



301 Rowland Road
0.16 Acres

OFFERING MEMORANDUM

PRIME SAVANNAH COMMERCIAL DEVELOPMENT OPPORTUNITY

301 ROWLAND RD.
SAVANNAH, GA 31406

0.17 ACRE
COMMERCIAL

LISTED BY

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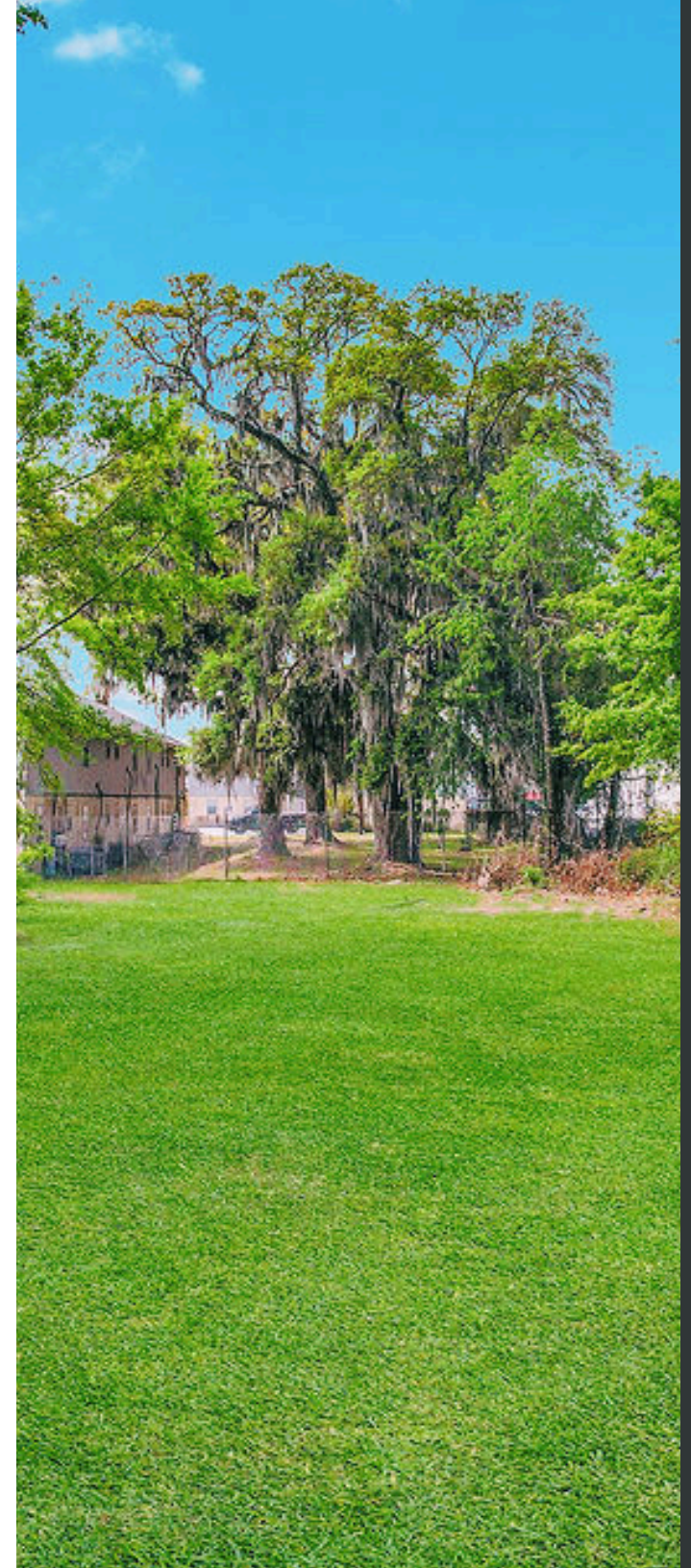




