


Demographic Summary Report

Lot 8									
1547 Pooler Pkwy, Pooler, GA 31322									
Building Type: Land		Total Available: 0 SF							
Class: -		% Leased: 0%							
RBA: -		Rent/SF/Yr: -							
Typical Floor: -									
Radius		3 Mile		5 Mile		10 Mile			
Population									
2029 Projection		25,320		50,118		172,454			
2024 Estimate		24,262		47,792		162,410			
2020 Census		23,191		44,480		151,735			
Growth 2024 - 2029		4.36%		4.87%		6.18%			
Growth 2020 - 2024		4.62%		7.45%		7.04%			
2024 Population by Hispanic Origin		1,884		4,863		14,407			
2024 Population		24,262		47,792		162,410			
White		13,021 53.67%		24,611 51.50%		70,965 43.69%			
Black		7,358 30.33%		14,163 29.63%		66,181 40.75%			
Am. Indian & Alaskan		138 0.57%		401 0.84%		1,018 0.63%			
Asian		917 3.78%		2,019 4.22%		4,784 2.95%			
Hawaiian & Pacific Island		19 0.08%		43 0.09%		128 0.08%			
Other		2,810 11.58%		6,554 13.71%		19,334 11.90%			
U.S. Armed Forces		571		968		2,524			
Households									
2029 Projection		10,022		19,690		65,587			
2024 Estimate		9,604		18,781		61,784			
2020 Census		9,236		17,598		57,611			
Growth 2024 - 2029		4.35%		4.84%		6.16%			
Growth 2020 - 2024		3.98%		6.72%		7.24%			
Owner Occupied		6,169 64.23%		11,616 61.85%		34,526 55.88%			
Renter Occupied		3,436 35.78%		7,165 38.15%		27,258 44.12%			
2024 Households by HH Income		9,606		18,782		61,784			
Income: <\$25,000		1,108 11.53%		2,031 10.81%		9,834 15.92%			
Income: \$25,000 - \$50,000		1,771 18.44%		2,957 15.74%		12,236 19.80%			
Income: \$50,000 - \$75,000		1,833 19.08%		3,259 17.35%		12,312 19.93%			
Income: \$75,000 - \$100,000		1,391 14.48%		3,068 16.33%		9,564 15.48%			
Income: \$100,000 - \$125,000		972 10.12%		1,553 8.27%		5,083 8.23%			
Income: \$125,000 - \$150,000		864 8.99%		2,018 10.74%		4,866 7.88%			
Income: \$150,000 - \$200,000		1,013 10.55%		1,988 10.58%		4,220 6.83%			
Income: \$200,000+		654 6.81%		1,908 10.16%		3,669 5.94%			
2024 Avg Household Income		\$96,452		\$106,859		\$85,848			
2024 Med Household Income		\$76,635		\$84,322		\$66,869			

