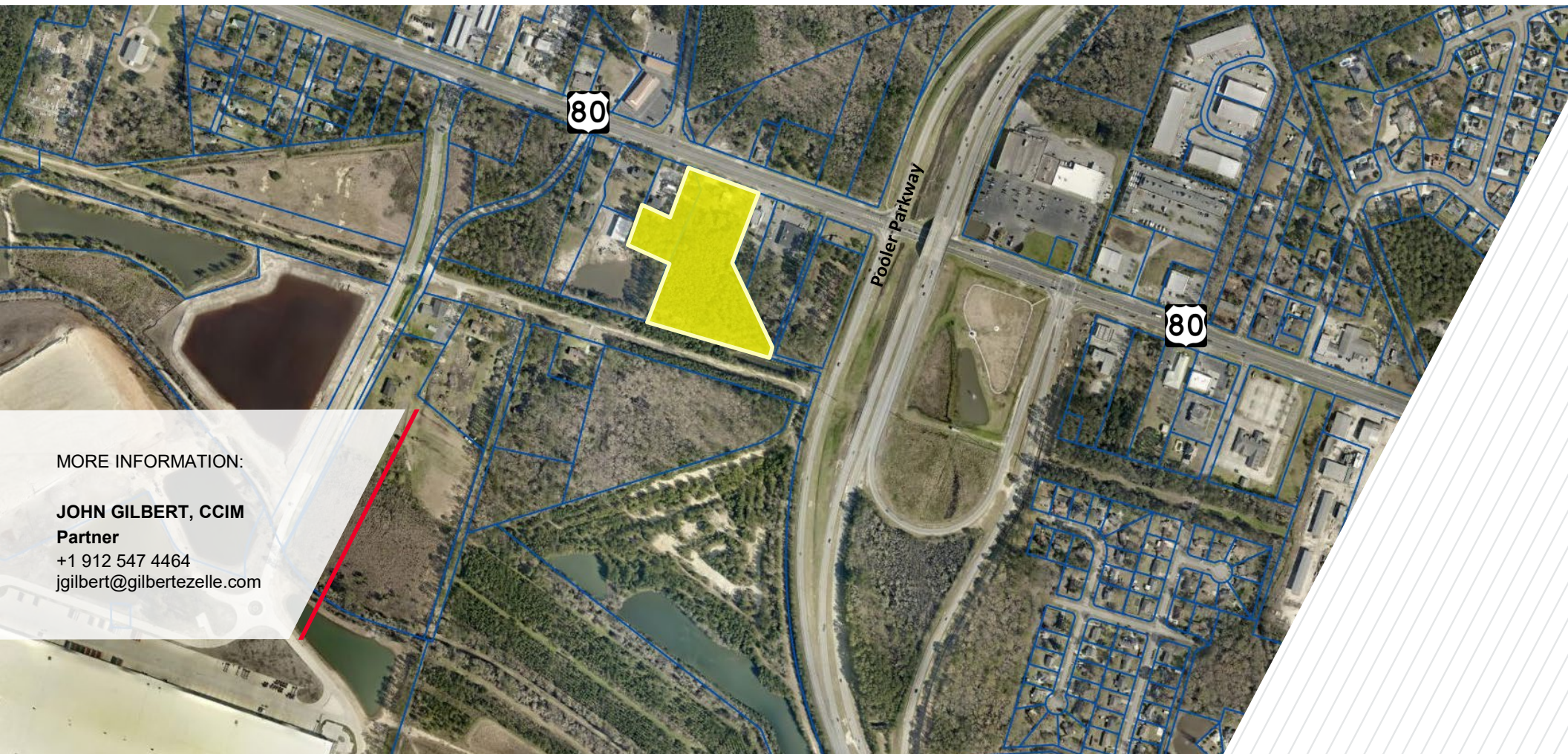


FOR SALE | COMMERCIAL LAND PARCEL

1151 Highway 80, Pooler, GA

6.95 acres • Zoning C-1

Listing Price: \$3,125,000



MORE INFORMATION:

