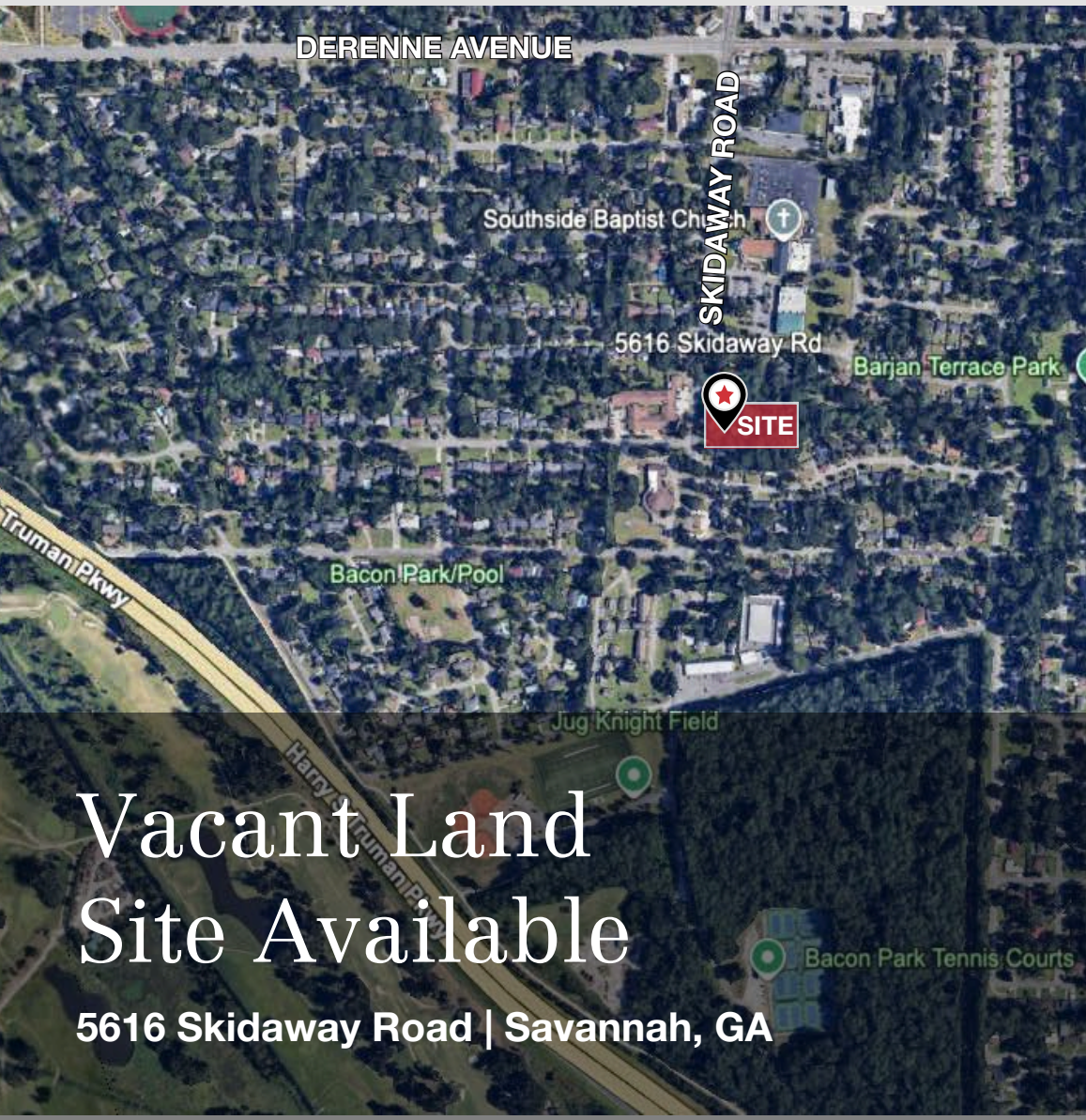


For Sale

±1.976 Acres for Development



Property Information

NAI Mopper | Benton is proud to exclusively present this ±1.97-acre parcel available at 5616 Skidaway Road in Savannah, Georgia.

This property is located in one of Savannah's most desirable residential communities and rapidly developing residential areas. Currently zoned R-6, the parcel is well-suited for a variety of development opportunities including townhomes, single-family residences, and more.

With the potential for rezoning, there are additional opportunities to increase density—making this an excellent option for developers and investors alike.

