

THE TRADE AT SAVANNAH QUARTERS®: NOW PRE-LEASING

BLUE MOON CROSSING & HOLMES COURT
POOLER, GA 31322

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1 PROPERTY INFORMATION

Blue Moon Crossing & Holmes Court
Pooler, GA 31322

Property Summary



OFFERING SUMMARY

Lease Rate:	Call for Lease Rates
Building Size:	24,646 SF
Available SF:	2,153 - 7,275 SF
Lot Size:	1.97 Acres
Year Built:	2024
Zoning:	PUD
Market:	Savannah
Submarket:	Pooler

PROPERTY OVERVIEW

SVN is pleased to offer up to ±7,275 square feet of 2nd floor office space for lease within the Village at Savannah Quarters®. The Trade at Savannah Quarters® is a Class A two-story building currently under construction and scheduled for completion by the 4th Quarter of 2024. Available suites range in size from ±2,153 square feet to a maximum contiguous ±7,275 square feet. The spaces will be delivered as a cold dark shell, and a tenant improvement allowance will be offered with a minimum lease term of 5 years.

LOCATION OVERVIEW

The Trade is nestled within the Village at Savannah Quarters®, which is a part of the Savannah Quarters® PUD, a 2,588-acre master-planned development that was initially planned by Greg Norman's Medallist Developments and is currently being developed by Freehold Capital Management. This location is 2 miles west of the intersection of I-95 & I-16, 5 miles to the Airport and 11 miles to Downtown Savannah. The City of Pooler, which is a suburb of Savannah, has evolved into a regional shopping and dining destination consistently attracting residents within a 45-minute drive time in all 4 directions. In the immediate vicinity, the development benefits from numerous master planned communities in various stages of development, which offer substantial population density.

Complete Highlights



PROPERTY HIGHLIGHTS

- The Trade at Savannah Quarters®: Now Pre-Leasing
- Class A Two-Story Building Scheduled for Completion in 4Q 2024
- Suite Sizes: ±2,153 SF to a Maximum Contiguous ±7,275 SF
- Space Delivered as Cold Dark Shell with TI Allowance on Minimum 5-Year Term
- Located in the Village at Savannah Quarters®, part of Savannah Quarters PUD®
- At I-16 & Pooler Pkwy; 5 Miles to Airport; 11 Miles to Downtown

Additional Photos



2nd Floor Plan



A1 SECOND FLOOR
SCALE: 1/8" = 1'-0"

