



260 Tanger Outlets Blvd Savannah, Georgia 31322

Executive Summary

NAI Mopper | Benton is excited to present this 8,770 SF shopping center situated in the heart of Pooler in Savannah, Georgia. As one of Savannah's fastest-growing areas, Pooler is undergoing substantial growth in retail, office spaces, and residential developments, both multi-family and single-family. The area also boasts the Tanger Outlets, serving as a major retail hub for the surrounding communities with the addition of nearby national retail anchors such as Sam's Club, Dick's Sporting Goods, Home Goods, Publix, and more.

Along with its ideal location, the retail center offers monument signage and abundant parking, making it an excellent choice for any retail or restaurant business.



Total SF:	8,770 SF
Asking Rate:	PLEASE INQUIRE
Year Built:	2025

For more information:

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	UNIT	SQ/FT	LEASE TYPE	DESCRIPTION
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LEASED

100

3,600

NNN

RETAIL BOX

LEASED

200

1,570

NNN

RETAIL BOX

LEASED

300

1,200

NNN

RETAIL BOX

400

2,400

NNN

RESTAURANT

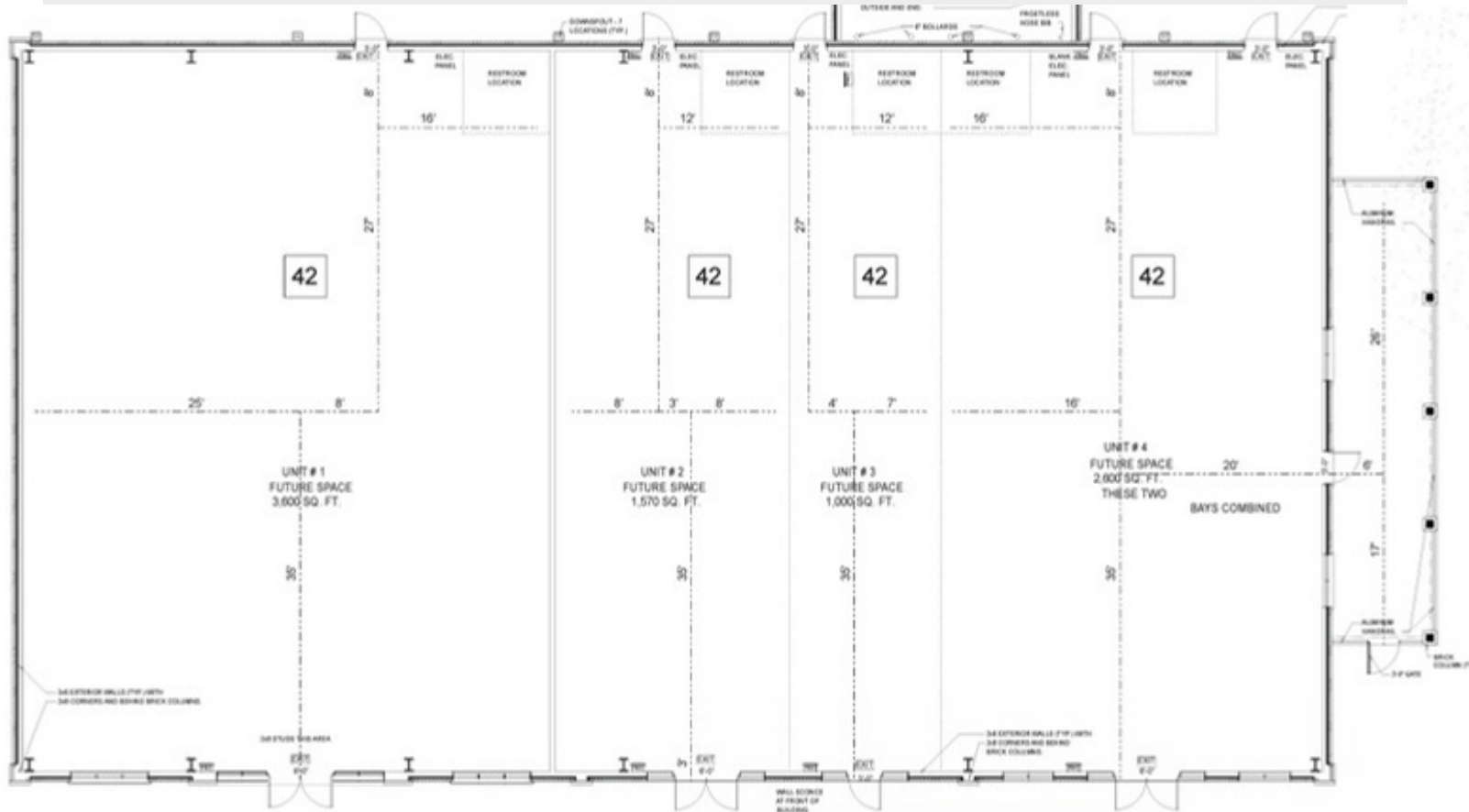
FOR LEASE
8,770 SQ/FT



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8,770 SQ/FT



FOR LEASE

8,770 SQ/FT



Demographics

Miles From Property

1

3

5

Population

5,419

31,648

64,649

Income

\$98,362

\$111,976

\$114,461

Age

36.10

36.50

36.70

Households

2,546

9,860

22,335

Total Consumer Spending

\$71,314

\$297,427

\$717,803