

Offered For Sale:
1418 & 1420 Dean Forest Road
Savannah, GA 31405



Tapestry Park Commons

NAI Mopper Benton (“Broker”) has been retained by the Seller of 1418 & 1420 Dean Forest Road in Savannah, GA (“Property”) as the exclusive Broker for this disposition.

CONTACT:

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This Offering Memorandum has been prepared by Broker for use by the principal (“Principal”) to whom Broker has provided this Offering Memorandum. The use of this Offering Memorandum and the information provided here in is subject to the terms, provisions and limitations of the Confidentiality Agreement furnished by Broker and executed by Principal prior to delivery of this Offering Memorandum. Although the information contained here in is based upon sources believed to be reasonably reliable, Owner and Broker, on their own behalf, and on behalf of the irrelative officers, employees, shareholders, partners, directors, members and affiliates, disclaim an responsibility or liability for in accuracies, representations and warranties (expressed or implied) contained in, or omitted from, the Offering Memorandum or any other written or oral communication or information transmitted or made available to the recipient of this Offering Memorandum. In amplification of and without limiting the foregoing, summaries contained here in of any legal or other documents are not intended to be comprehensive statements of the terms of such documents but rather only outlines of some of the principal provisions contained there in, and no representations or warranties are made as to the completeness and/or accuracy of the projections contained here in. Prospective purchasers of the Property should make their own investigations and conclusions without reliance upon this Offering Memorandum, the information contained here in, or any other written or oral communication or information transmitted or made available. Additional information and an opportunity to inspect the Property will be made available upon written request by interested and qualified prospective purchasers.

Owner expressly reserves the right, exercisable in Owner’s sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Owner and Broker each expressly reserve the right, exercisable in their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. Broker is not authorized to make any representations or agreements on behalf of Owner. Owner shall not have any legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed, delivered and approved by Owner and the other party there to and any conditions to Owner’s obligations here under have been satisfied or waived. If you have no interest in the Property at this time, return this Offering Memorandum immediately to:

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naisavannah.com





COASTAL COMMERCE
800,000 SQFT

OFFERING SUMMARY



SOUTHBRIDGE GOLF CLUB
1,000 HOMES



15,600 SQFT
RESTAURANT & RETAIL
SPACE FOR LEASE
STARTING AT 1,200 SQFT

EXOTIC CAR AND
THE VENUE EVENT CENTER

PAD READY
1.44 ACRES FOR SALE

GARDEN CITY CITY HALL AND
POLICE DEPARTMENT

FIRE AND EMS STATION

TAPESTRY PARK 232 APARTMENTS

LIBRARY

POLICE ACADEMY



59 APARTMENTS
IN LEASE UP



THE OFFERING

NAI Mopper | Benton is pleased to exclusively present the opportunity to acquire 1418 & 1420 Dean Forest RD in Savannah, Georgia (the "Property"). The Property is zoned Business Commercial – Transition and consists of 117,176.4 SF or 2.69 acres of a 15,600 SF Retail Center. The Property is centrally located in the fast growing Garden City of Savannah, approximately 7.3 miles from SCAD Student Center, 7.5 miles to Plant Riverside District, and 5 Miles from Pooler Parkway.

This offering presents a prime opportunity to secure a centrally positioned ready to be built Retail Center with desirable commercial zoning in the heart of Savannah, enabling a prime location for the surrounding communities.

