

# POOLER PLAZA

## ±3,000 SF RETAIL/FLEX UNIT

### FOR LEASE

1370 E HIGHWAY 80  
SUITE C  
POOLER, GA 31322

Adam Bryant, CCIM, SIOR  
Partner  
C: 912.667.2740  
[adam.bryant@svn.com](mailto:adam.bryant@svn.com)







## PROPERTY INFORMATION

Property Summary  
Complete Highlights  
Aerial | Front View  
Aerial | Rear View  
Suite C | Floor Plan  
Suite C | Interior Photos  
Suite C | Interior Photos  
Site Plan

## LOCATION INFORMATION

Aerial | I-95 & Hwy 80  
Aerial | Savannah Business  
Aerial | Savannah MSA  
Location Maps

## DEMOGRAPHICS

Demographics Map & Report

## ADVISOR BIO & CONTACT

Advisor Bio & Contact

1

2

3

4



# 1 PROPERTY INFORMATION

1370 E Highway 80  
Pooler, GA 31322



# Property Summary



Lease Rate	<b>\$20.00 SF/YR, NNN</b>
Current CAM:	<b>\$4.15 SF/YR</b>
<b>OFFERING SUMMARY</b>	
Available SF:	3,000 SF
Year Built:	2006
Zoning:	C-2
Market:	Savannah
Submarket:	Pooler
Traffic Count:	25,800
APN:	50987 02006

## PROPERTY OVERVIEW

SVN is pleased to offer an excellent retail/flex unit for lease within Pooler Plaza. Suite C is ±3,000 square feet (30' W x 100' D), is in move-in condition and available immediately. The suite features a canopied glass-front entrance leading into a reception/lobby area, a private office and two restrooms. An interior glass door provides access to a wide open fully conditioned warehouse with an additional office and mezzanine storage. The warehouse portion has a 22' ceiling height and a secure receiving area with a 10'x10' rear-loading grade-level overhead door. Zoned C-2, the property is suitable for a wide range of heavy commercial uses. Shown by appointment only.

## LOCATION OVERVIEW

Pooler Plaza is located on E US Highway 80 and includes businesses such as Howard Family Dental, Red Wing Shoes, Paul Kennedy Catering and The Salt Table. The property enjoys excellent visibility, prominent monument signage and traffic counts of ±25,800 vehicles per day. It is less than 3 miles from I-95 at Exit 102 which experiences ±90,300 vehicles per day. It is also less than 1 mile from Dean Forest Rd, providing quick access to the I-16 interchange. It is only minutes to the Savannah/Hilton Head International Airport, Georgia Ports Authority, Historic Downtown.

# Complete Highlights



## PROPERTY HIGHLIGHTS

- ±3,000 SF Retail/Flex Unit at Pooler Plaza | For Lease
- Canopied Glass-Front Entrance, Reception/Lobby, Office, 2 Restrooms
- Wide Open Warehouse with 22' Ceiling Height, Office, Mezzanine Storage
- Secure Receiving Area w/10'x10' Rear-Loading Grade-Level OH Door
- Zoned C-2 for Variety of Commercial Uses; Available Immediately
- On US Hwy 80 between Dean Forest Rd and I-95; Near GPA, Airport, Downtown



