



ABOUT THE PROPERTY

DAI Commercial Realty, LLC and eXp Realty are pleased to present a premier 2.64-acre commercial development opportunity located along the rapidly expanding Ogeechee Road (Highway 17) corridor in Chatham County, Georgia. Featuring approximately 435 feet of frontage on Ogeechee Road, the property provides exceptional visibility, accessibility, and exposure along one of the region's most active commercial corridors.

Positioned adjacent to CVS Pharmacy and just steps from a Kroger-anchored shopping center, the site is ideally suited for a wide variety of commercial uses, including retail, restaurant, medical office, professional services, hospitality, and mixed-use development. Strong traffic counts, outstanding frontage, and a strategic location within Savannah's expanding growth corridor combine to create an exceptional opportunity for developers, investors, and owner-users seeking a highly visible, high-traffic location.

Surrounded by continued residential and commercial development, this property represents a rare opportunity to acquire a premier development site in one of Chatham County's fastest-growing commercial corridors.

HIGHLIGHTS



\$2,250,000



+/- 2.64 ACRES



RETAIL, RESTAURANT,
SERVICE BASED BUSINESS,
MEDICAL OFFICE, ETC.



PARCEL ID'S: 11008 02100



ON OGEECHEE ROAD AND
EASILY ACCESSIBLE TO
HIGHWAY 17

KATIE CHANCY

Managing Broker

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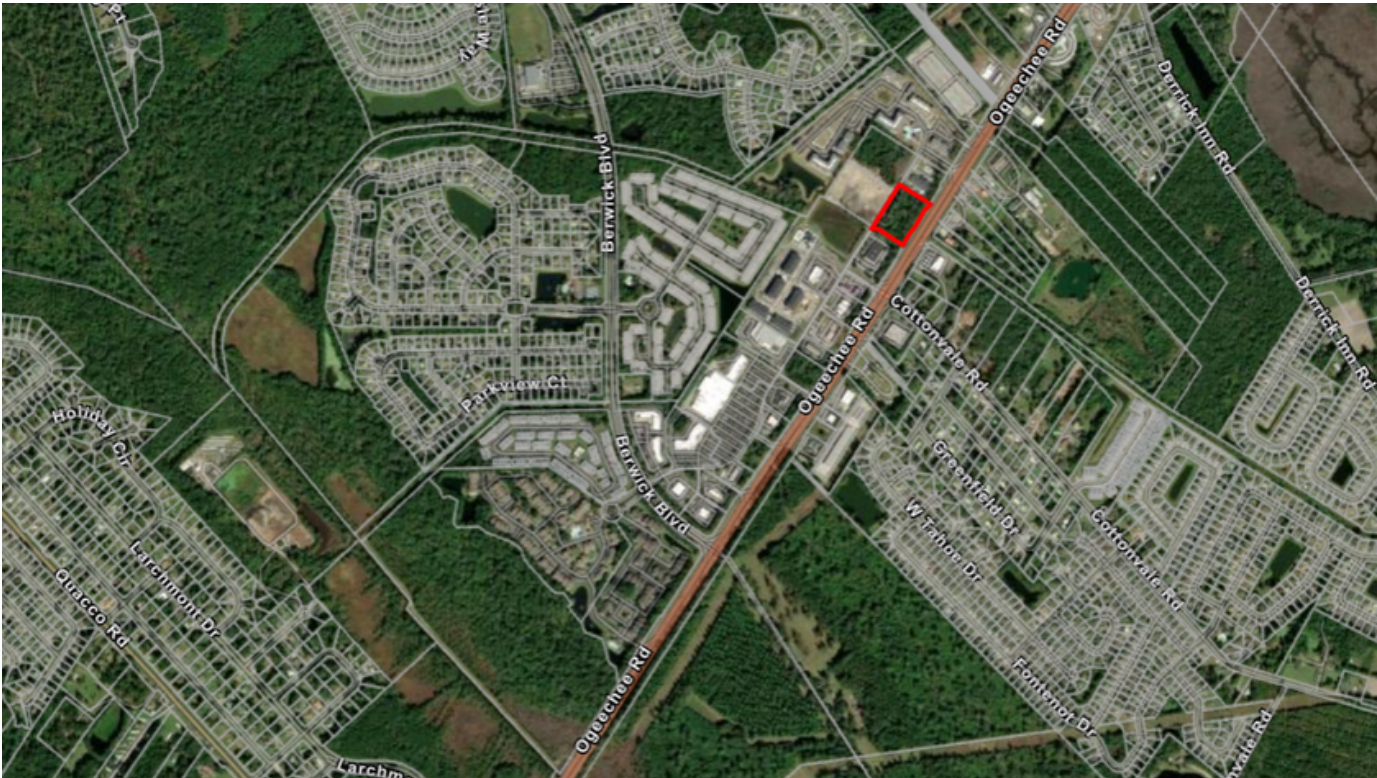
SAGAR PATEL

