








## ABOUT THE PROPERTY

### Stand-alone retail space available in Savannah

3701 Ogeechee Road presents a 1,350-square-foot standalone retail opportunity available for lease in Savannah, GA. Formerly occupied by Luckys Liquor, this turnkey space is ideally positioned adjacent to a high-traffic Amoco gas station and convenience store, driving consistent daily traffic.

The property offers excellent visibility and easy access along busy Ogeechee Road, making it well-suited for a variety of retail or service-oriented uses. Its strategic location provides convenient connectivity to Interstate 516 and U.S. Route 80, enhancing accessibility for both customers and employees.

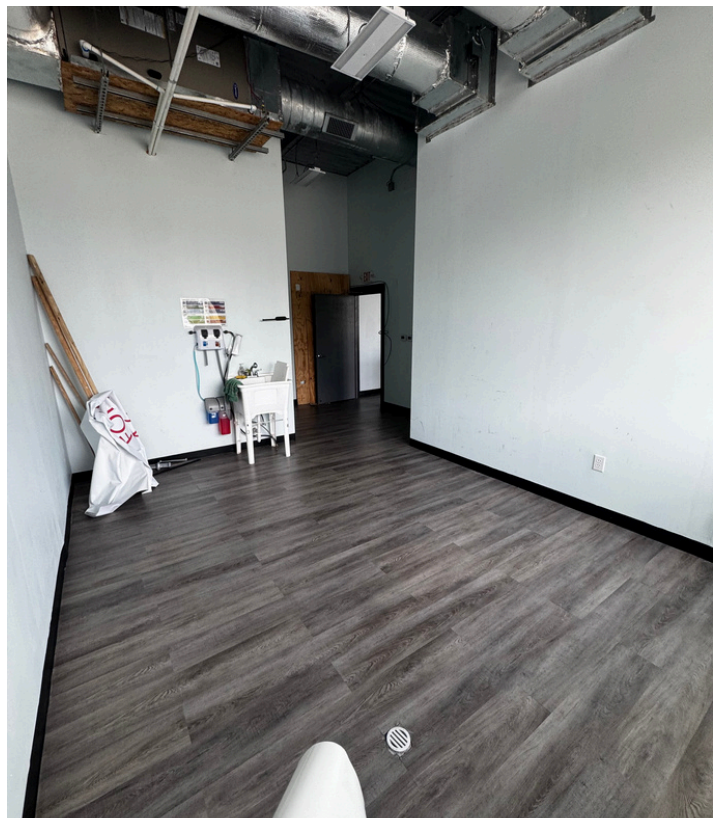
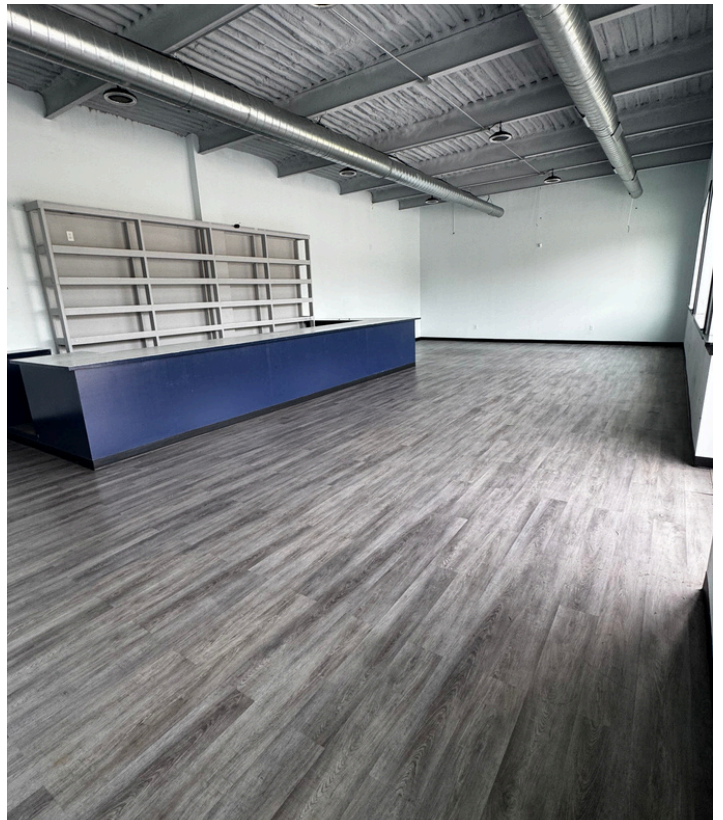
## HIGHLIGHTS