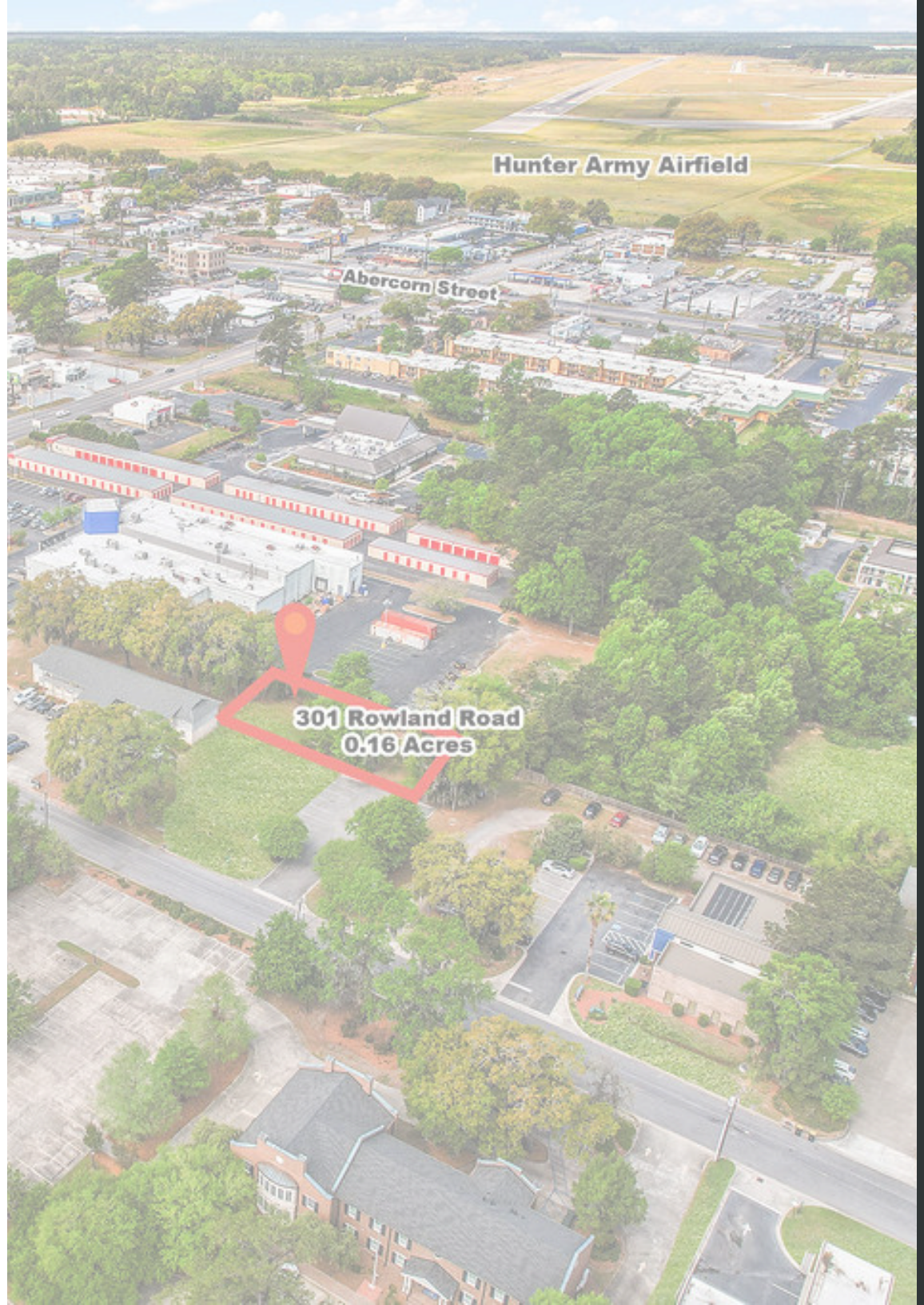
TABLE OF **CONTENTS**

- 01 PROPERTY OVERVIEW
- 02 AREA OVERVIEW
- 03 PROPERTY PHOTOS
- 04 AERIALS

01

PROPERTY OVERVIEW

THE OFFERING
PROPERTY SUMMARY



THE OFFERING

301 Rowland Rd presents a 0.17-acre commercial development opportunity in Savannah's highly active and supply-constrained southside market. Zoned B-N (Business Neighborhood), the site supports a variety of uses including office, medical, retail, food and beverage, and mixed-use development, offering flexibility to meet strong local demand. Located just off Forest Park Drive, the property benefits from proximity to retail centers, healthcare facilities, and dense residential communities, along with convenient access to Downtown Savannah and the Truman Parkway. As a vacant infill parcel with low surrounding vacancy and the potential for assemblage with an adjacent lot, this offering provides a compelling opportunity for developers or owner-users seeking long-term value and growth.

PROPERTY ADDRESS	301 Rowland Rd Savannah, Ga 31406
ACRE	0.17
PROPERTY TYPE	Commercial
ZONING	B-N
ASKING PRICE	\$225,000





PROPERTY SUMMARY

301 Rowland Rd is a 0.17-acre ($\pm 7,250$ SF) commercial lot in Savannah's sought-after southside corridor, offering flexible B-N (Business Neighborhood) zoning that supports office, retail, medical, food & beverage, and mixed-use development. Located just off Forest Park Drive, the site benefits from strong surrounding demographics, proximity to retail centers, medical facilities, and multifamily housing, as well as easy access to Downtown Savannah and the Truman Parkway. This vacant infill parcel presents a rare opportunity in a low-vacancy market, with additional upside through potential assemblage with a neighboring parcel totaling ± 0.38 acres, making it ideal for developers or owner-users seeking strong long-term value.