# Aerial | Front View



POOLER PLAZA | 1370 E HIGHWAY 80 POOLER, GA 31322

SVN | GASC | Page 6

*The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.*

Ownership Stake



# Aerial | Rear View



POOLER PLAZA | 1370 E HIGHWAY 80 POOLER, GA 31322

SVN | GASC | Page 7

*The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.*

Ownership Stake

# Suite C | Floor Plan





# Suite C | Interior Photos



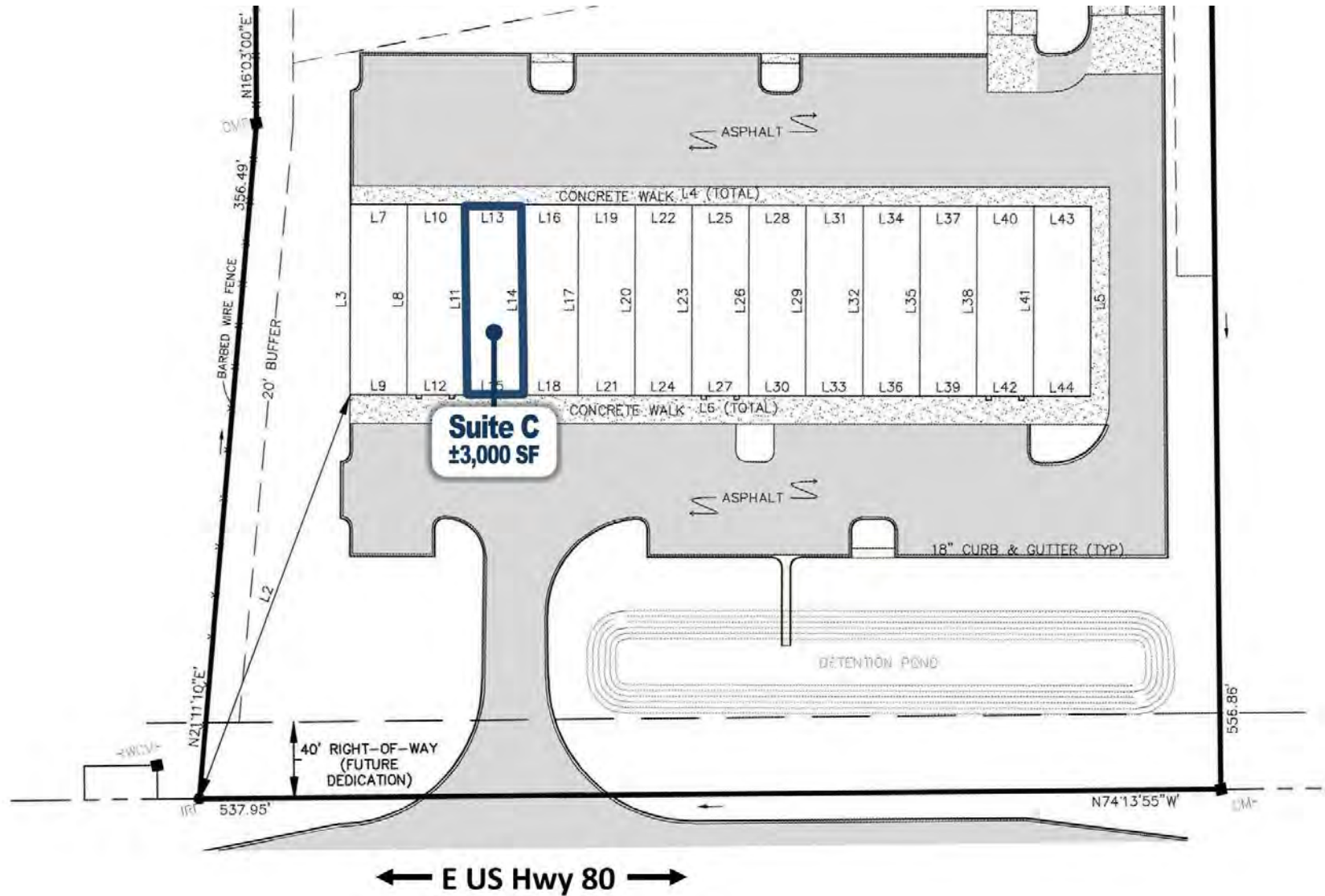


# Suite C | Interior Photos





# Site Plan





## 2 LOCATION INFORMATION

1370 E Highway 80  
Pooler, GA 31322



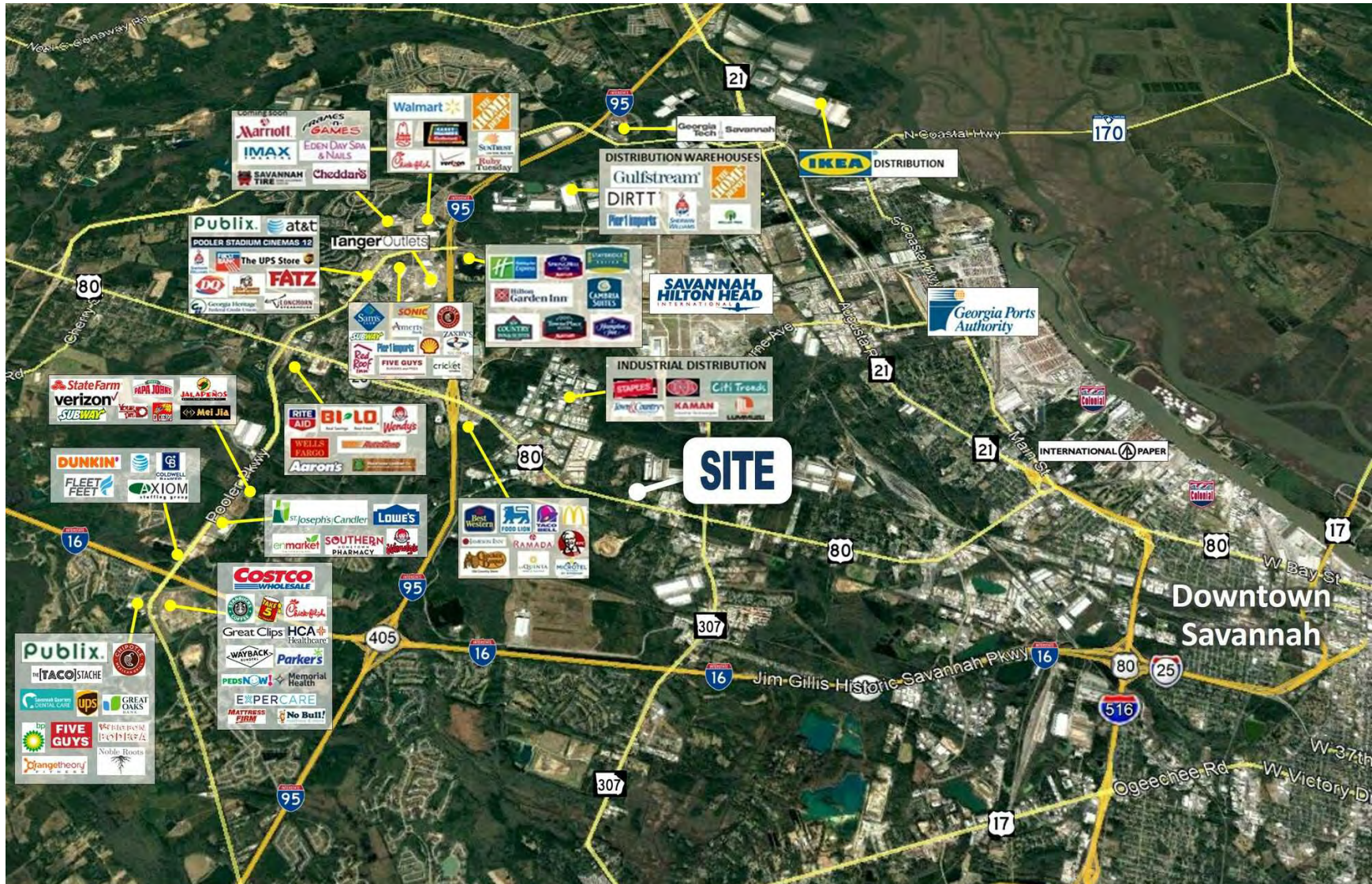


# Aerial | I-95 & Hwy 80





# Aerial | Savannah