Available Spaces



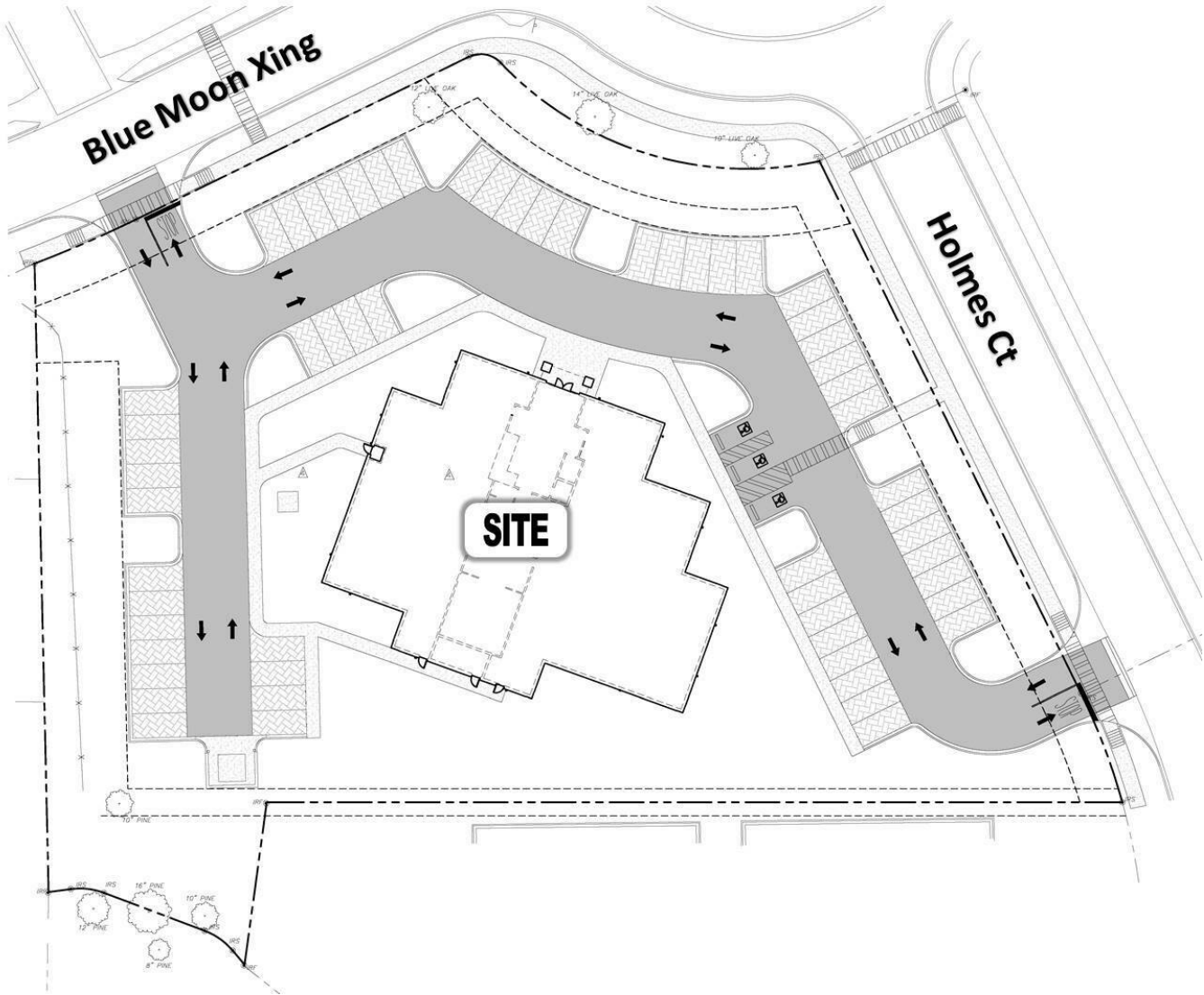
LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,153 - 7,275 SF	Lease Rate:	Call for Lease Rates

AVAILABLE SPACES

SUITE	TENANT	SIZE [SF]	LEASE TYPE	LEASE RATE
Suite 2A	Available	2,900 - 7,275 SF	NNN	Call for Lease Rates
Suite 2B	Available	2,153 - 7,275 SF	NNN	Call for Lease Rates
Suite 2D	Available	2,222 - 7,275 SF	NNN	Call for Lease Rates

