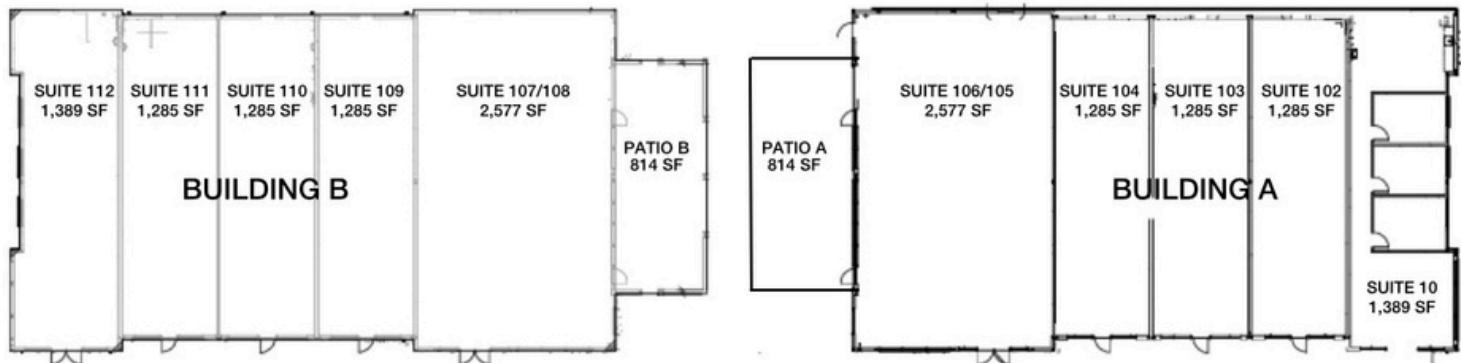
15,600 SQ/FT



FOR LEASE

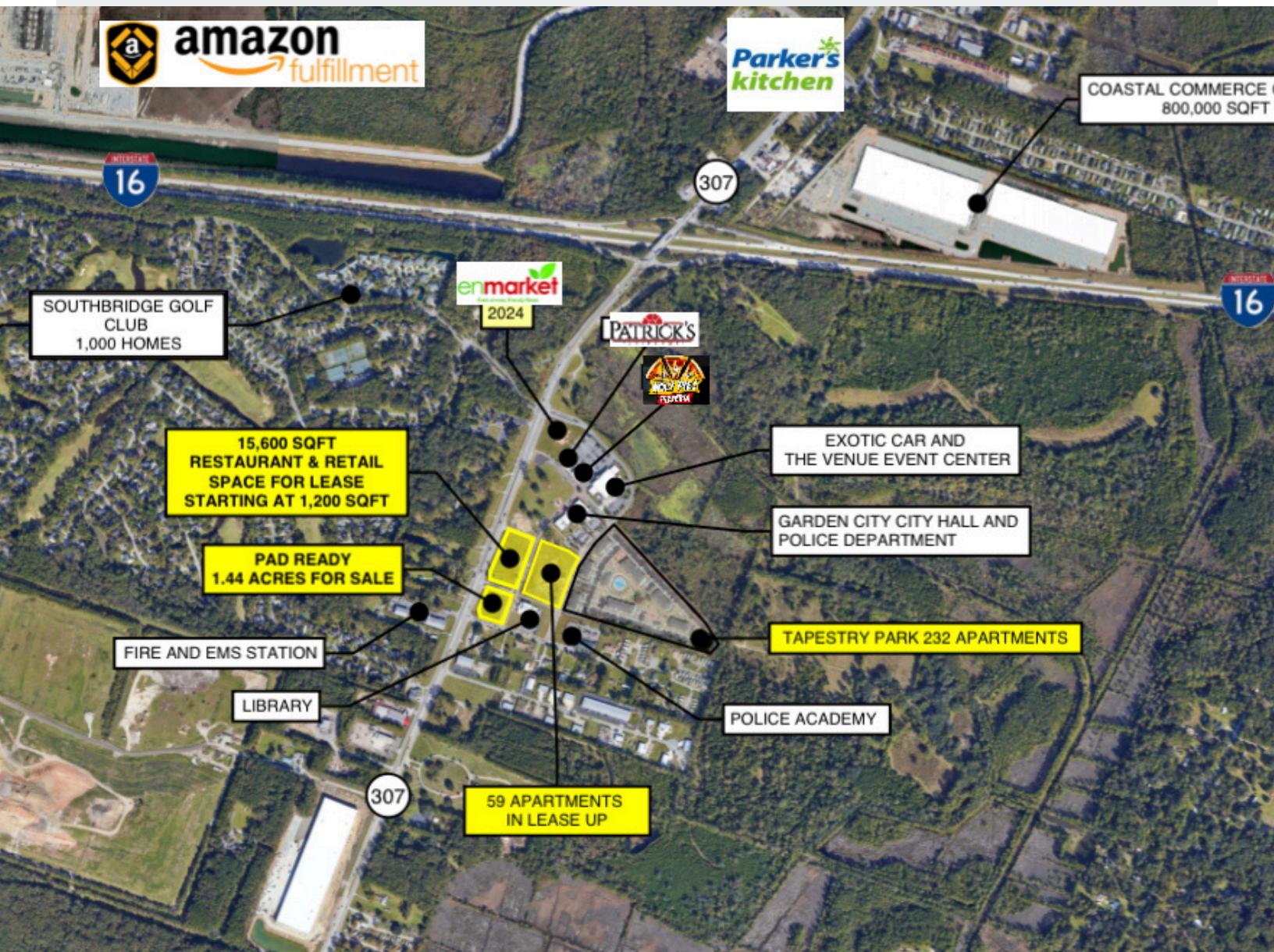
15,600 SQ/FT

Tapestry Park Shops



FOR LEASE

15,600 SQ/FT



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

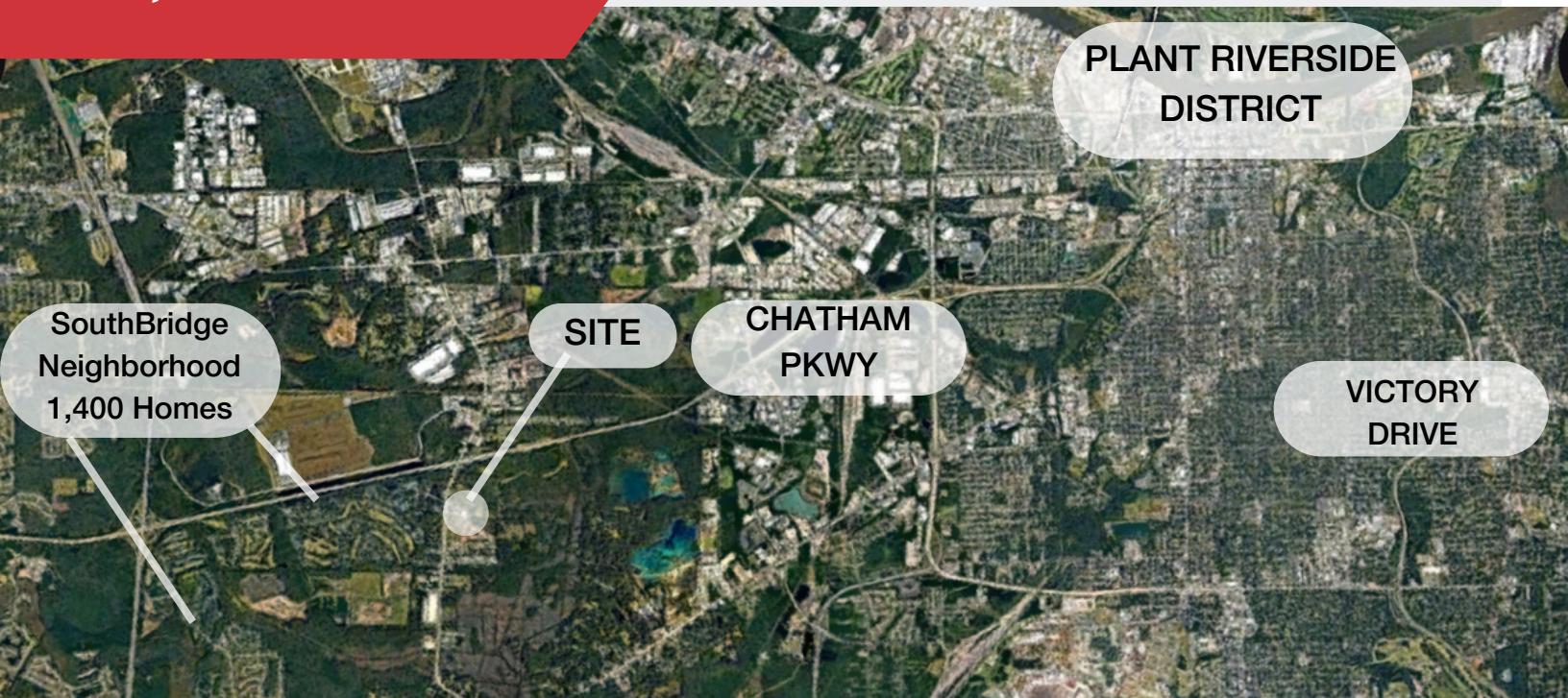
- 0.75 miles from I-16
- Nearby communities are 1,400 homes at South Bridge neighborhood and the 300 Unit Tapestry Park Apartments
- 7.5 Miles from Plant Riverside District
- 5 miles from Pooler Parkway

Property Highlights

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

FOR LEASE

15,600 SQ/FT



Demographics

Miles From Property	2	5	10
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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