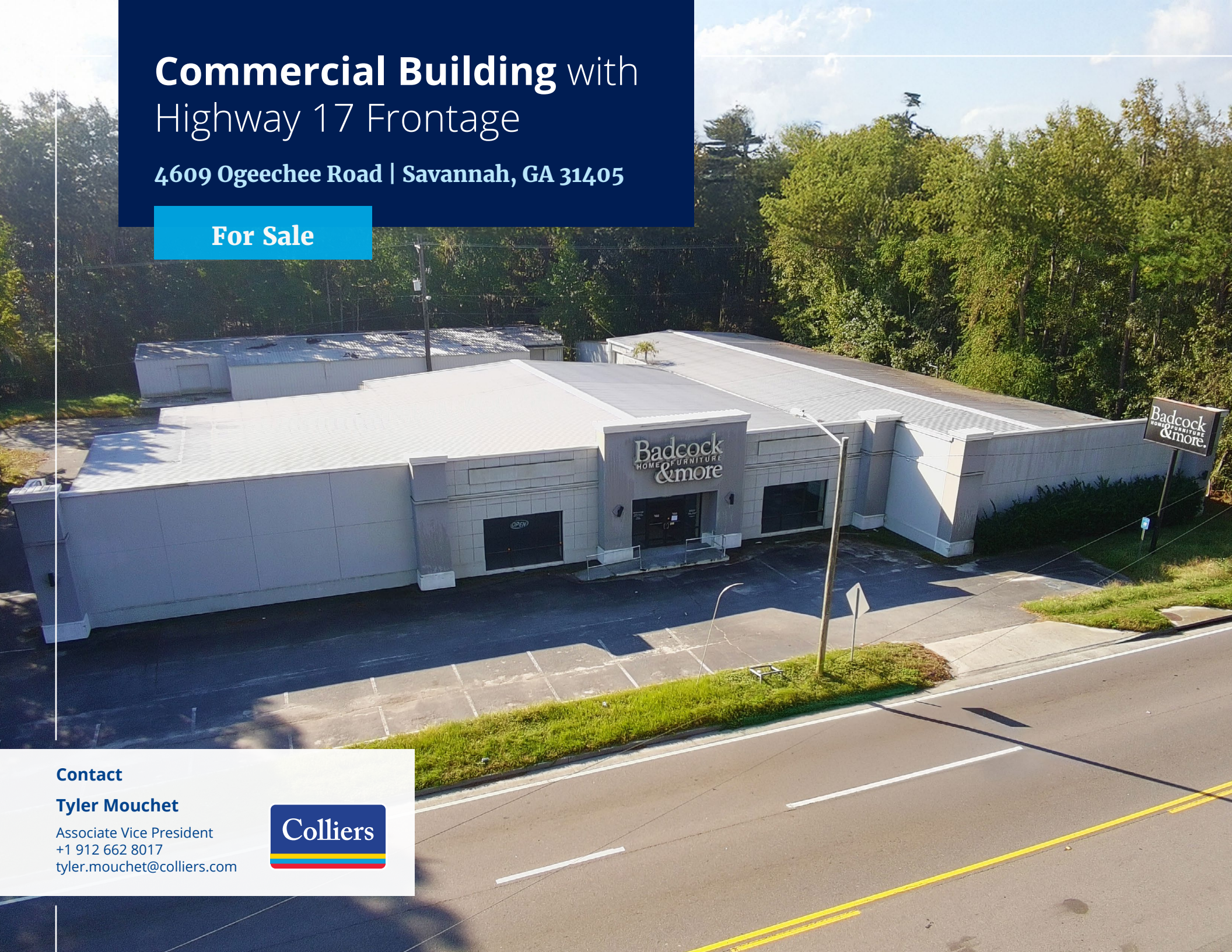


Commercial Building with Highway 17 Frontage

4609 Ogeechee Road | Savannah, GA 31405

For Sale



Contact

Tyler Mouchet

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Property Overview

Address 4609 Ogeechee Road
Savannah, Georgia 31405

Parcel No. 10872 02031

Zoning A-T

Total Size ±25,849 SF

Commercial Building Size ±19,804 SF

Detached Warehouse Size ±6,045 SF

Lot Size ±1.49 AC

Year Built 1970

Year Renovated 1990

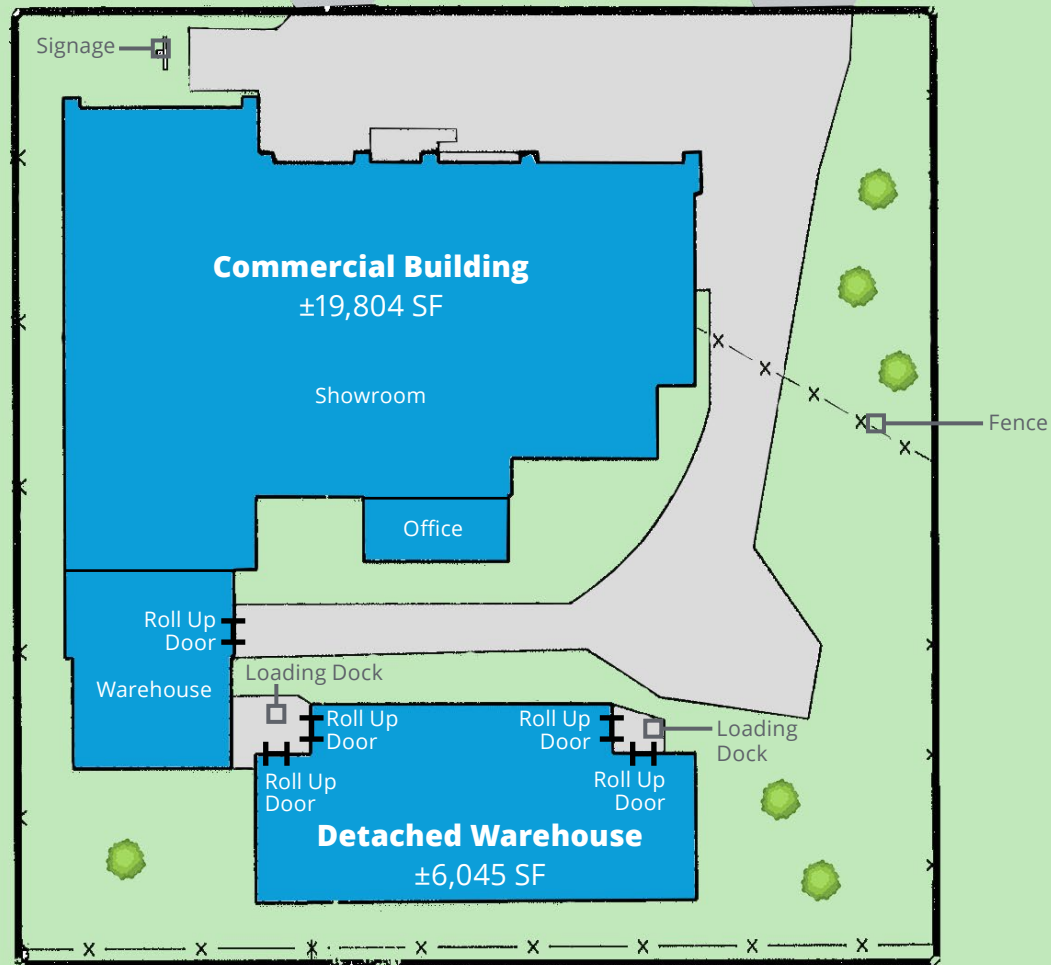
PROPERTY HIGHLIGHTS

- ±25,849 SF available for sale on Ogeechee Road
- ±19,804 SF commercial building includes showroom, office & warehouse with 1 roll-up door
- Detached ±6,045 SF warehouse & fully fenced yard located to the rear
- Detached warehouse includes 2 loading docks and 4 roll-up doors
- New roof and HVAC units
- Previously occupied by Badcock Home & Furniture store
- 14 parking spaces
- Excellent commercial frontage - 248' along Highway 17
- 29,700 vehicles passing the site each day
- Conveniently located 2 miles from Interstate 516