Business



POOLER PLAZA | 1370 E HIGHWAY 80 POOLER, GA 31322

SVN | GASC | Page 14

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Ownership Stake



# Aerial | Savannah MSA



POOLER PLAZA | 1370 E HIGHWAY 80 POOLER, GA 31322

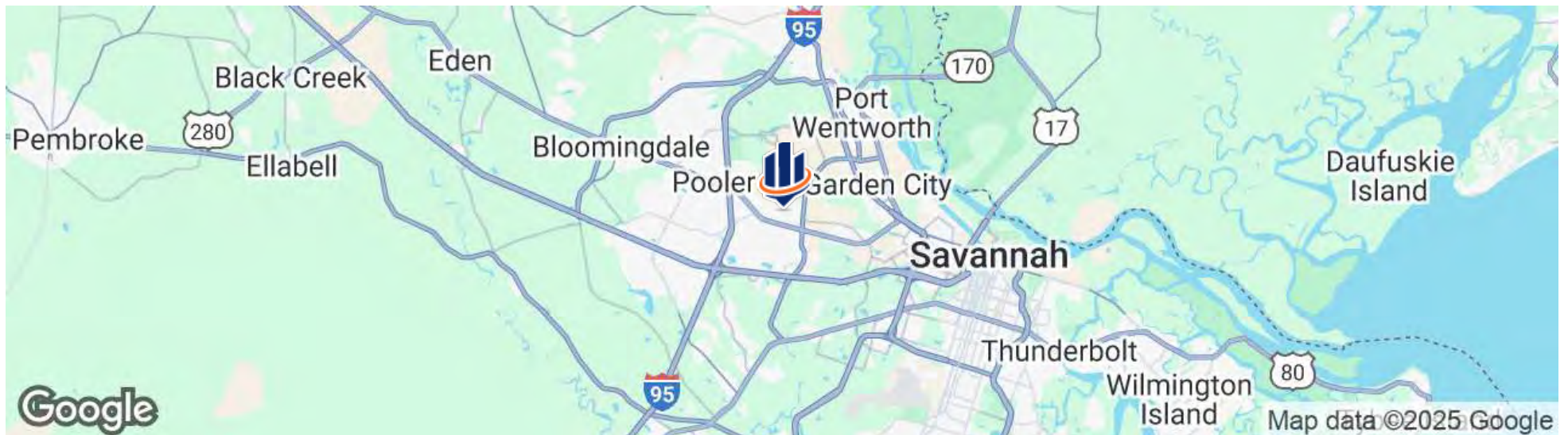
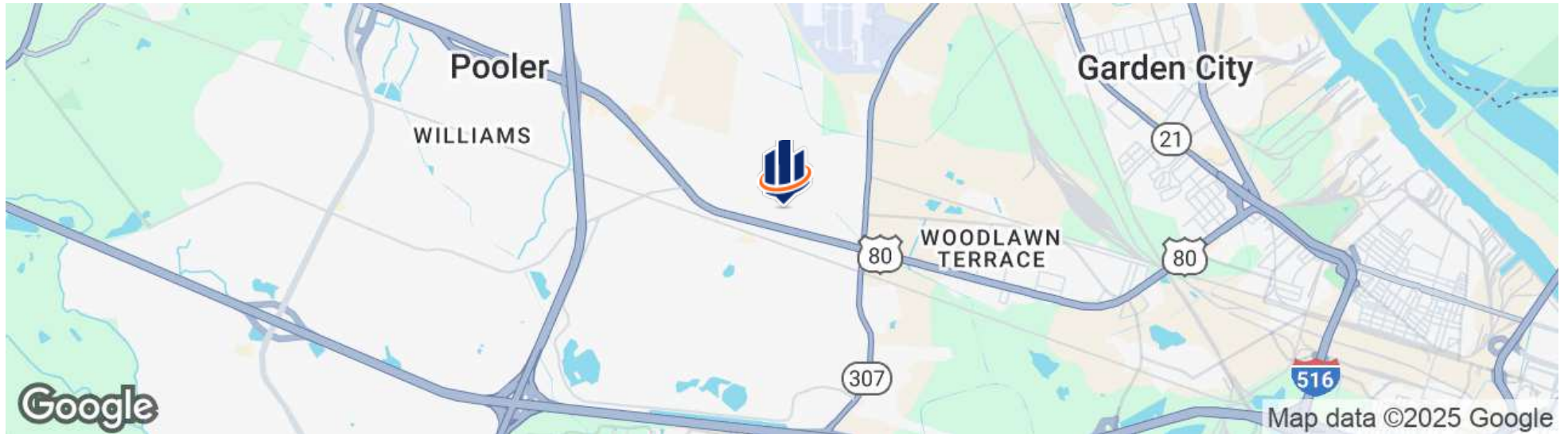
SVN | GASC | Page 15

