



**Providence**  
at **Pooler**



1.3 ACRES  
AVAILABLE

1.8 ACRES  
UNDER CONTRACT

1 +/- ACRE  
PAD AVAILABLE

5.3 +/- ACRES  
PADS AVAILABLE  
WILL SUBDIVIDE

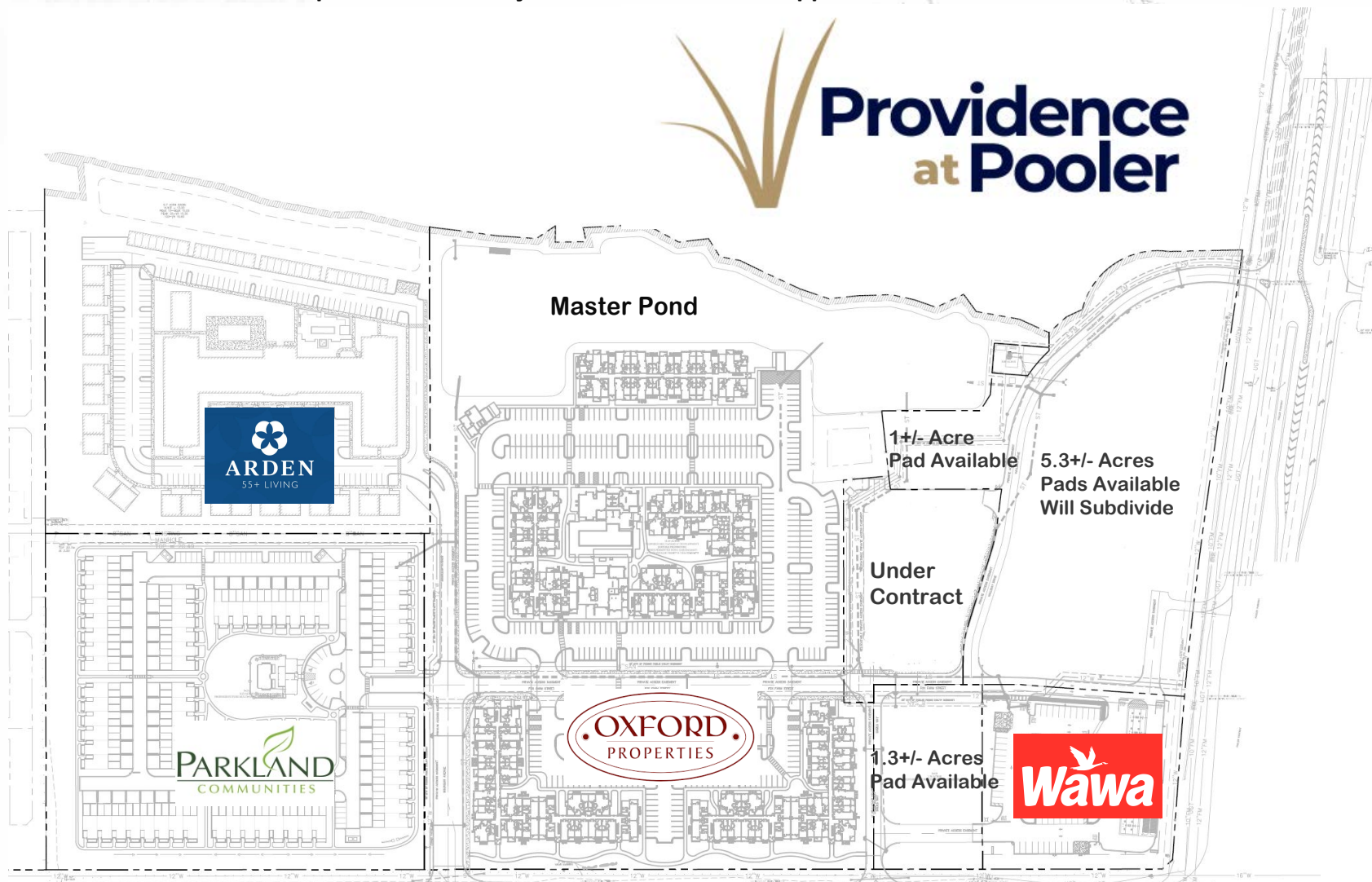


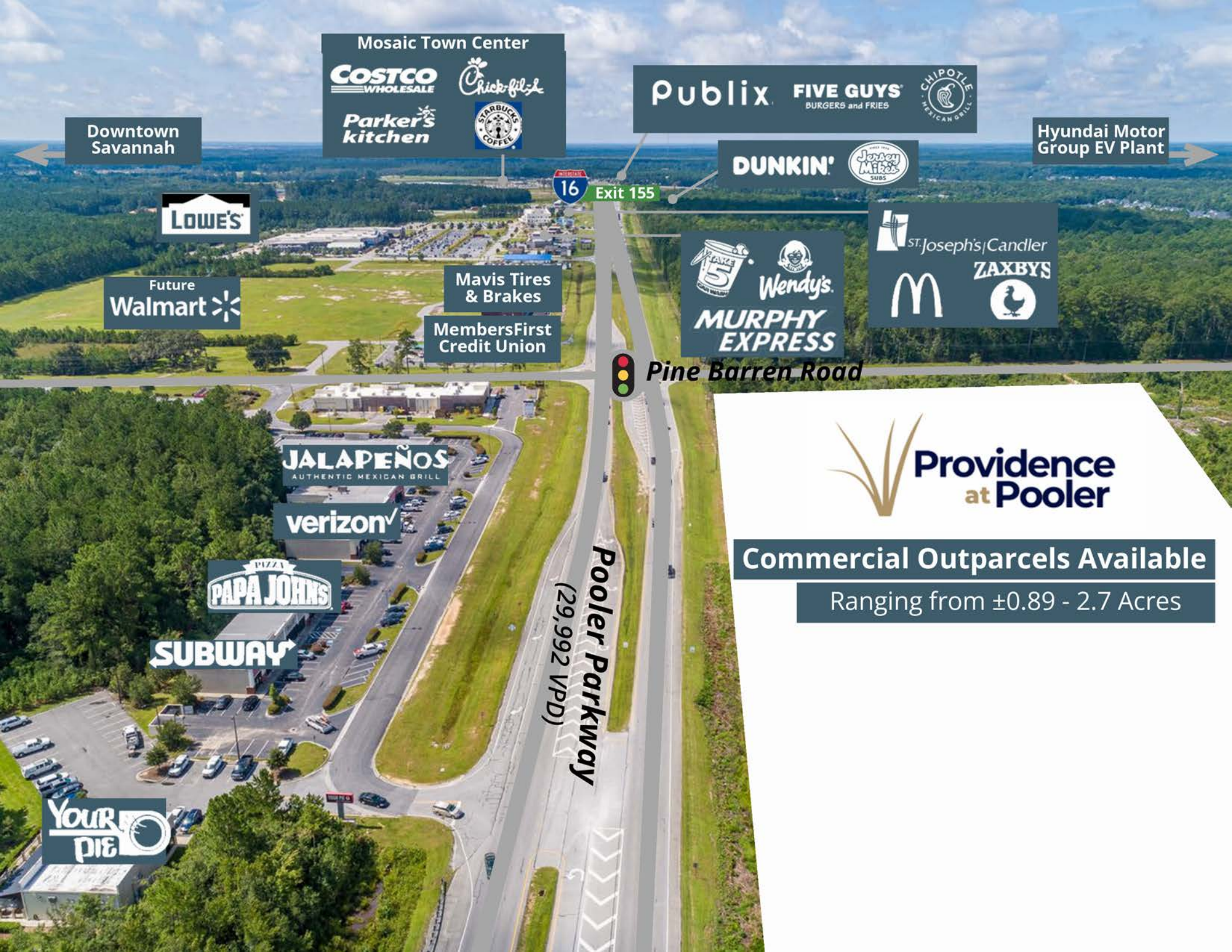
PINE BARREN RD

POOLER PKWY  
29,992 VPD

# Property Highlights

- +/- 7 acres Commercial outparcels available along 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 rough graded with master infrastructure including roads and storm water / 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 north from Interstate-16 (Exit 155), 1.5 miles from Highway 80, and 4 miles south from Interstate-95 (Exit 104)
- **Master Planned Development - Pad Ready Sites - Ground Lease Opportunities**