-  \$37 PSF NNN (\$7.75 PSF)
-  1,350 SF
-  LEASE TERM 3-YEAR MIN
-  TURNKEY UNIT  
AMPLE DEDICATED PARKING
-  EASY ACCESS TO I-16, I-516,  
AND I-95

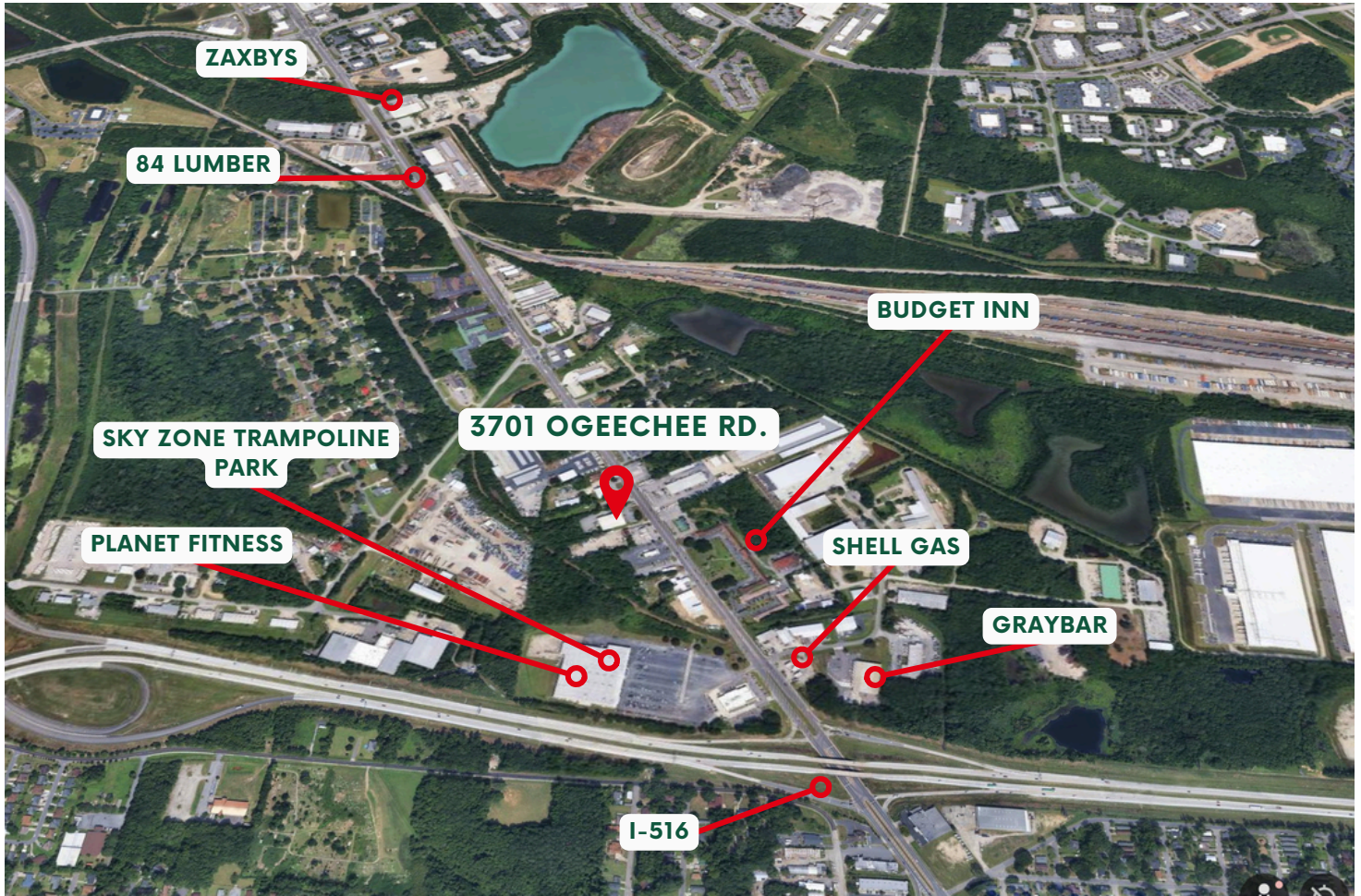
PROPERTY IMAGES



## PROPERTY IMAGES



## LOCATION MAP



## TRAFFIC COUNT



### DAILY TRAFFIC COUNT

I-516 & OGEECHEE RD.	52,577
OGEECHEE RD. & BLOSSOM DR.	22,754
OGEECHEE RD & WESTGATE BLVD.	22,324