Ideally situated just minutes from the Food Lion Shopping Center Plaza at the intersection of E. Derenne Avenue and Skidaway Road, this site offers a highly convenient and accessible location within the Savannah market.

Property Details

Size	±1.97 acres
Zoning	R-6
Asking Price	Please Inquire
Traffic Counts	
Skidaway Road	14,000 VPD
E Derenne Avenue	5,140 VPD
Harry S Truman Pkwy	55,500 VPD



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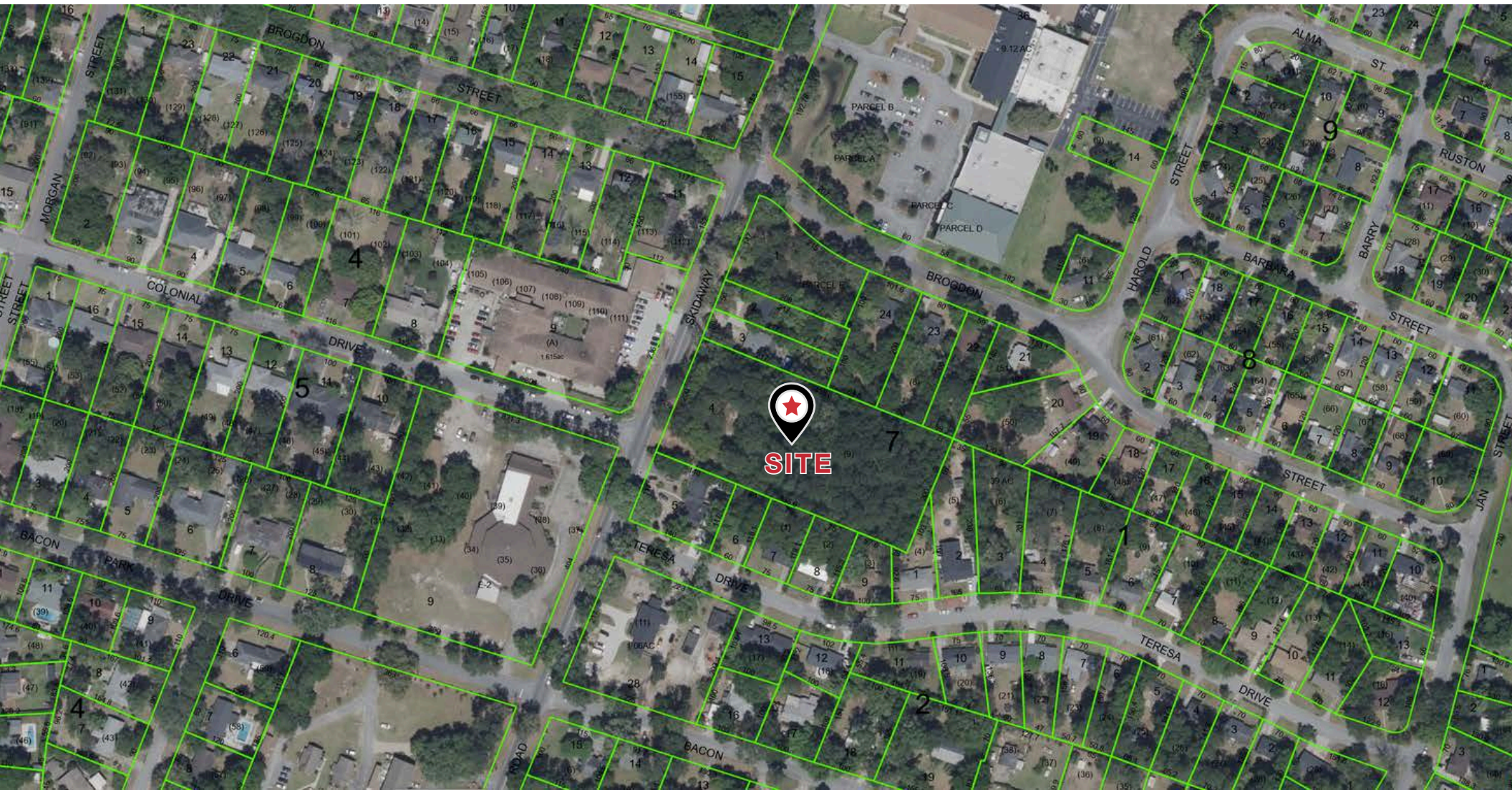
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Parcel Map