Site Plan | The Trade



Site Plan | The Village



Aerial | Site



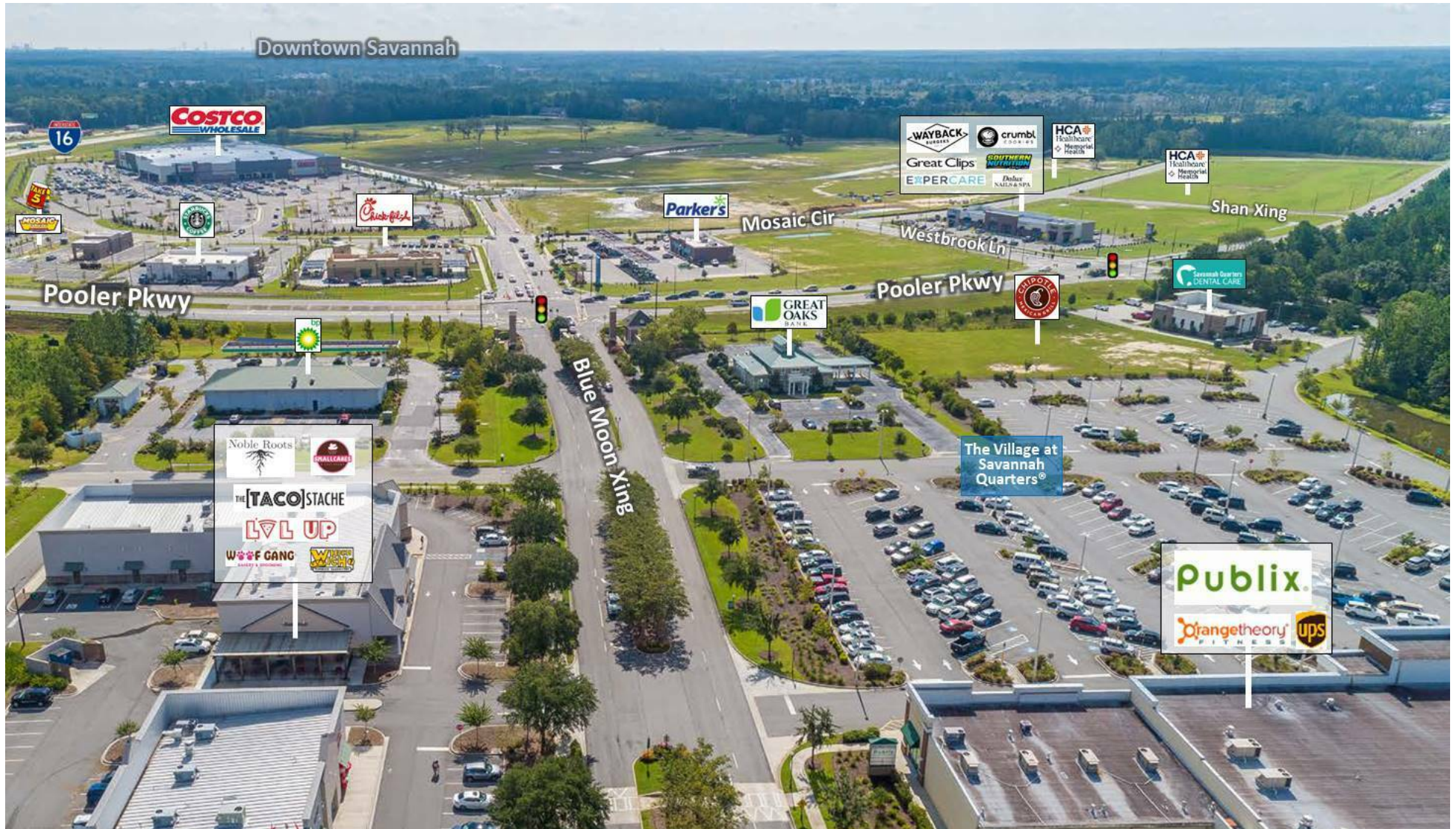
Aerial | The Village



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Blue Moon Crossing & Holmes Court
Pooler, GA 31322