Property Highlights

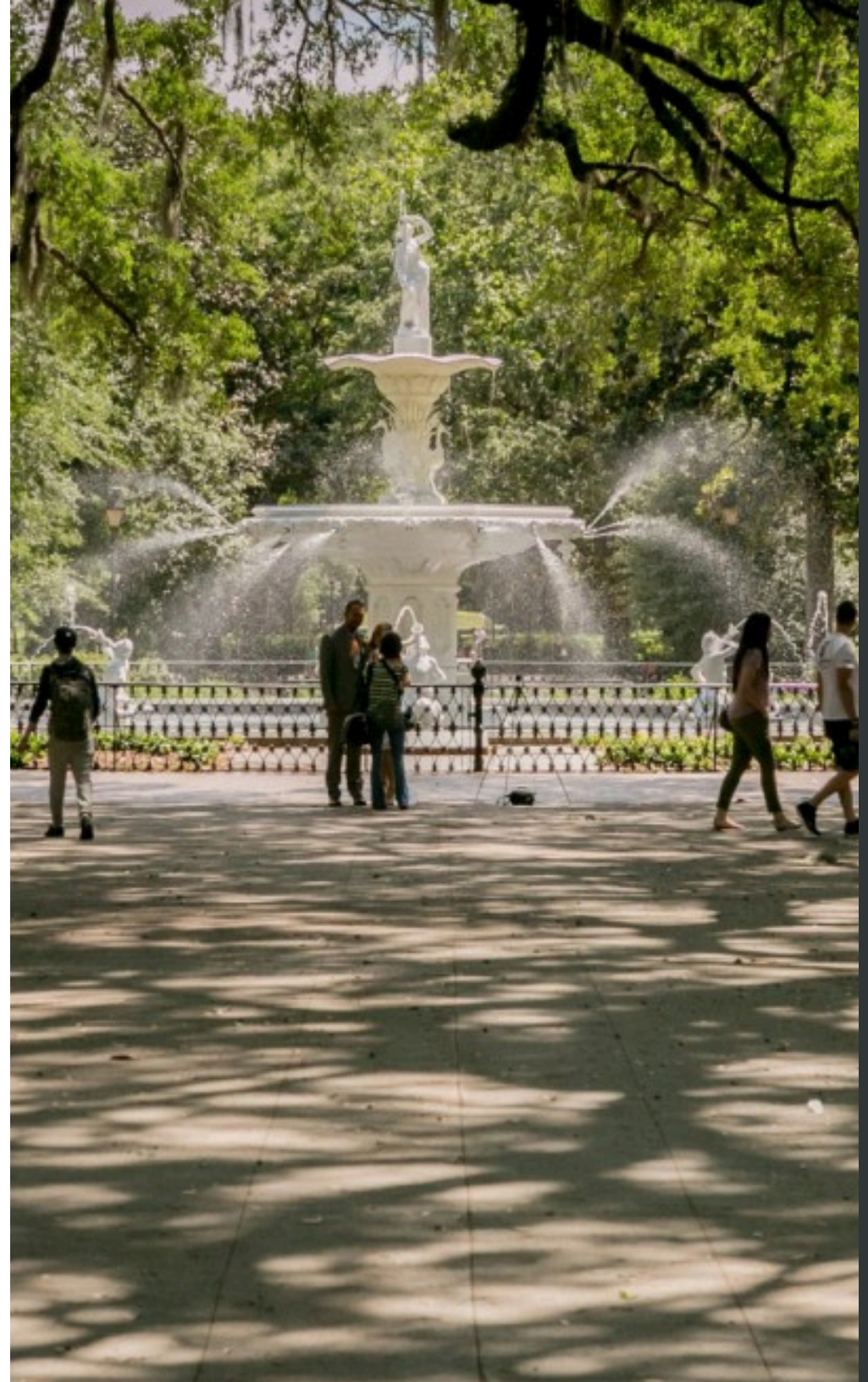
- ± 0.17 -acre ($\pm 7,250$ SF) commercial lot in Savannah's southside corridor
- Zoned B-N (Business Neighborhood) allowing for flexible development uses
- Supports office, medical, retail, food & beverage, and mixed-use concepts
- Strong proximity to retail centers, medical facilities, and multifamily housing
- Located just off Forest Park Drive with easy access to Truman Parkway and Downtown Savannah
- Positioned in a low-vacancy, high-demand submarket with limited available land
- Ideal for owner-users or developers seeking long-term value creation
- Opportunity to assemble with adjacent parcel for expanded development potential
- Prime infill location surrounded by established commercial and residential growth

