

1.44 ACRES



1400 Dean Forest Road

Savannah, Georgia 31405

Offering Summary

NAI Mopper | Benton is proud to exclusively present this prime 1.44-acre lot, ready for development. Situated on Dean Forest Road, the property offers exceptional potential for a number of commercial uses. It is strategically located near established communities such as the Southbridge neighborhood and Tapestry Park apartments. With high visibility and accessibility, the lot benefits from strong traffic flow—Dean Forest Road sees 14,000 vehicles per day, while nearby I-16 experiences 60,000 vehicles per day, making it an ideal location for a successful commercial venture.

The site work that has been completed includes:

- Property has been cleared of trees.
- Direct access has been provided to all major utilities, including water, sewer, and gas at the property line.
- No onsite stormwater detention is required for the property. Stormwater detention for the fully developed property has been accounted for in the community's offsite master detention pond.
- Two curb cuts have been established for access into the property. One eastern access off Central Avenue and one northeastern access off an unnamed street.
- Sidewalks have been installed along the entire perimeter of the property, within the right-of-way.



- High Traffic Area (14K VPD)
- Located next to multiple communities
- Located directly off I-16 (60k VPD)

For more information:

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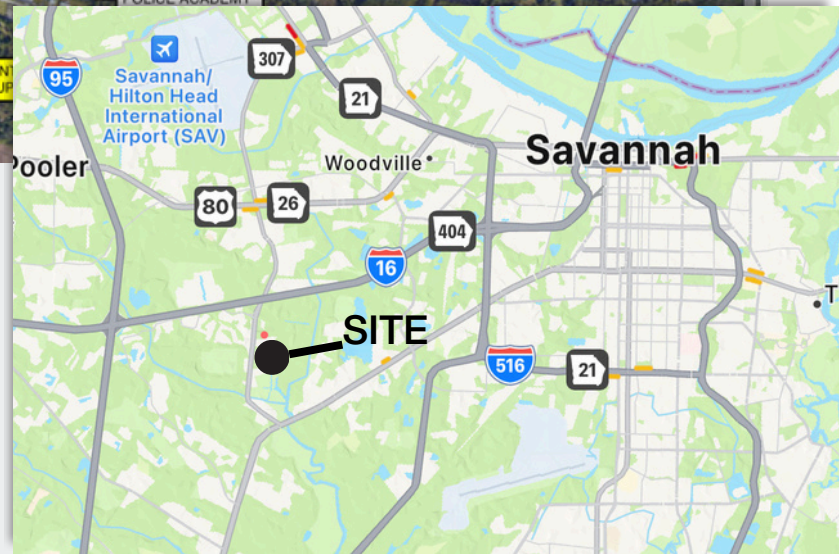
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FOR SALE



Population

- 2024 Population
- 2029 Population Projection
- Growth 2020-2024
- Median Age

1 Mile

2,027
2,171
17.85%
49.30

3 Mile

20,370
21,375
8.32%
38.50

5 Mile

62,380
65,345
5.32%
38.20

Income

- Avg Household Income
- Median Household Income

1 Mile

\$122,966
\$102,315

3 Mile

\$95,149
\$78,983

5 Mile

\$79,548
\$58,199

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