eXp Realty

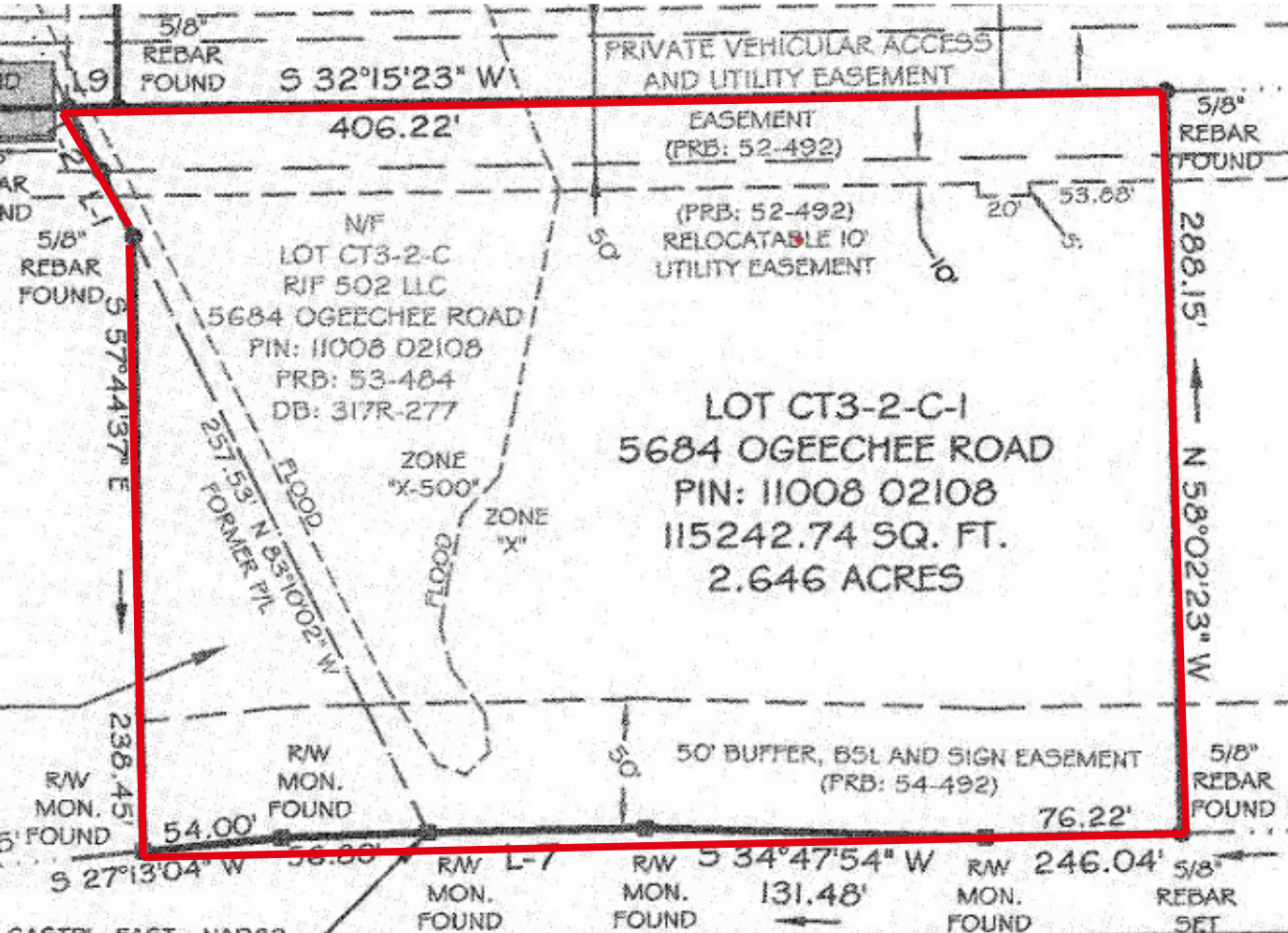
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AERIAL PHOTOS



PLAT MAP



AREA DEMOGRAPHICS

2025 AREA DEMOGRAPHICS		3 MILES	10 MILES
	POPULATION	24,330	273,297
	AVG. HH INCOME	\$106K	\$88.4K
	NO. OF HOUSEHOLDS	9,636	108,625

 DAILY TRAFFIC COUNT	
OGEECHEE RD	20,454

AREA MAP



DISTANCE ROUTES



3 MILES TO HWY 204/ABERCORN STREET



10 MILES TO THE GEORGIA PORTS



5 MILES TO INTERSTATE 95



12 MILES TO THE SAVANNAH INTERNATIONAL AIRPORT



3.5 MILES TO INTERSTATE 16



24 MILES TO THE HYUNDAI METAPLANT

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