

1.24± AC COMMERCIAL PARCEL ON ST. SIMONS ISLAND

2280 DEMERE ROAD | ST. SIMONS ISLAND, GA

NEW REDUCED PRICE!

DEMERE ROAD

Thu Oct 17 2024

Imagery © 2025 Nearmap, HERE

50 ft

LOCAL MARKET EXPERT

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St. Simons Island, GA 31522

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

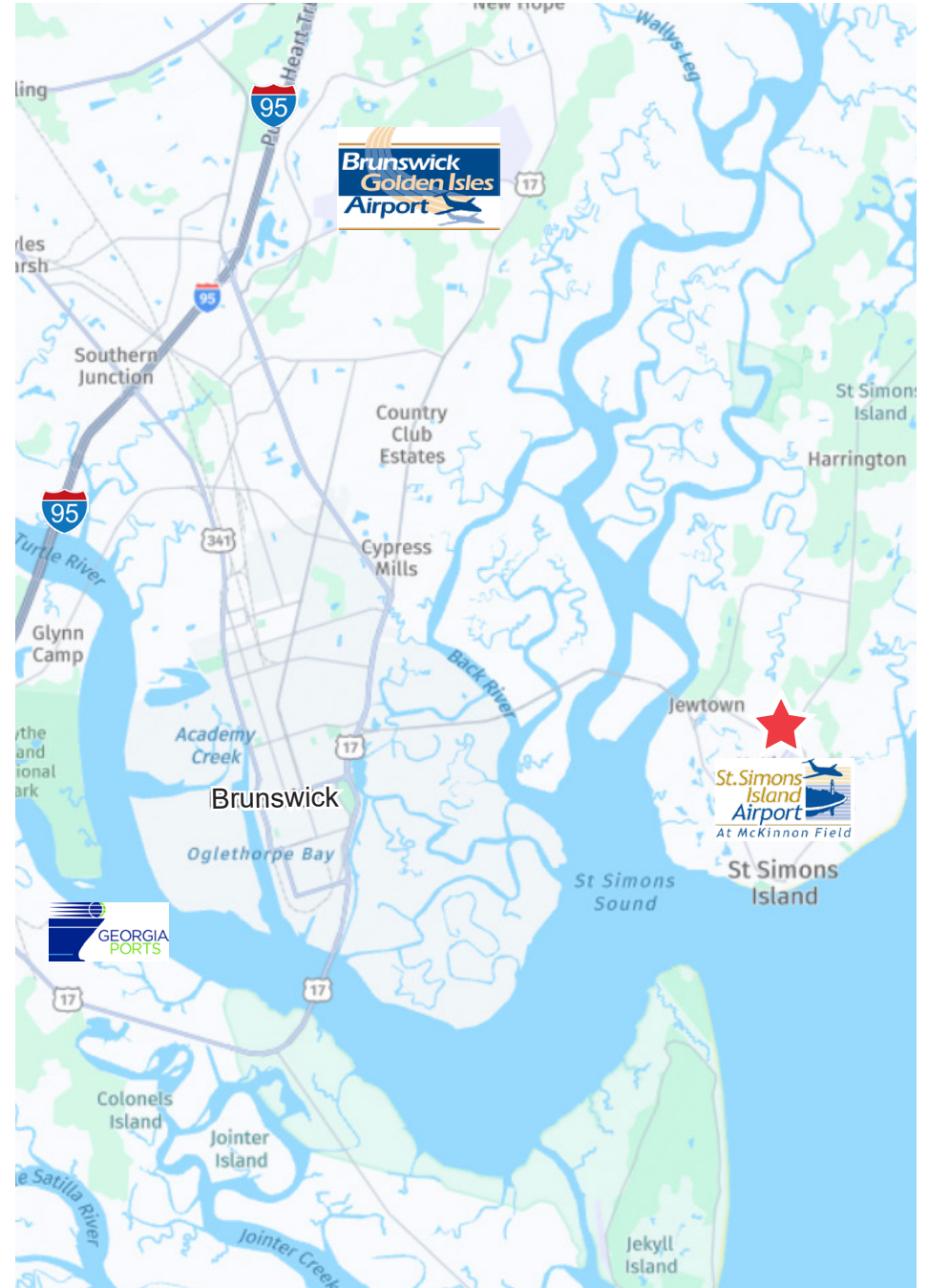
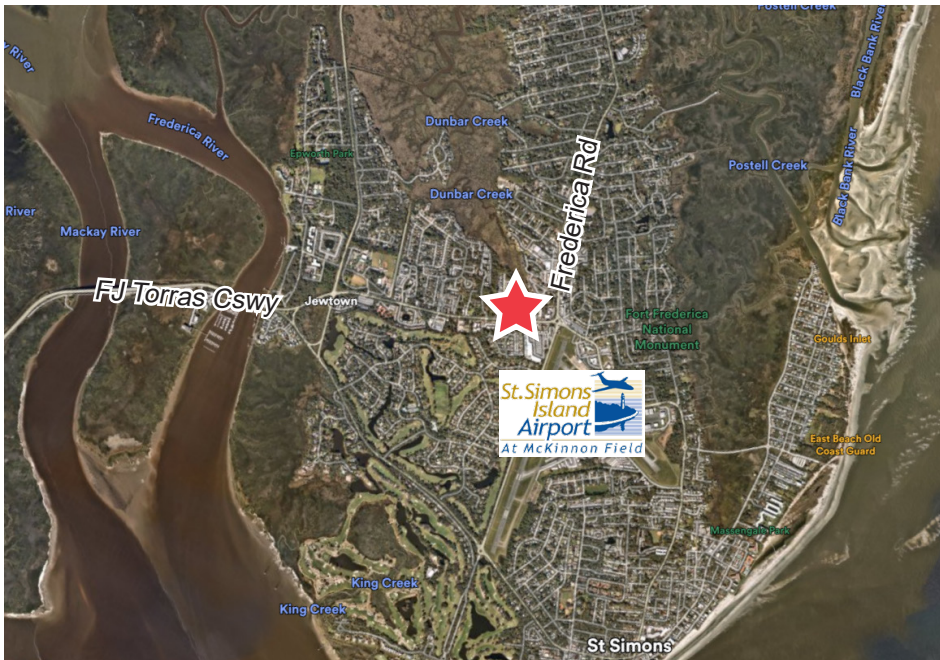
Accessibility:

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

New Price: ~~\$2,000,000~~ \$1,795,000

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



PROPERTY SURVEY