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Partner

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PROPERTY OVERVIEW

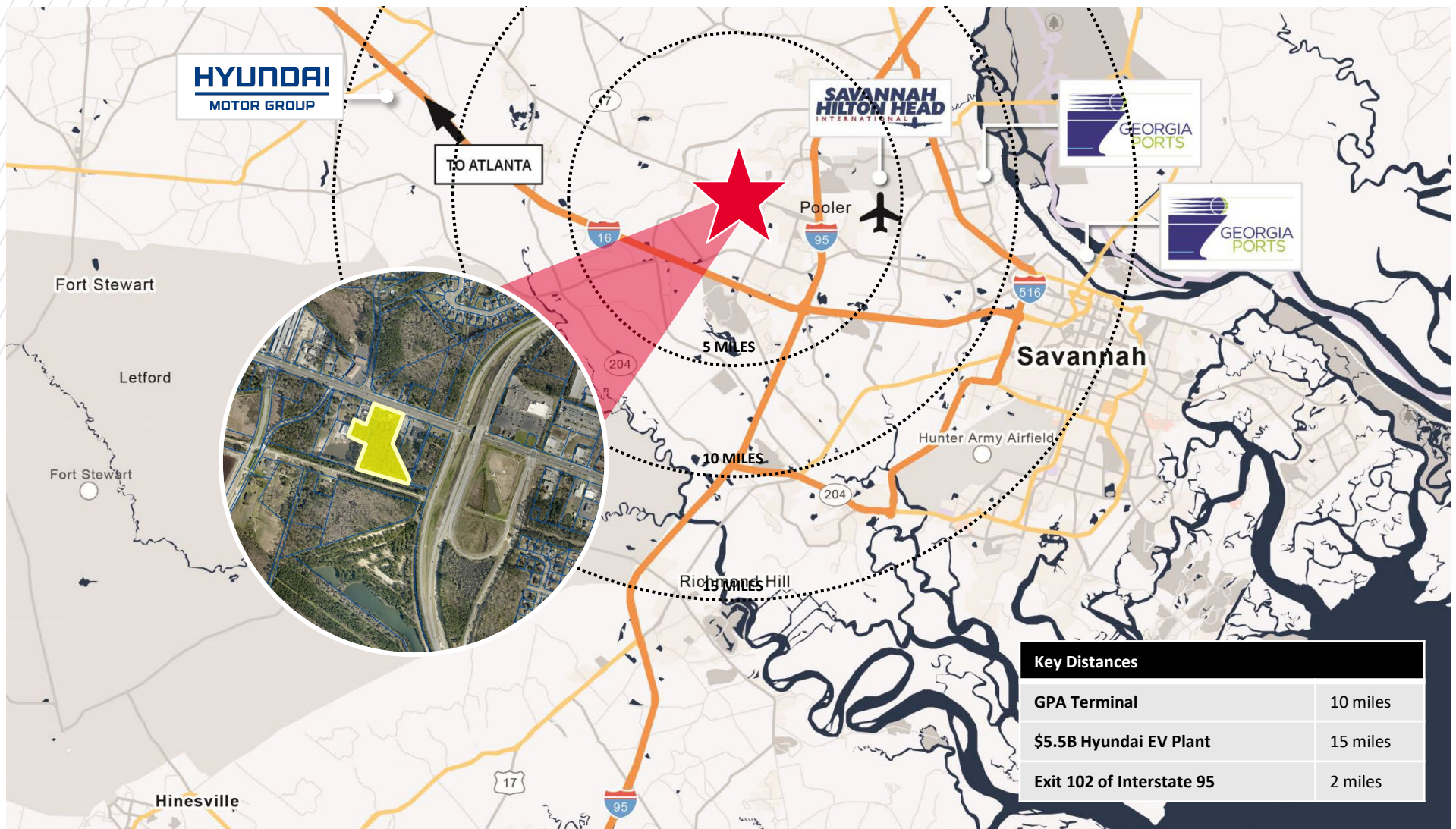
PARCEL FEATURES

- Strategic location on Highway 80 just West of the Pooler Parkway interchange
- Over 330' of frontage and access from Highway 80/Old Louisville Road with 22,600 vehicles passing per day and one tenth of a mile West of Pooler Parkway with 33,600 VPD
- C1 (Light Commercial) zoning allows wide array of commercial uses
- Region is experiencing tremendous residential and commercial growth bolstered by the \$8B Hyundai Plant under construction in Bryan County
- Over 2,000 MF units are planned or under construction in the immediate area, driving demand for an array of commercial and retail services