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Location Overview



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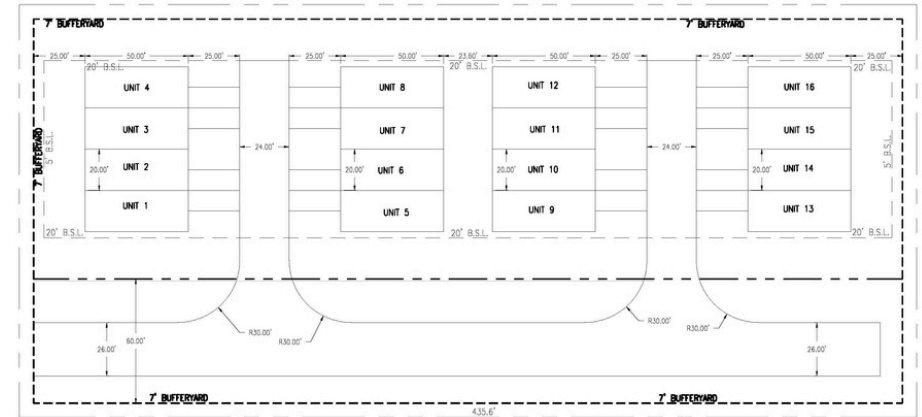
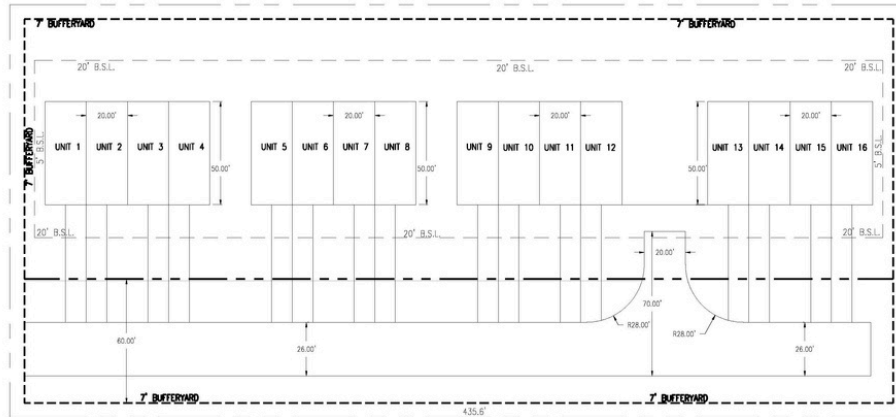
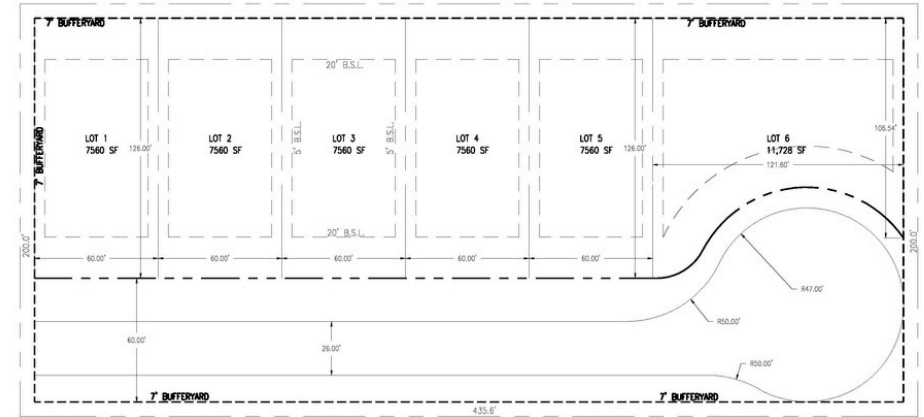
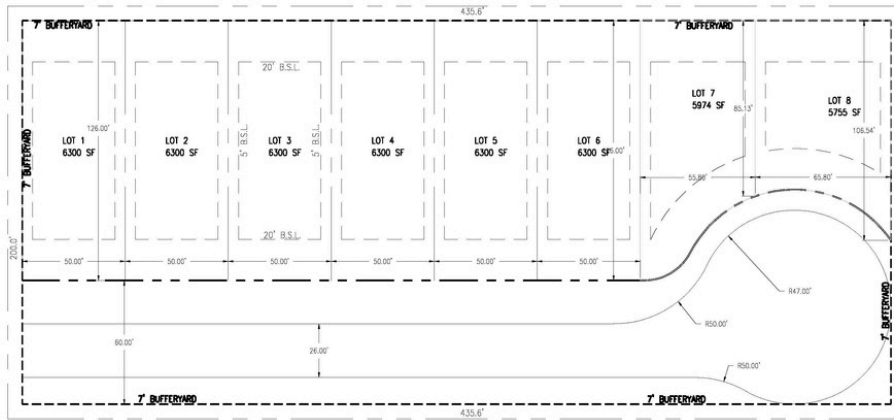
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Conceptual Layout



