Commercial Land Site

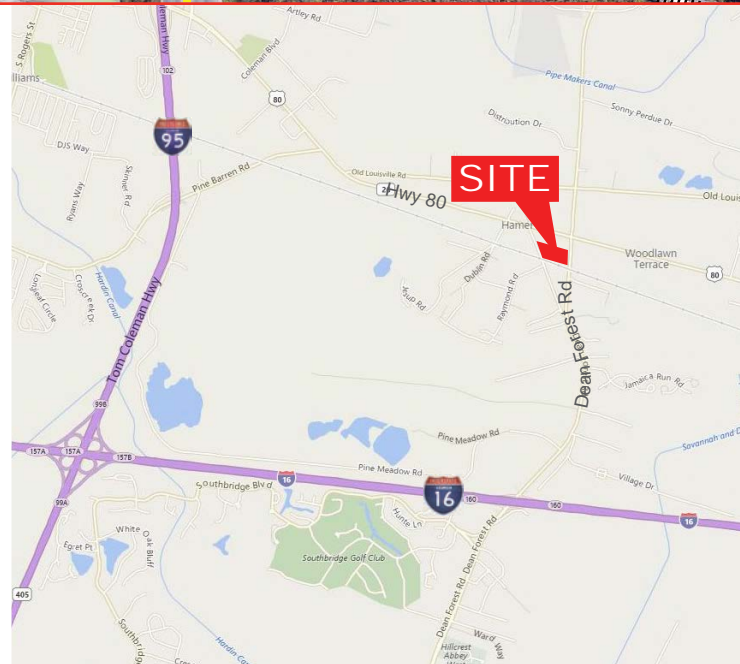## 1732-1736 OLD DEAN FOREST ROAD, POOLER, GA 31322

Colliers
INTERNATIONAL

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

RHETT MOUCHET, SIOR
912 662 8018
SAVANNAH, GA
rhett.mouchet@colliers.com

TYLER MOUCHET
912 662 8017
SAVANNAH, GA
tyler.mouchet@colliers.com

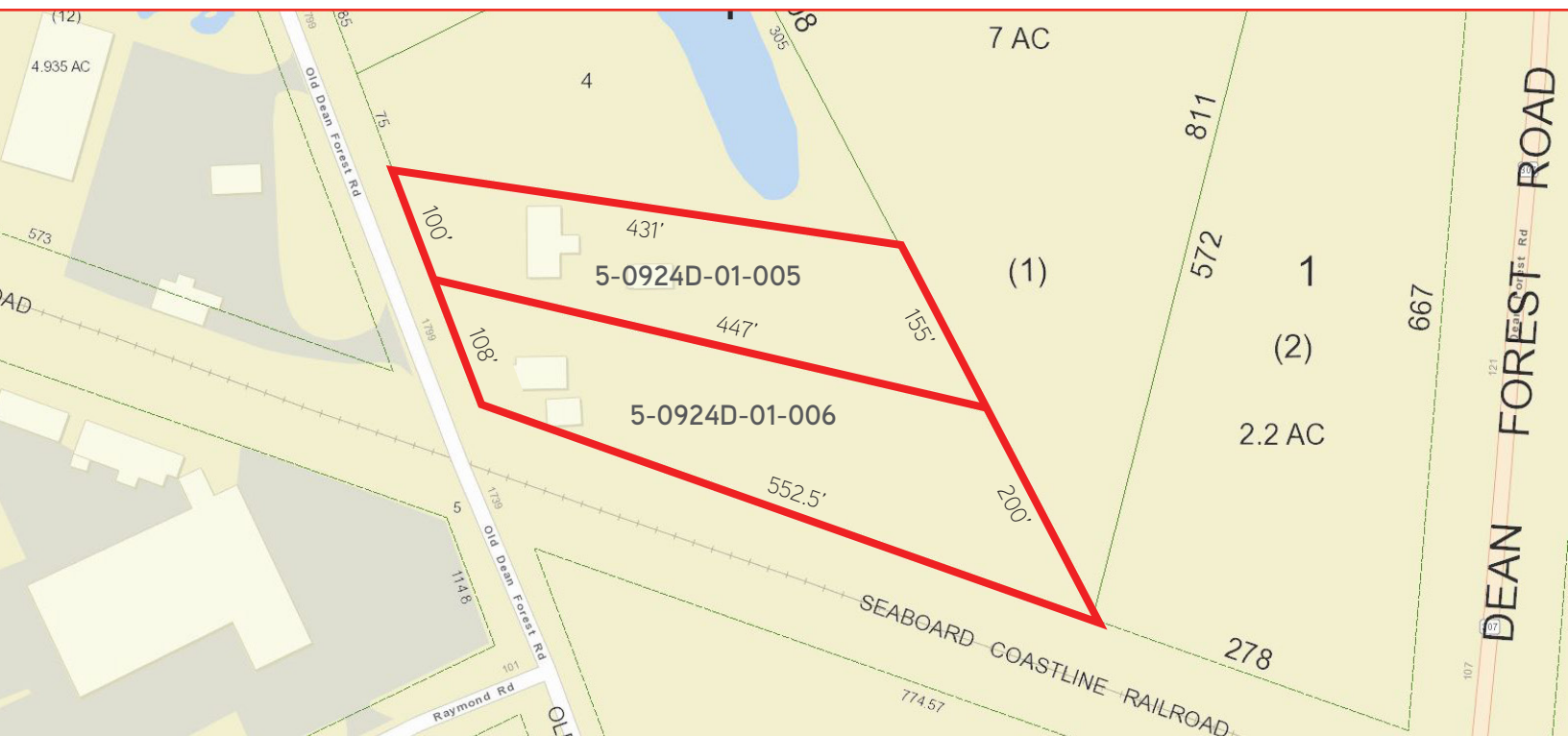**COLLIERS INTERNATIONAL**
545 E. York Street
Savannah, GA 31401
www.colliers.com

Commercial Land Site

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

Colliers
INTERNATIONAL

Demographics

	1 Mile	3 Miles	5 Miles
Population	743	14,068	56,342
Average HH Income	$59,542	$67,224	$65753
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

RHETT MOUCHET, SIOR
912 662 8018
SAVANNAH, GA 31401
rhett.mouchet@colliers.com

TYLER MOUCHET
912 662 8017
SAVANNAH, GA 31401
tyler.mouchet@colliers.com

COLLIERS INTERNATIONAL
545 E. York Street
Savannah, GA 31401
www.colliers.com

COLLIERS INTERNATIONAL
545 E. York Street
Savannah, GA 31401
www.colliers.com