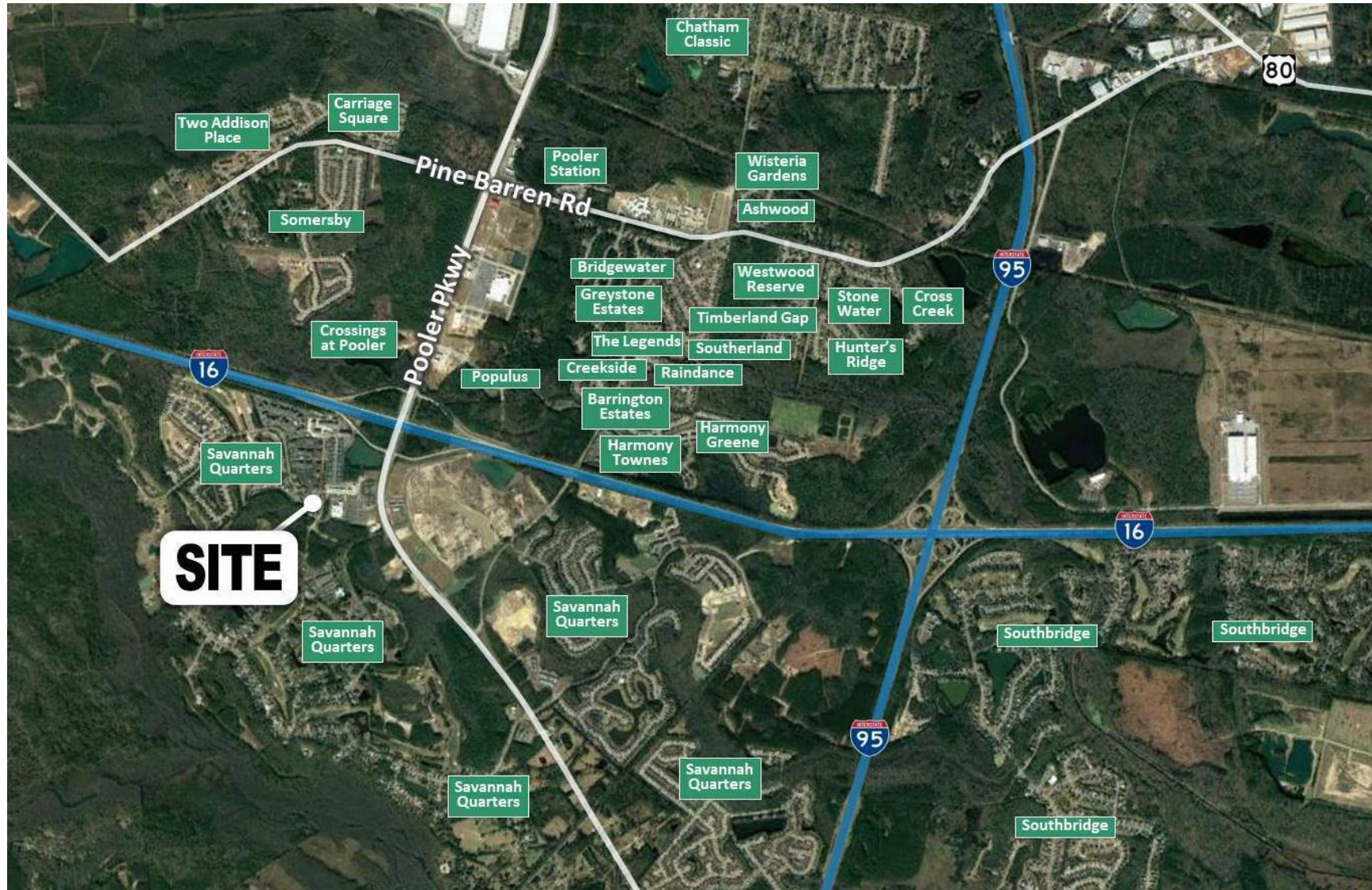
View From Site



View Of The Village