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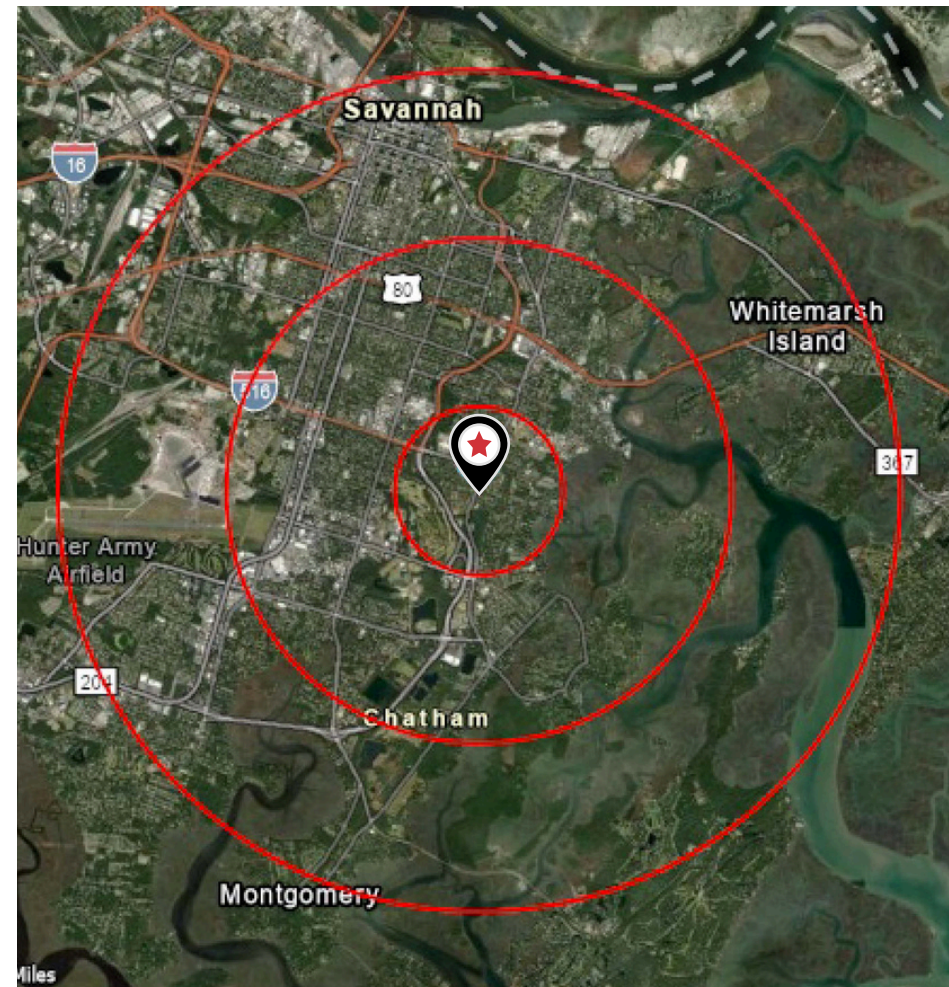
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Demographics

Population	1 Mile	3 Miles	5 Miles
Total Population	7,799	62,405	140,960
Average Age	38.6	40.3	39.2
Average Age (Male)	37.2	38.7	37.9
Average Age (Female)	39.8	41.8	40.2

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,543	25,098	58,314
Average Household Size	2.5	2.3	2.2
Average Household Income	\$85,004	\$81,037	\$77,115
Median House Value	\$170,237	\$238,313	\$231,339

Traffic Counts	Vehicles Per Day
Skidaway Road	14,000 VPD
E Derenne Avenue	5,140 VPD
Harry S Truman Parkway	55,500 VPD



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