

Pooler Parkway
(29,992 VPD)

Pine Barren Road



For Sale | Ground Lease

Providence at Pooler

Pooler Parkway

Commercial Outparcels

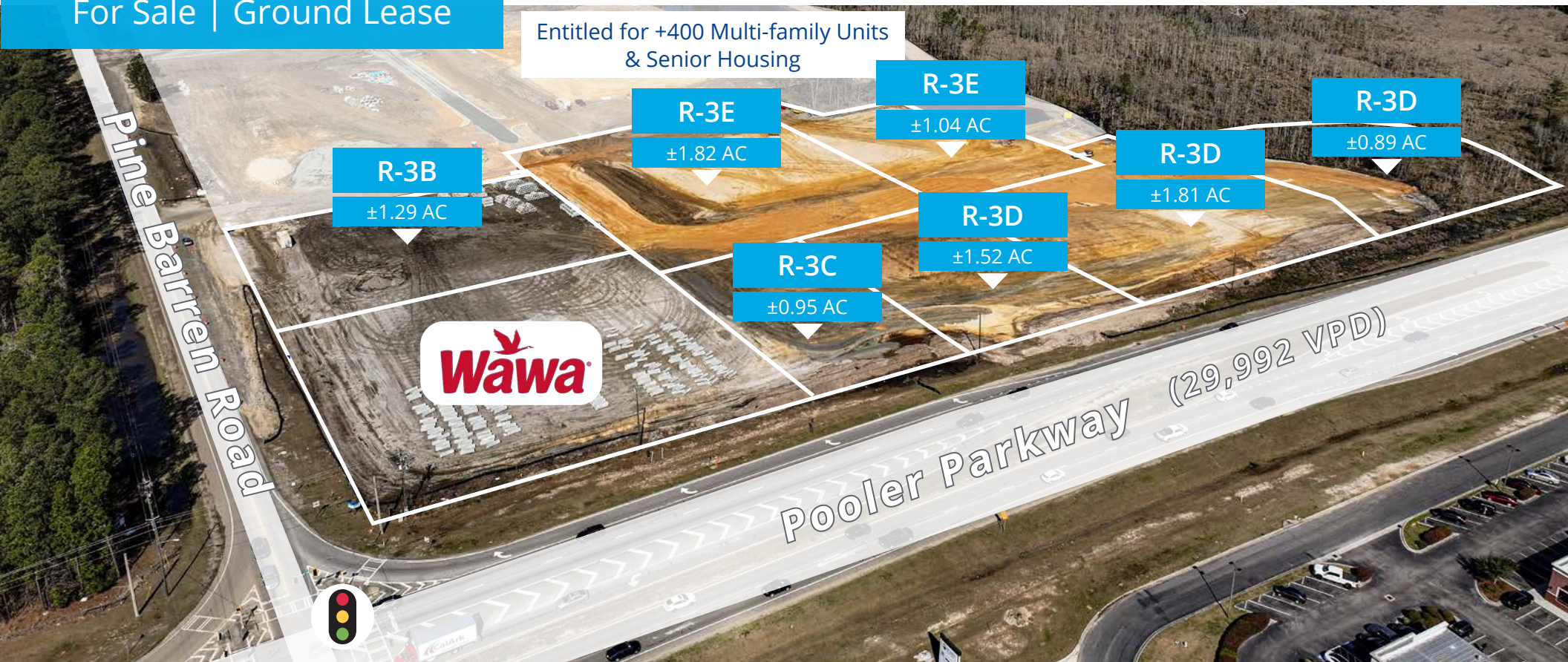
Pooler, Georgia 31322



Property Highlights

- Commercial outparcels available at the corner of Pooler Parkway and Pine Barren Road signalized intersection
- Available parcels range from ±0.89 - 2.7 Acres. Tracts shown are proposed.
- Sites will be delivered graded with master infrastructure including roads and stormwater / off-site retention by developer
- Excellent visibility and access to Pooler Parkway with a traffic count of 29,992 cars per day
- Minutes from Mosaic Town Center, Costco, Chick-Fil-A, Tanger Outlets and Savannah Quarters
- Only 1 mile from Interstate-16 (Exit 155), 1.5 miles from Highway 80, and 4 miles from Interstate-95 (Exit 104)
- **Please call for pricing**