Listing Price: \$3,125,000



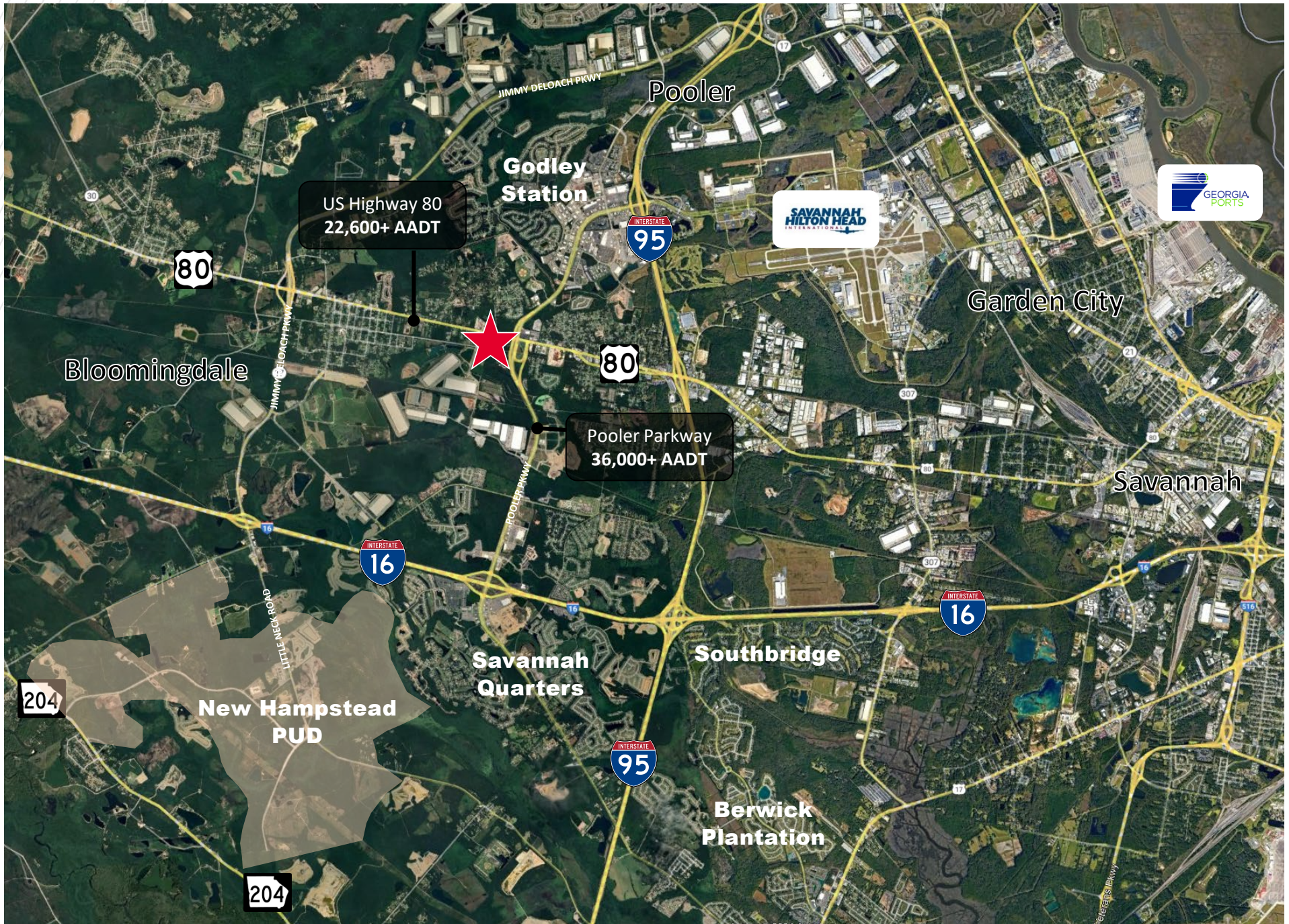
REGIONAL LOCATON

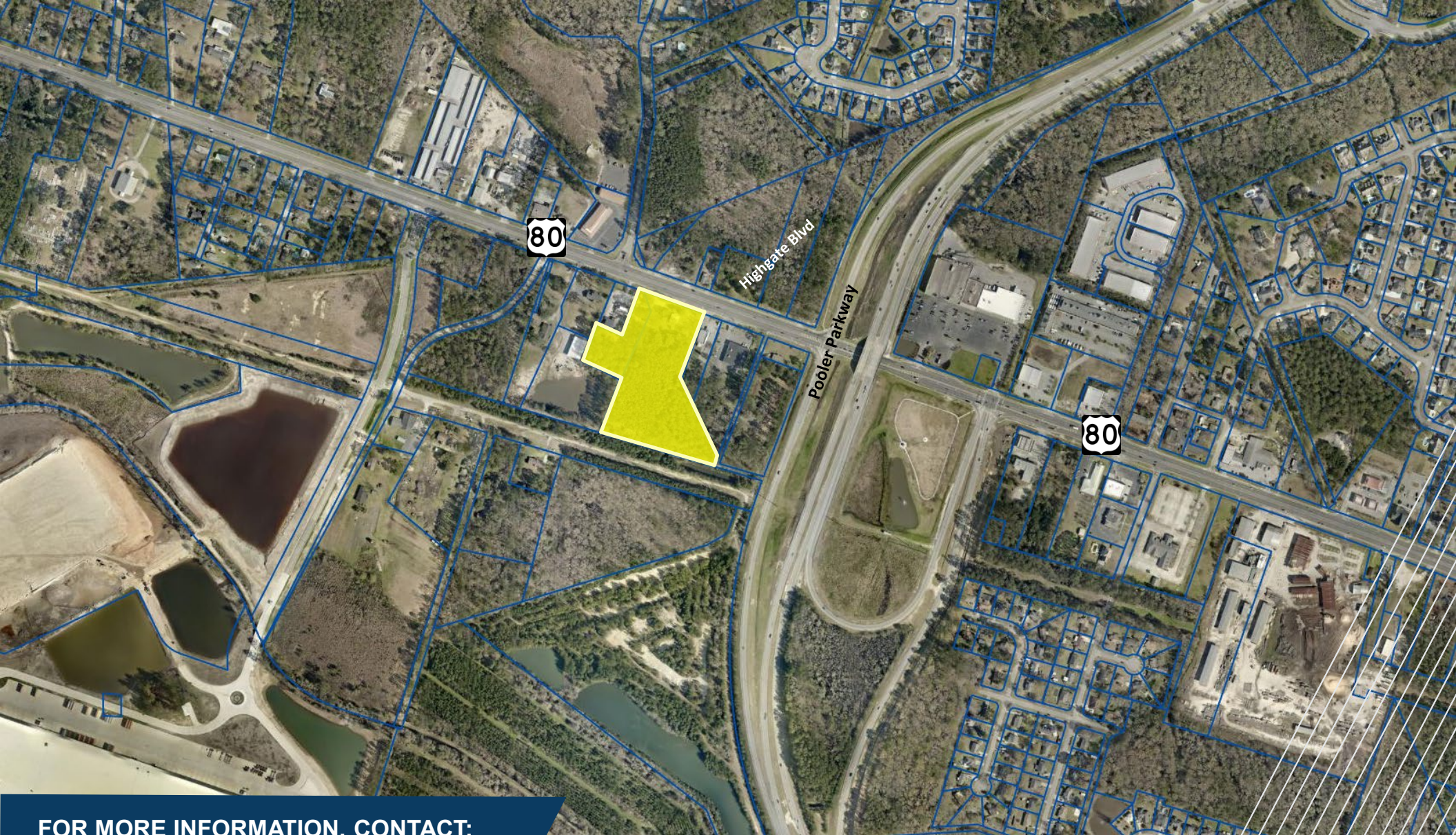


2023 Demographics	5 Mile	10 Miles	15 Miles
Population	53,421	146,704	337,965
Median Age	35.7	35.6	35.2
Households	20,595	55,929	131,593
Average Household Income	\$114,546	\$96,476	\$89,108

- Proximate to Georgia Ports Authority, Savannah Hilton Head International Airport, \$8 billion Hyundai EV Plant Site, and major employers
- At epicenter of residential, commercial, and industrial growth corridor for Savannah MSA / West Chatham County

HIGH-EXPOSURE SITE





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