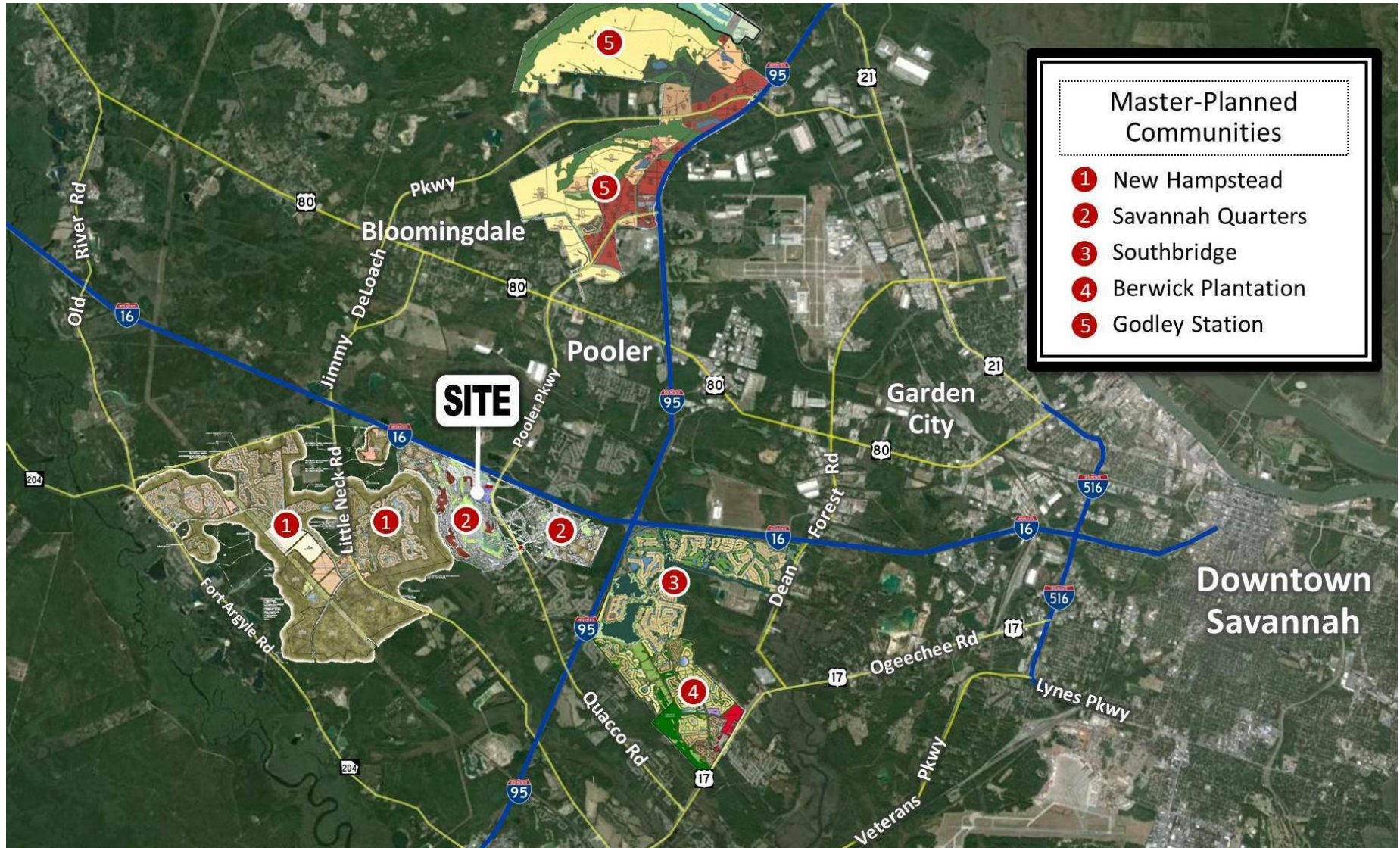
Aerial | Pooler Residential



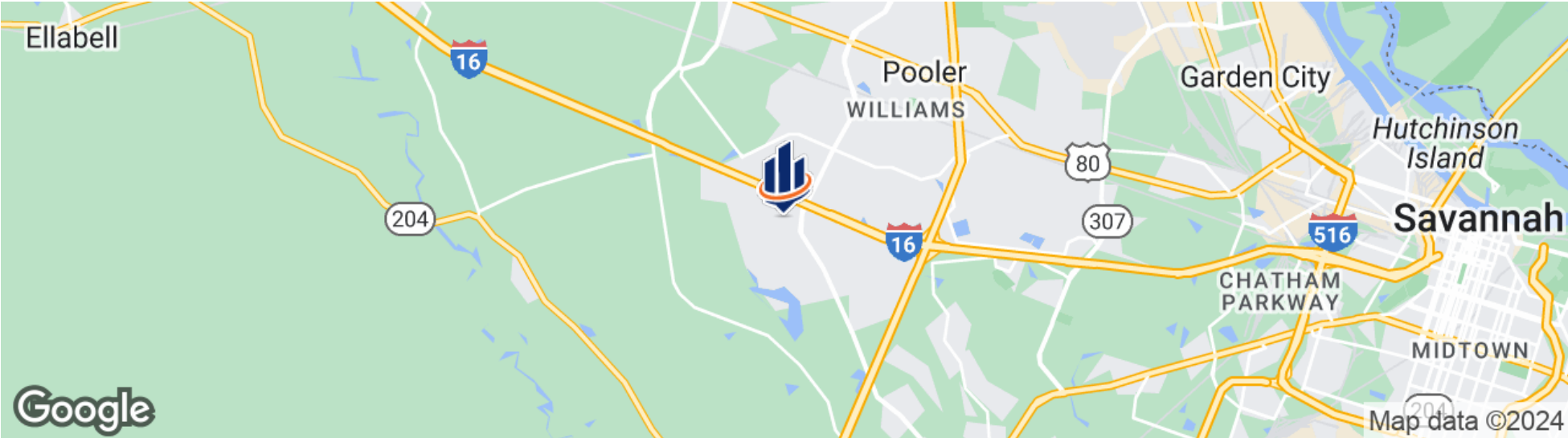