02

AREA OVERVIEW

AREA OVERVIEW

NEARBY AMENITIES



LOCATION OVERVIEW

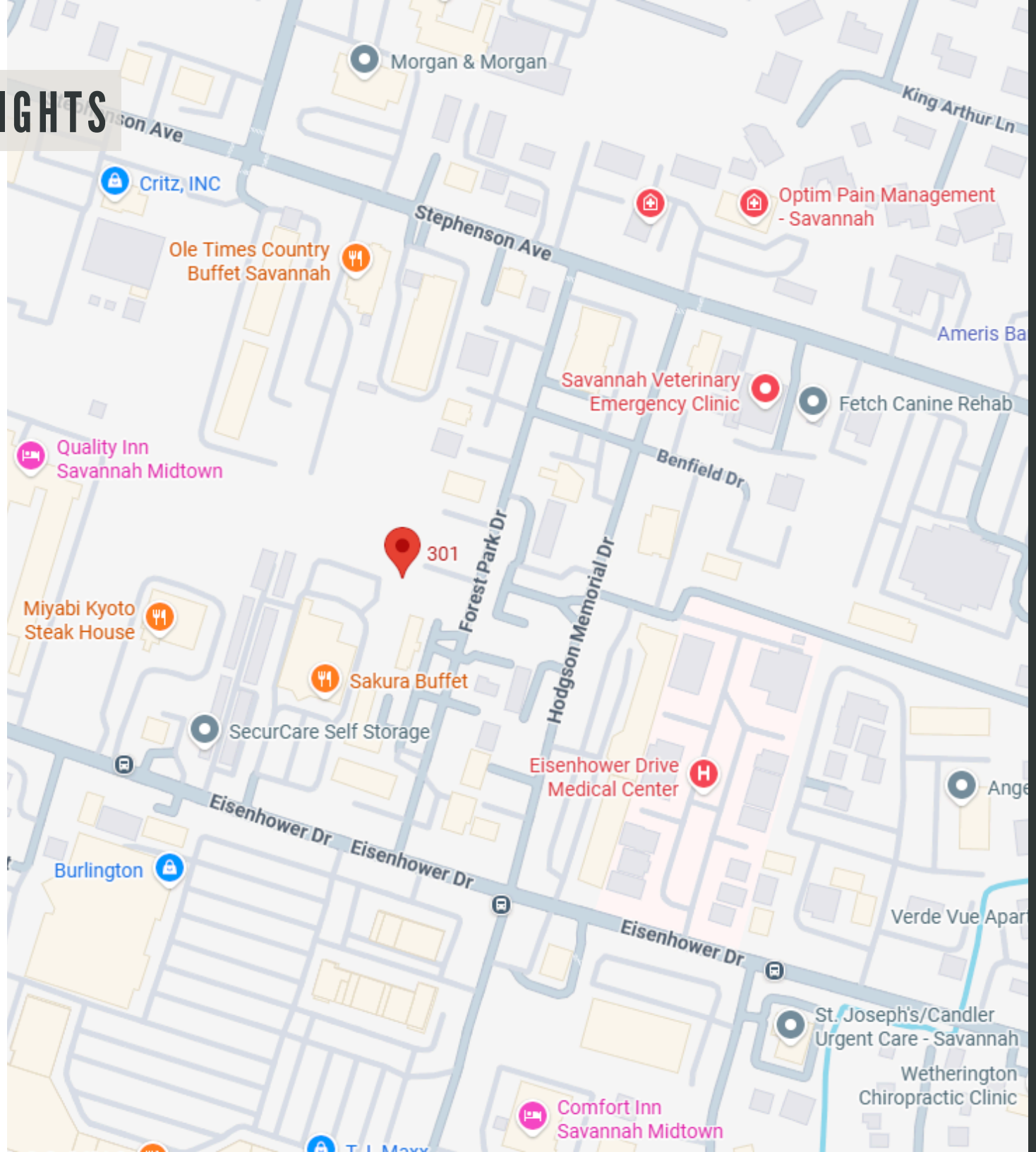
SAVANNAH, GA

Savannah, GA is one of the Southeast's most dynamic and rapidly growing coastal markets, driven by a strong tourism sector, the expanding Port of Savannah—one of the busiest in the nation—and consistent population growth. Known for its historic charm, business-friendly environment, and diverse economy, Savannah continues to attract new residents, businesses, and investment across multiple sectors. The city's southside corridor, in particular, has experienced significant growth, with a concentration of retail, healthcare, and residential development supporting long-term demand. Positioned within this thriving submarket, 301 Rowland Rd offers a well-located infill opportunity just off Forest Park Drive, providing convenient access to major corridors, Downtown Savannah, and surrounding demand drivers.



LOCATION HIGHLIGHTS

Located just off Forest Park Drive, 301 Rowland Rd sits in a well-connected and highly active corridor in Southside Savannah. The property benefits from close proximity to major retail centers, medical facilities, office hubs, and dense multifamily communities that drive consistent traffic and demand. Its central location offers quick access to Downtown Savannah and the Truman Parkway, providing excellent connectivity across the market. Surrounded by established commercial and residential development, this infill site is ideally positioned to capitalize on strong area demographics and continued growth in one of Savannah's most desirable submarkets.