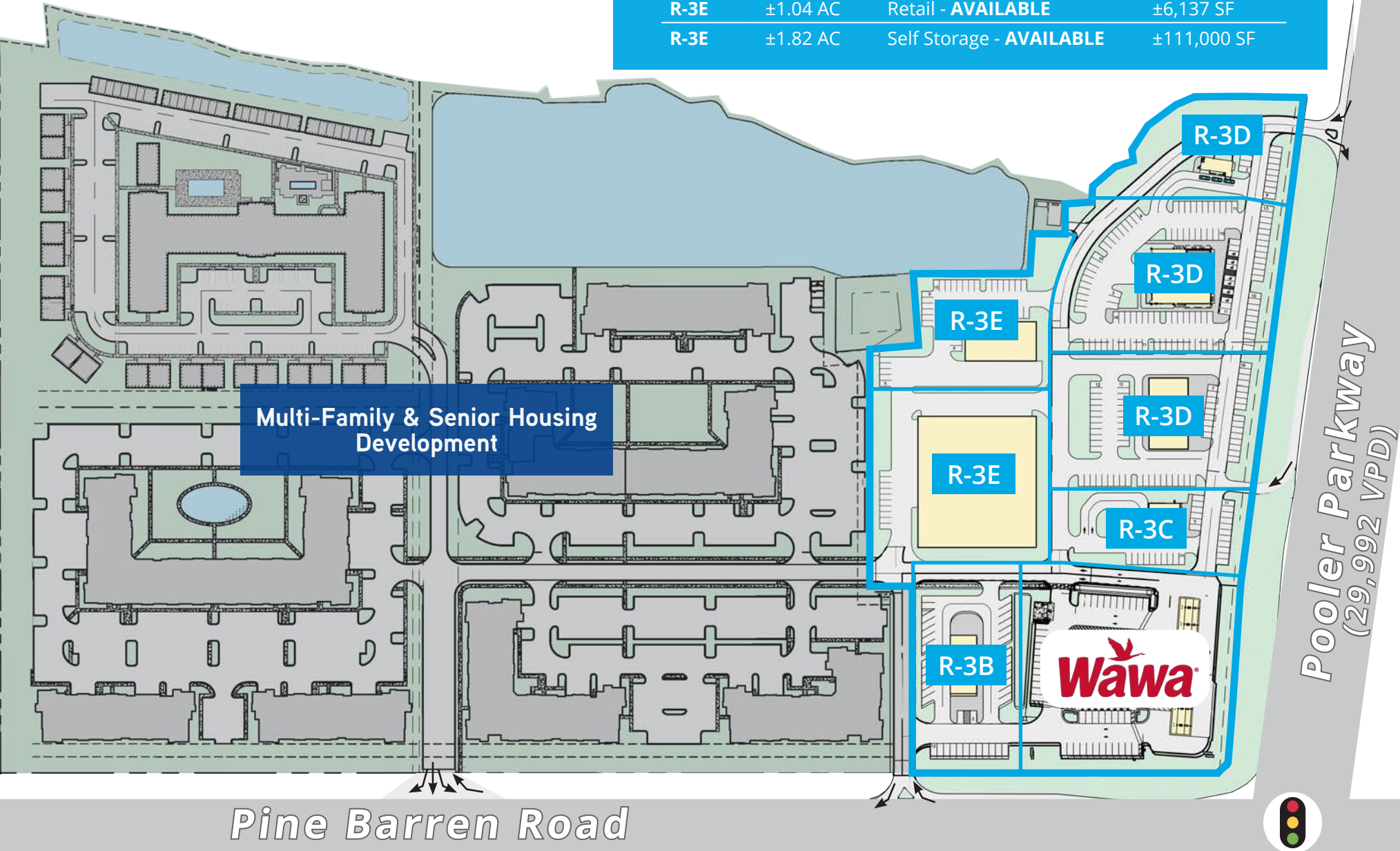
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Conceptual Plan

Proposed Parcels

Parcel	Proposed Parcel Size	Proposed Building	Proposed Building Size
R-3B	±1.29 AC	QSR - AVAILABLE	±3,600 SF
R-3C	±0.95 AC	Bank - AVAILABLE	±1,900 SF
R-3D	±1.52 AC	Retail - AVAILABLE	±6,500 SF
R-3D	±1.81 AC	Restaurant - AVAILABLE	±7,575 SF
R-3D	±0.89 AC	Coffee - AVAILABLE	±850 SF
R-3E	±1.04 AC	Retail - AVAILABLE	±6,137 SF
R-3E	±1.82 AC	Self Storage - AVAILABLE	±111,000 SF





Mosaic Town Center

COSTCO
WHOLESALE



Parker's
kitchen



Publix

FIVE GUYS
BURGERS and FRIES



Downtown Savannah

Hyundai Motor Group EV Plant

16 Exit 155

DUNKIN'