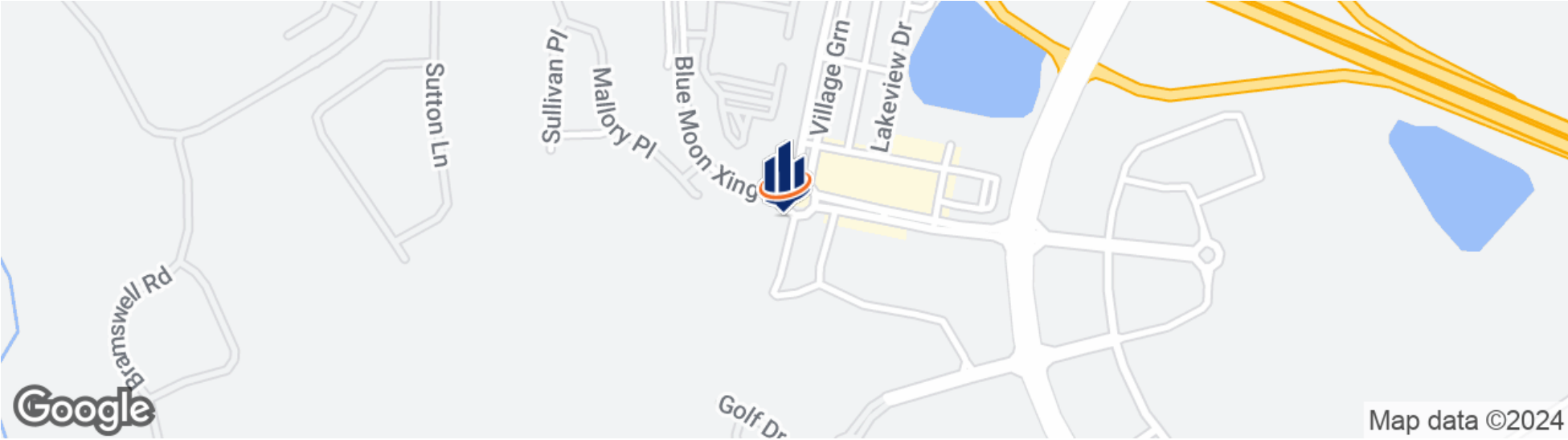
Master Planned Communities