Sale Price: ~~\$4,200,000~~ **\$3,950,000**

Site Plan

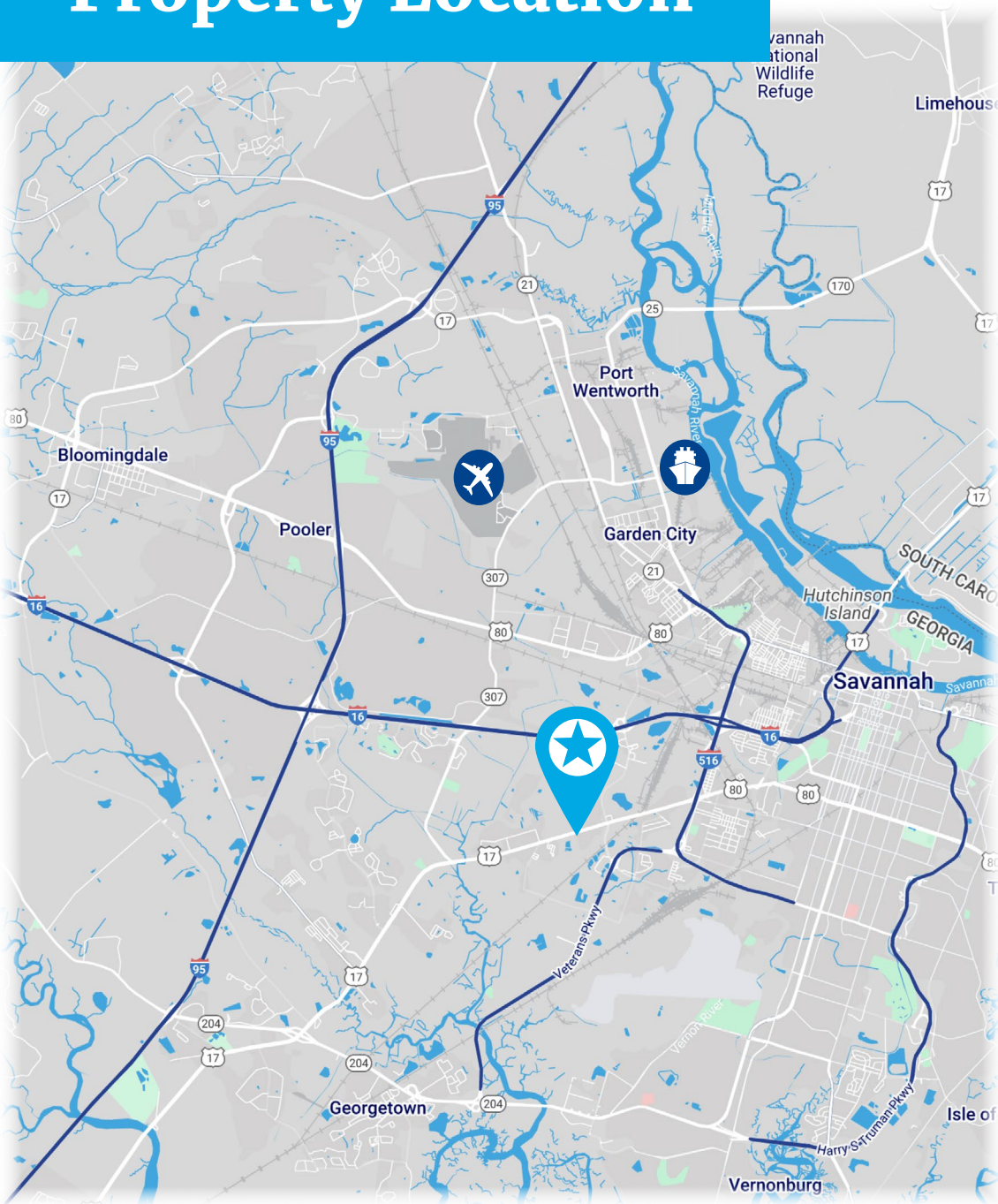
Ogeechee Road/Highway 17
29,700 Vehicles per Day







Property Location



10 Mile Radius Demographics

Source: Costar



2024
Population
260,988



No. of
Households
104,665



Daytime
Employees
148,171



2024 Average
Household Income
\$81,990

10 Minutes to
Downtown Savannah

248' Commercial
Frontage
and Visibility

29,700 Vehicles
Passing
Each Day

For Sale

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Accelerating success.

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