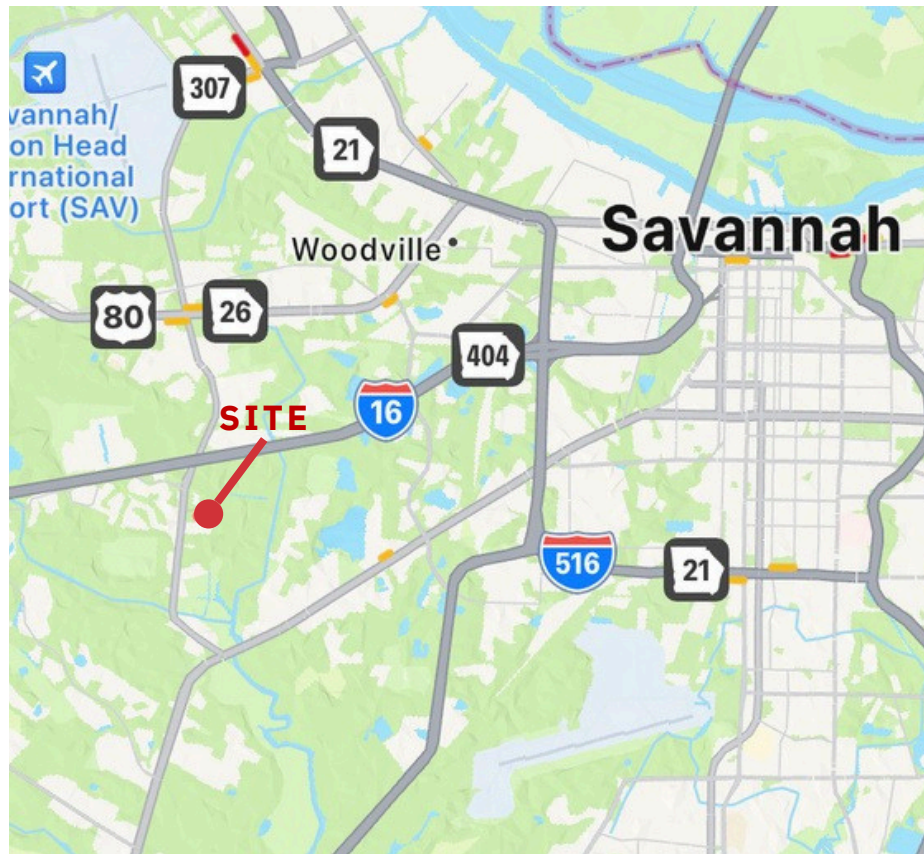
EXECUTIVE SUMMARY

Sale Price	\$3,059,000
Market	Savannah
Property Subtype	Retail/Land
Street Address	1418 & 1420 Dean Forest
City/State/Zip	Savannah, GA 31405
County	Chatham
Zoning	Mixed C
LotSize	117,176.4 SF or 2.69 AC
Occupancy Year	Pre-Leasing
Built	2025

An aerial photograph of a property development. A multi-lane road runs diagonally from the top left towards the bottom right. To the left of the road, there are several buildings, including a large white one and some smaller structures. To the right of the road, there are more buildings, some with blue roofs, and a large open lot. The area is surrounded by greenery and trees. A white box with the text 'PROPERTY OVERVIEW' is centered over the image.

