



ABOUT THE PROPERTY

Positioned along one of Savannah's busiest gateways, 111 W. Derenne Avenue offers high visibility with traffic counts exceeding 57k vehicles per day. This high-exposure retail center is ideal for businesses looking for commuter and neighborhood traffic. Currently available is a $\pm 3,500$ SF unit featuring an open floor plan with rear storage, perfect for a wide range of retail concepts, showrooms, or service uses. The unit can be subdivided into two $\pm 1,750$ SF units.

Location Advantages:

- Only 2 miles to I-16
- Just 1.5 miles to Veterans Parkway and 0.7 miles to Truman Parkway, providing easy access across Savannah
- Less than 1 mile to Highway 204, a major retail corridor

Its central location, strong traffic counts, and flexible layout make this site an exceptional opportunity for retailers seeking visibility and convenience in the heart of Savannah.

HIGHLIGHTS



\$20/SF MODIFIED GROSS
FOR $\pm 3,500$ SF
\$24/SF MODIFIED GROSS
FOR $\pm 1,750$ SF



PIN # 20127 01030



LEASE TERM, NEGOTIABLE



AMPLE ONSITE PARKING
AVAILABLE



CENTRALLY LOCATED OFF 516,
NEAR I-16, VETERANS
PARKWAY, TRUMAN PARKWAY
AND HWY 204

KATIE CHANCY

Managing Broker

O: (912) 944-4410 | M: (912) 308-3111

k.chancy@daicommercial.com

CARLA SIMERLY

Associate

O: (912) 944-4410 | M: (912) 663-1949

csimerly@daicommercial.com

EXTERIOR PROPERTY IMAGES



LOCATION MAP



INTERIOR PROPERTY IMAGES



AREA DEMOGRAPHICS

2024 AREA DEMOGRAPHICS		2 MILES	5 MILES	10 MILES
	POPULATION	30,423	151,958	254,500
	AVG. HH INCOME	\$75.4K	\$71.4K	\$82.6K
	NO. OF HOUSEHOLDS	12,449	61,844	103,035

DAYTIME EMPLOYMENT DEMOGRAPHICS

2024 AREA DEMOGRAPHICS		2 MILES	5 MILES	10 MILES
EDUCATION & HEALTH		13,419	32,025	35,616
TRADE TRANSPORTATION		4,758	16,603	22,950
LEISURE & HOSPITALITY		3,242	16,126	20,177
PROFESSIONAL		2,340	10,233	13,212

CONSUMER SPENDING DEMOGRAPHICS

2024 DEMOGRAPHICS		2 MILES	5 MILES	10 MILES
FOOD & ALCOHOL		\$86.5M	\$415.5M	\$768.7M
TRANSPORTATION & MAINTENANCE		\$81.3M	\$382.7M	\$737.2M
HOUSEHOLD		\$52.3M	\$243.4M	\$477M
ENTERTAINMENT, ETC.		\$51.6M	\$243.1M	\$454M

KATIE CHANCY

Managing Broker

O: (912) 944-4410 | M: (912) 308-3111

k.chancy@daicommercial.com

CARLA SIMERLY

Associate

O: (912) 944-4410 | M: (912) 663-1949

csimerly@daicommercial.com