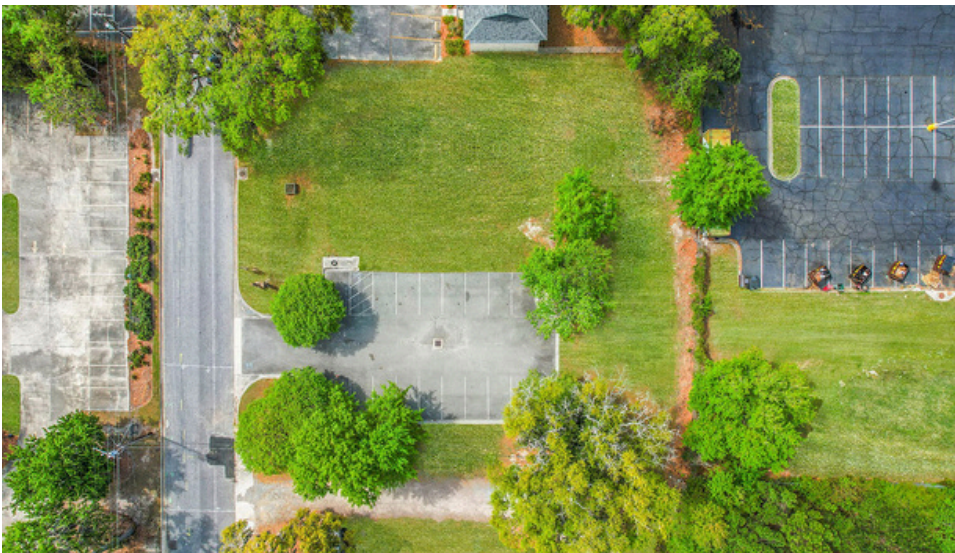
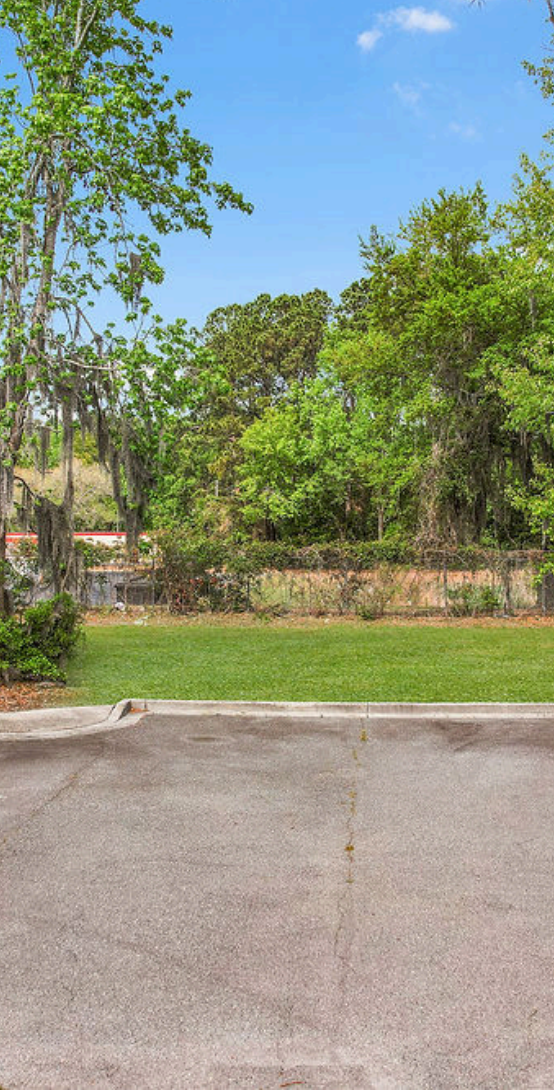


