



ABOUT THE PROPERTY

Flexible Retail/Office/Service Spaces Available in High-Traffic Savannah West Center

4395 Ogeechee Road offers multiple flexible units available for retail/office and service-based businesses within Savannah West Center, a well-positioned multi-tenant center along the heavily traveled Ogeechee Road near Chatham Parkway. The center is ideal for tenants seeking visibility, accessibility, and convenient parking.

The center benefits from strong traffic counts, easy access to I-16, I-516, Veterans Parkway, and I-95, and a surrounding customer base that includes nearby residential neighborhoods, offices, and institutional users. With 27,987 vehicles per day on Ogeechee Road and more than 260,000 residents within 10 miles, this location provides excellent exposure in a growing west Savannah corridor.

Available Units:

- Unit 204 - 1,200 SF - Office/Retail - Available 8/1
- Units 205 & 206 - 2,400 SF - Retail - Available Immediately
- Unit 214 - 3,600 SF - Retail/Showroom, Flex Space with Roll-up Door - Available Immediately

HIGHLIGHTS



\$24.00 PSF/YEAR
MODIFIED GROSS



UNIT 204 - 1,200 SF
UNIT 205 & 206- 2,400 SF
UNIT 214 - 3,600 SF



LEASE TERM: 3 YEAR MIN



EASY ACCESS TO I-16, I-516,
AND I-95, FACILITATING
CONVENIENT TRAVEL ACROSS
CHATHAM COUNTY

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EXTERIOR PROPERTY IMAGES



UNIT IMAGES



LOCATION MAP



AREA DEMOGRAPHICS

2024 AREA DEMOGRAPHICS		5 MILES	10 MILES
	POPULATION	123,093	260,770
	AVG. HH INCOME	\$71.6K	\$82.1K
	NO. OF HOUSEHOLDS	50,192	104,688

 DAILY TRAFFIC COUNT	
OGEECHEE RD	27,987
CHATHAM PKWY	17,172

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