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Ownership Stake



# Location Maps



POOLER PLAZA | 1370 E HIGHWAY 80 POOLER, GA 31322

SVN | GASC | Page 16

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Ownership Stake



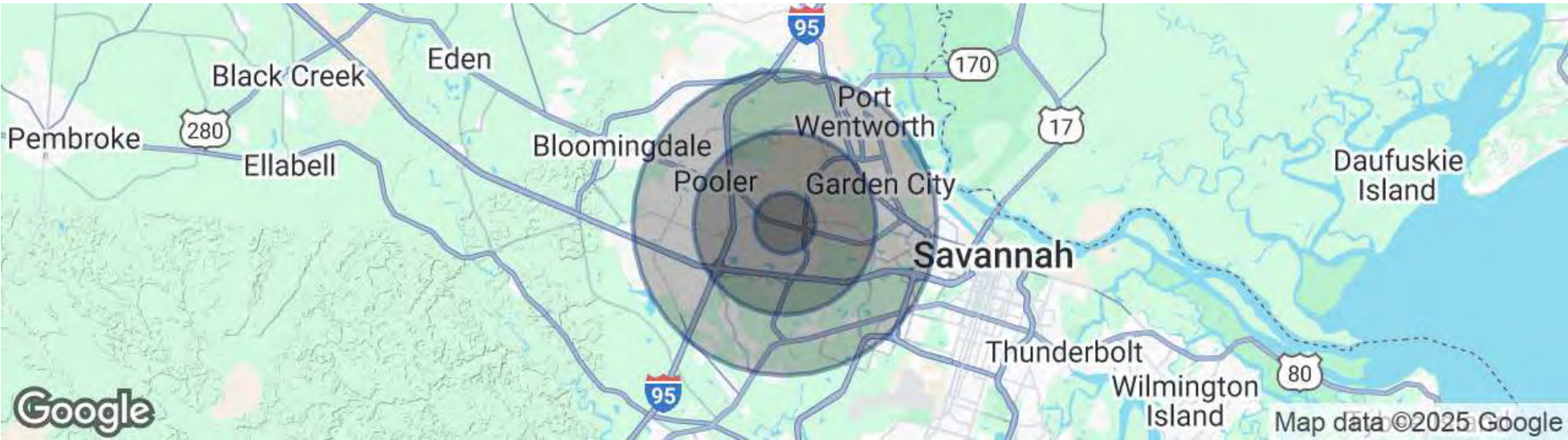
# 3

## DEMOGRAPHICS

1370 E Highway 80  
Pooler, GA 31322



# Demographics Map & Report



	1 MILE	3 MILES	5 MILES
<strong>POPULATION</strong>			
Total Population	471	14,773	65,700
Average Age	38	40	39
Average Age (Male)	37	39	38
Average Age (Female)	39	41	40
<strong>HOUSEHOLDS &amp; INCOME</strong>			
Total Households	189	5,708	25,215
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$110,835	\$99,439	\$95,360
Average House Value	\$272,558	\$262,442	\$296,314

Demographics data derived from AlphaMap



# 4 ADVISOR BIO & CONTACT

1370 E Highway 80  
Pooler, GA 31322



# Advisor Bio & Contact



**ADAM BRYANT, CCIM, SIOR**

Partner

adam.bryant@svn.com

Cell: 912.667.2740

GA #279255 // SC #88499

## PROFESSIONAL BACKGROUND

Adam Bryant, CCIM, SIOR is a Partner with SVN | GASC, focusing on the sale and leasing of land, office, retail, and investment properties in Savannah, Georgia, and surrounding areas.

Bryant holds a Master of Business Administration and a Bachelor of Business Administration from Georgia Southern University. He has also completed the Certified Commercial Investment Member [CCIM] designation by the CCIM Institute as well as the SIOR designation from the Society of Office and Industrial Realtors. The CCIM designation is given to commercial real estate professionals upon successful completion of a graduate-level education curriculum and presentation of a portfolio of qualifying industry experience.

Since joining SVN | GASC in 2006, Bryant has completed over \$350 million in transaction volume and has been recognized for his sales performance at SVN, ranking in the top 5 producers nationwide out of more than 2,000 Advisors on multiple occasions.

Bryant has also served as President for the Savannah / Hilton Head Realtors Commercial Alliance [RCA] Board.

## EDUCATION

- Master of Business Administration [MBA] - Georgia Southern University
- Bachelor of Business Administration [BBA] - Georgia Southern University

## MEMBERSHIPS

- Certified Commercial Investment Member [CCIM]
- Society of Industrial and Office Realtors [SIOR]

svnsavhh.com