03

PROPERTY PHOTOS

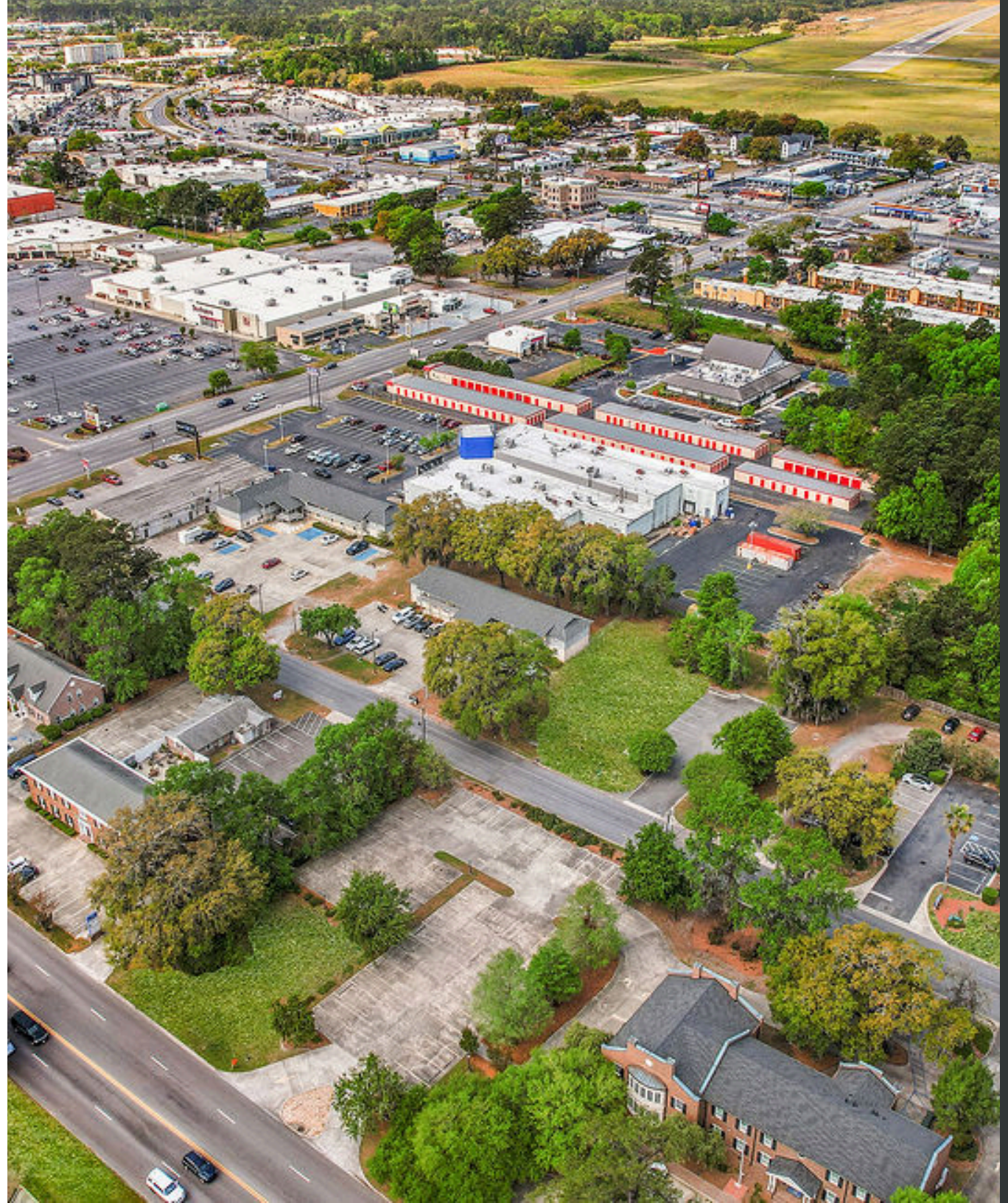


PROPERTY PHOTOS



03

AERIALS



AERIALS

Hunter Army Airfield

Abercorn Street

Eisenhower Drive

301 Rowland Road
0.16 Acres

Waters Avenue



CONTACT

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