



ABOUT THE PROPERTY

DAI Commercial is pleased to present a 5.7-acre redevelopment and investment opportunity along the rapidly growing Ogeechee Road (HWY 17) corridor. The offering includes multiple parcels totaling approximately 5.7 acres, an approximately 1,800-square-foot turnkey building, and a portion of the site currently operating as a car lot. With approximately 380 feet of frontage on Ogeechee Road, the property offers exceptional visibility, access, and exposure.

Positioned within one of the area's fastest-growing commercial corridors, the site supports a wide range of potential uses, including retail, automotive, flex space, storage, service businesses, multifamily, and other commercial or mixed-use developments. Existing improvements provide immediate functionality and potential income while allowing for future redevelopment or expansion.

Ownership may assist in rezoning efforts, creating additional opportunities to maximize the site's development potential. Combined with strong traffic counts, substantial frontage, and a prime location within Savannah's growth path, this property presents an exceptional opportunity for investors, developers, and owner-users.

HIGHLIGHTS



\$2,250,000



+/- 5.7 ACRES



STORAGE FACILITIES, FLEX SPACE, CAR LOTS, POTENTIAL MULTIFAMILY DEVELOPMENTS, AND MORE



PARCEL ID'S: 10991 07061, 10991 07025D, 10991 07032, AND 10991 07031

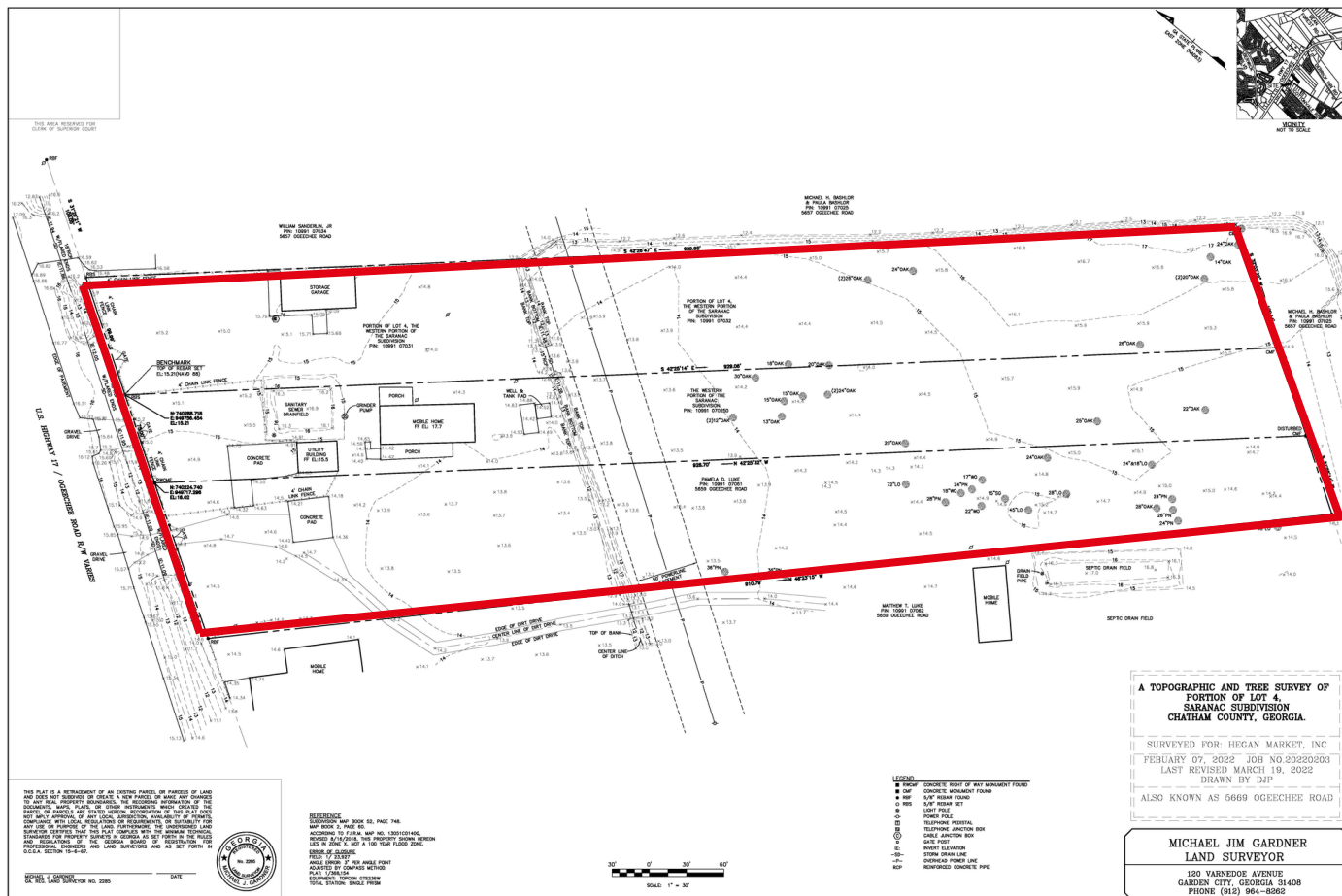


ON OGEECHEE ROAD AND EASILY ACCESSIBLE TO HIGHWAY 17

AERIAL PHOTOS



PLAT MAP



AREA DEMOGRAPHICS

2024 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

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