PROPERTY OVERVIEW

Property Highlights



±15,600SF
Retail Center



±2.69 Acre
Lot



±159 Parking
Spaces



Pad Complete



Mixed
Zoning



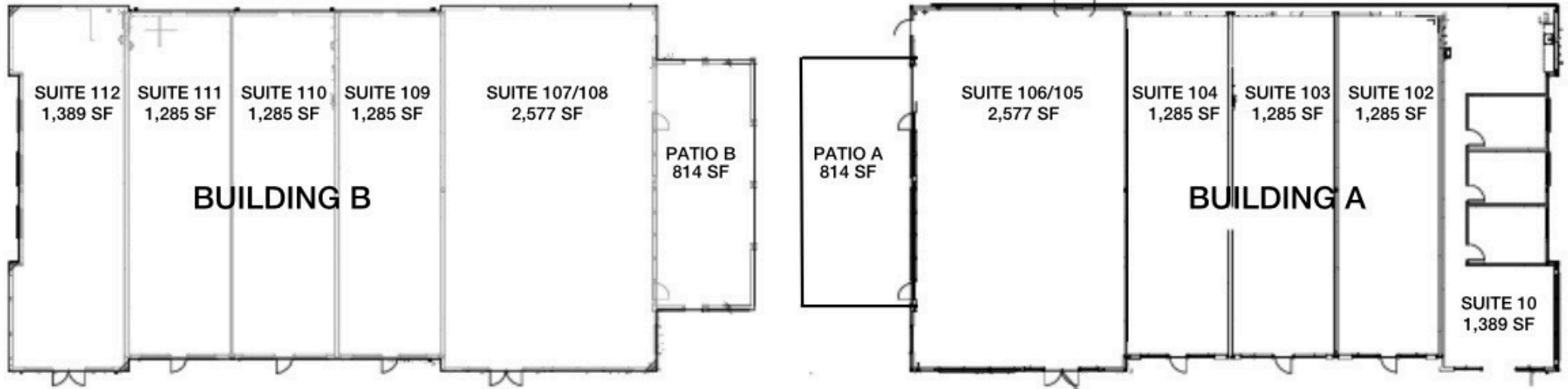
Ready-to-Go
Vertical



Site Plans
Approved



Tapestry Park Shops







COASTAL COMMERCE
800,000 SQFT

LOCATION OVERVIEW



SOUTHBRIDGE GOLF CLUB
1,000 HOMES



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Location Overview

1418 & 1420 Dean Forest RD | Savannah, Georgia

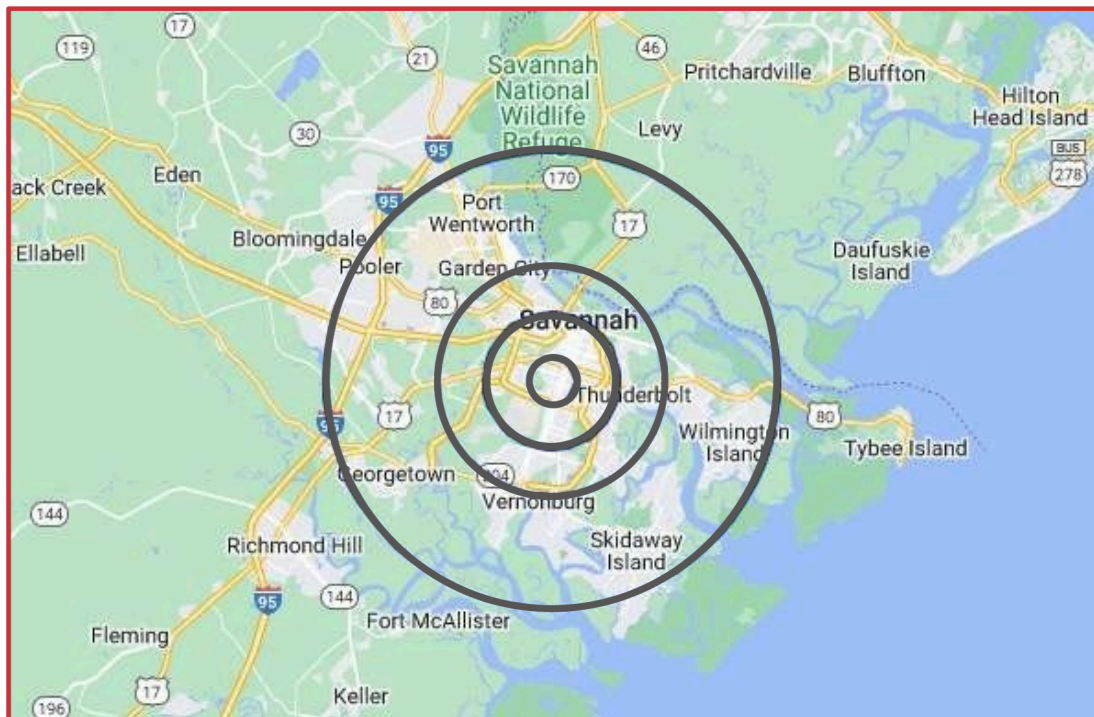


DISTANCE TO MAJOR CITIES

Jacksonville, Florida	139 miles
Atlanta, Georgia	248 miles
Charlotte, North Carolina	258 miles
Birmingham, Alabama	394 miles
Nashville, Tennessee	497 miles
Columbus, Ohio	682 miles

Market Overview

1418 & 1420 Dean Forest RD | Savannah, Georgia



DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

	1 MILE	3 MILES	5 MILES
Total Population	2,027	21,375	65,045
Median Age	49.30	38.50	38.20
Total Households	935	8,485	25,330
Average HH Income	\$122,966	\$95,149	\$79,548
Consumer Spending	\$30,421	\$255,574	\$694,347
Median Home Value	\$369,999	\$229,317	\$189,937

PORT OF SAVANNAH

Single large and fastest growing container terminal in North America

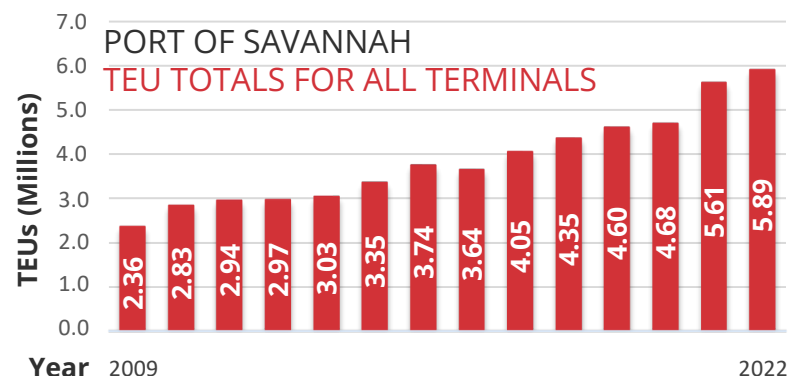
2 Class 1 Railroads:

CSX & Norfolk Southern

2 Terminals:

Ocean & Georgia Ports

Garden City Terminal



HMG Metaplant America

The Hyundai Metaplant, located 22 miles northwest of Savannah on the south side of I-16, will start producing 300,000 cars annually in just a few months. With an investment exceeding \$5.5 billion, the site is poised to employ 8,500 individuals, with Hyundai affirming that 99% of the workforce will be Americans. Production is scheduled to commence in the first quarter of 2025.



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