Master-Planned Communities



Location Maps



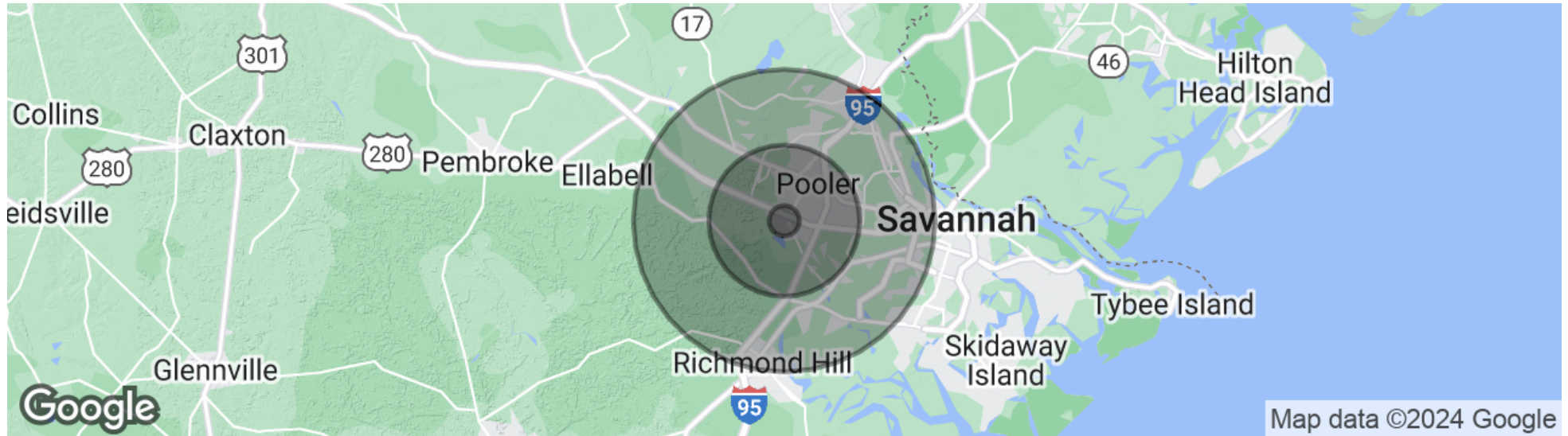
The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

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DEMOGRAPHICS

Blue Moon Crossing & Holmes Court
Pooler, GA 31322

Demographics Map & Report



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	919	27,211	93,521
Average Age	32.2	33.4	32.1
Average Age (Male)	31.5	32.9	32.2
Average Age (Female)	32.8	34.1	32.2

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	321	10,081	34,096
# of Persons per HH	2.9	2.7	2.7
Average HH Income	\$74,969	\$73,766	\$63,702
Average House Value	\$179,171	\$178,557	\$179,808

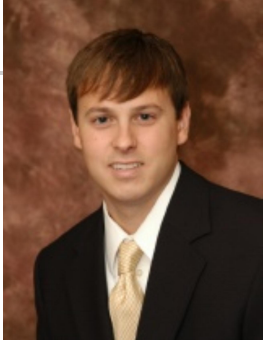
2020 American Community Survey (ACS)



4 ADVISOR BIO & CONTACT

Blue Moon Crossing & Holmes Court
Pooler, GA 31322

Advisor Bio & Contact



ADAM BRYANT, CCIM, SIOR

Partner

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PROFESSIONAL BACKGROUND

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

Bryant earned a Master of Business Administration as well as a Bachelor of Business Administration from Georgia Southern University. In addition, he has completed the Certified Commercial Investment Member [CCIM] designation by the CCIM Institute, one of the leading commercial real estate associations in the world. The CCIM designation is awarded 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 more than \$250 million in transaction volume and is a multi-year recipient of the SVN Partner's Circle Award in recognition of outstanding sales while being ranked in the Top 5 producers in the nation of completed transactions at SVN out of more than 1,500 Advisors.

Bryant 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]