

FOR SALE > ±3.14 ACRES OF COMMERCIAL LAND



# Commercial Land Site

1732-1736 OLD DEAN FOREST ROAD, POOLER, GA 31322

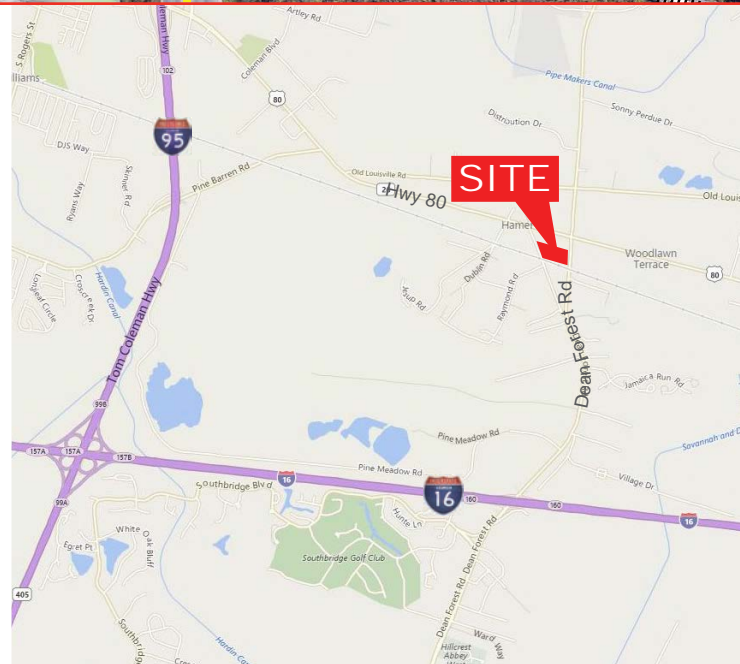


## Description

- > Two parcels totaling ±3.14 acres
- > Zoned: C-2, Heavy Commercial
- > Site has full utilities
- > Ideal for a variety of commercial and industrial uses including auto repair, light industrial, storage, etc.
- > Easy access to the Port of Savannah via Dean Forest Road
- > Located ±1.6 miles from I-16, ±2.7 miles from I-95 and ±5.1 miles from the Port of Savannah
- > Neighboring businesses include John Deere, PET Dairy, Southwestern Freight Lines, Thomas Concrete and more

## Pricing

FOR SALE > \$350,000



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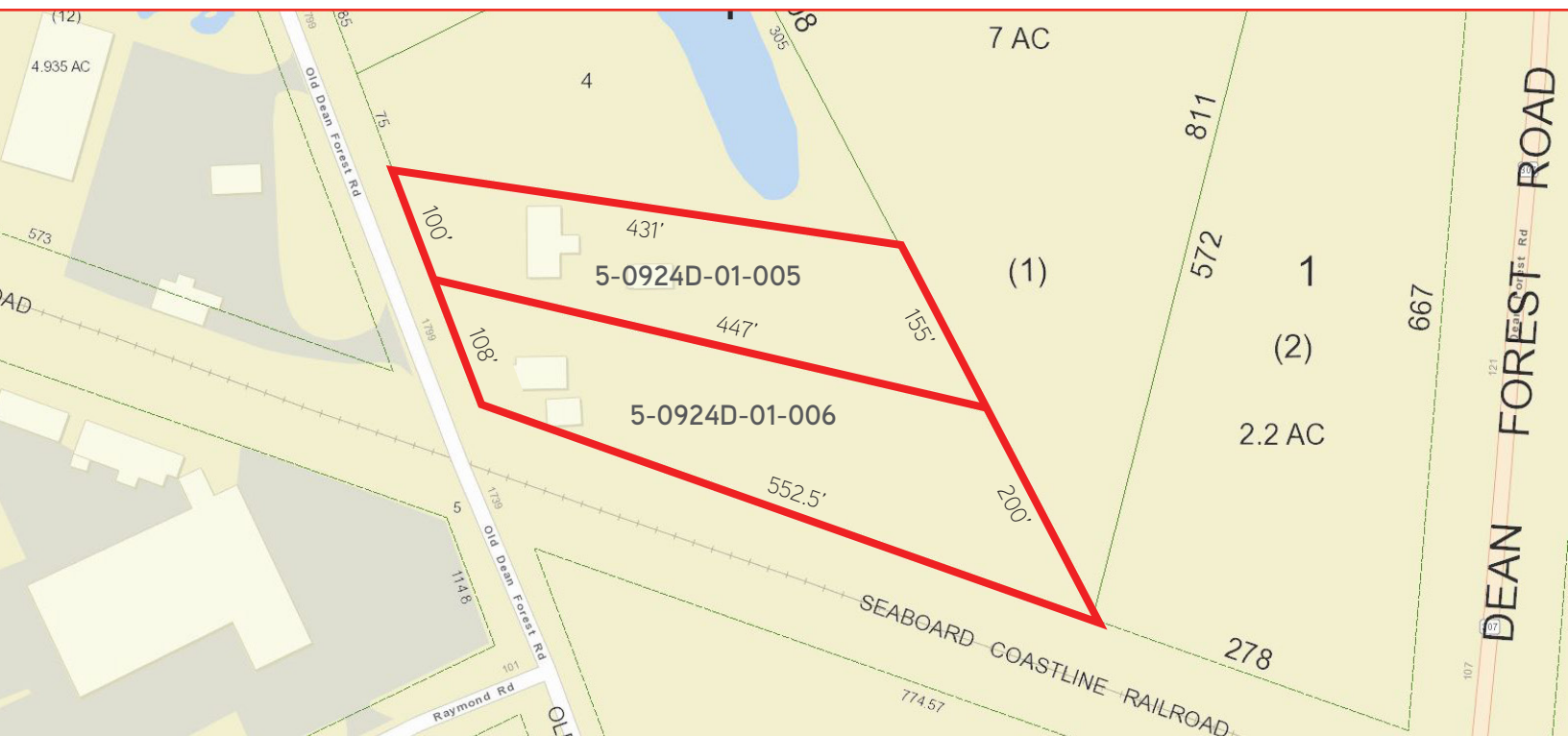


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## Demographics

	1 Mile	3 Miles	5 Miles
Population	743	14,068	56,342
Average HH Income	\$59,542	\$67,224	\$65,753
Total Employees	2,727	18,906	53,654

Source: ESRI 2017

## Traffic Counts

Old Dean Forest Road	±3,380 vehicles per day
Dean Forest Road	±18,700 vehicle per day
Highway 80	±19,200 vehicle per day

Source: GDOT 2016

## Contact Us

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