Mosaic Town Center



Downtown Savannah

Hyundai Motor Group EV Plant

16 Exit 155



Future Walmart

Mavis Tires & Brakes

MembersFirst Credit Union



Pine Barren Road



Pooler Parkway  
(29,992 VPD)



Providence  
at Pooler

Commercial Outparcels Available

Ranging from ±0.89 - 2.7 Acres

Surrounded by Major Residential Developments

Morgan Pines



Clear Lake Reserve

Pooler Station

Somersby

Future Walmart



Bridgewater

Mosby Lakeside

Pooler Parkway (29,992 VPD)



Harmony Townes

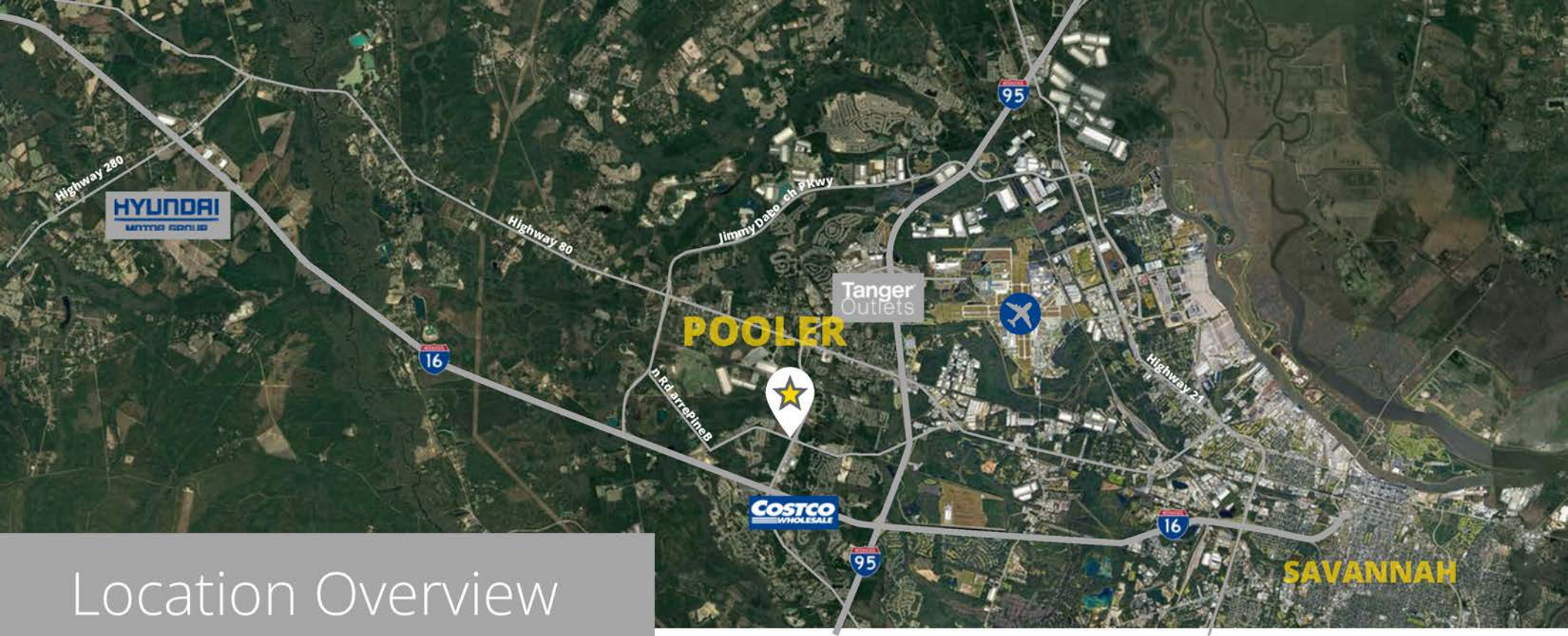
Savannah Quarters

Publix

COSTCO WHOLESALE

Mosaic Town Center

The Gates at Savannah Quarters



## 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



**For Sale | Ground Lease**

**Pooler Parkway  
Commercial Outparcels**  
Pooler, Georgia 31322

Contact Us

**Brent Davis**

678-392-3618 office  
brent@davisgroupga.com

**DG**

THE DAVIS GROUP

The Davis Group | Alpharetta, GA

11520 Davis Drive, Suite 300  
Alpharetta, GA 30009

davisgroupga.com