LOWE'S

Future **Walmart**

Mavis Tires & Brakes

MembersFirst Credit Union

MURPHY EXPRESS

ST. Joseph's/Candler
McDonald's
ZAXBY'S

JALAPEÑOS
AUTHENTIC MEXICAN GRILL

verizon

PAPA JOHN'S

SUBWAY

YOUR PIE

Commercial Outparcels Available

Ranging from ±0.89 - 2.7 Acres

Surrounded by Major Residential Developments

Morgan Pines

Future Multi-Family & Senior Housing

Clear Lake Reserve

Somersby

Pooler Station

Future Walmart

LOWE'S

Bridgewater

Mosby Lakeside

INTERSTATE 16 Exit 155

Harmony Townes

Savannah Quarters

Publix

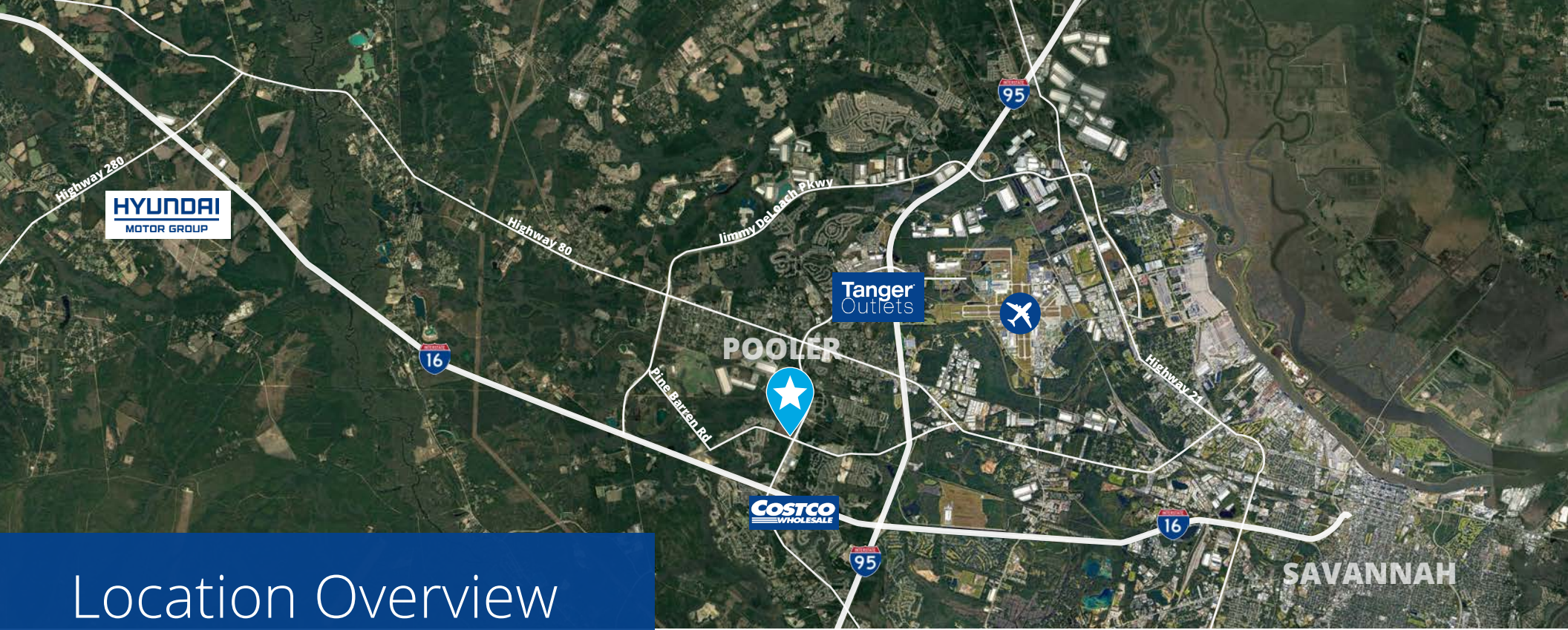
COSTCO WHOLESALE

Mosaic Town Center

The Gates at Savannah Quarters



Pooler Parkway (29,992 VPD)



Location Overview



15 Minute Drive from Hyundai Motor Group's New \$7.6 Billion Electric Vehicle Manufacturing Facility

- Facility site is adjacent to Interstate-16 at Highway 280 interchange (Exit 143)
- Construction began January 2023, with full production starting in Q1 2025.
- Bringing nearly 15,000 new jobs to the region

Demographics	3 Miles	5 Miles	10 Miles
Current Population	26,356	45,932	159,377
No. of Households	10,724	18,171	60,144
Avg. HH Income	\$107,259	\$114,901	\$95,244
Daytime Employees	11,956	24,615	71,935
Total Businesses	1,025	1,980	5,078
Traffic Counts	29,992 VPD on Pooler Parkway		

Source: Esri & GDOT 2023

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Commercial Outparcels

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