Demographic Market Comparison Report

1 mile radius

Lot 8

1547 Pooler Pkwy, Pooler, GA 31322

Type: **Land**
County: **Chatham**

1 Mile
County

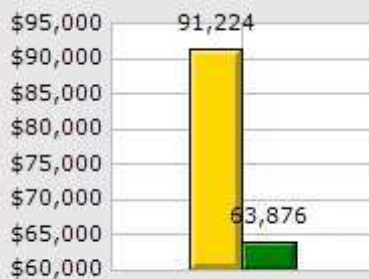
Population Growth



Household Growth



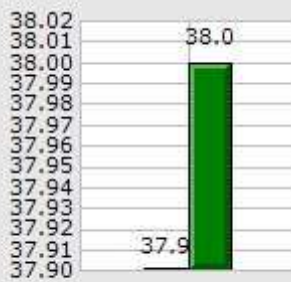
2024 Med Household Inc



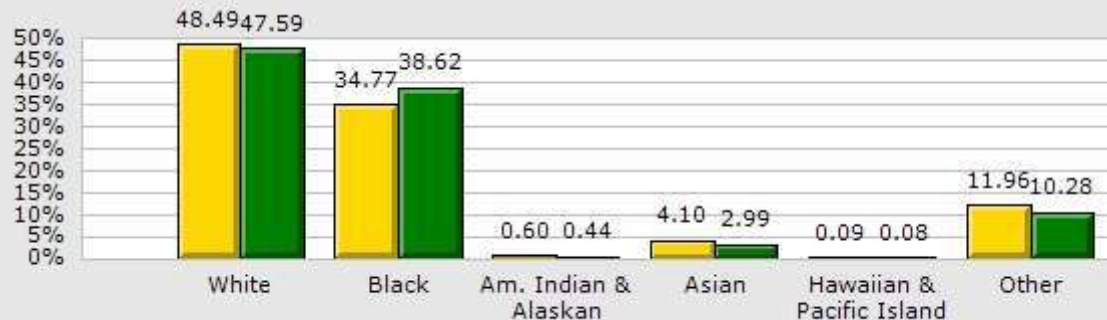
2024 Households by Household Income



2024 Median Age



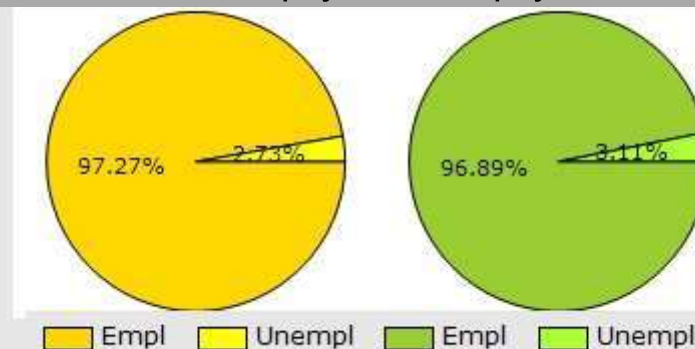
2024 Population by Race



2024 Renter vs. Owner



2024 Employed vs. Unemployed



Demographic Market Comparison Report

1 mile radius

Lot 8					
1547 Pooler Pkwy, Pooler, GA 31322					
Type: Land					
County: Chatham					
	1 Mile			County	
Population Growth					
Growth 2020 - 2024	13.35%		3.10%		
Growth 2024 - 2029	5.74%		4.09%		
Empl	2,246	97.27%	152,717	96	
Unempl	63	2.73%	4,907	3	
2024 Population by Race					
	4,490		304,432		
White	2,177	48.49%	144,894	47	
Black	1,561	34.77%	117,577	38	
Am. Indian & Alaskan	27	0.60%	1,342	0	
Asian	184	4.10%	9,095	2	
Hawaiian & Pacific Island	4	0.09%	238	0	
Other	537	11.96%	31,286	10	
Household Growth					
Growth 2020 - 2024	12.36%		3.53%		
Growth 2024 - 2029	5.64%		4.26%		
Renter Occupied	636	36.26%	56,994	46	
Owner Occupied	1,118	63.74%	65,670	53	
2024 Households by Household Income					
	1,753		122,664		
Income <\$25K	109	6.22%	21,639	17	
Income \$25K - \$50K	228	13.01%	24,586	20	
Income \$50K - \$75K	313	17.86%	25,239	20	
Income \$75K - \$100K	349	19.91%	16,974	13	
Income \$100K - \$125K	137	7.82%	9,033	7	
Income \$125K - \$150K	221	12.61%	8,174	6	
Income \$150K - \$200K	250	14.26%	7,743	6	
Income \$200K+	146	8.33%	9,276	7	
2024 Med Household Inc	\$91,224		\$63,876		
2024 Median Age	37.90		38.00		

Demographic Detail Report

Lot 8

1547 Pooler Pkwy, Pooler, GA 31322

Building Type: **Land**

Class: -

RBA: -

Typical Floor: -

Total Available: **0 SF**

% Leased: **0%**

Rent/SF/Yr: -



Radius	3 Mile		5 Mile		10 Mile	
Population						
2029 Projection	25,320		50,118		172,454	
2024 Estimate	24,262		47,792		162,410	
2020 Census	23,191		44,480		151,735	
Growth 2024 - 2029	4.36%		4.87%		6.18%	
Growth 2020 - 2024	4.62%		7.45%		7.04%	
2024 Population by Age	24,262		47,792		162,410	
Age 0 - 4	1,403	5.78%	2,832	5.93%	10,323	6.36%
Age 5 - 9	1,361	5.61%	2,723	5.70%	9,838	6.06%
Age 10 - 14	1,445	5.96%	2,913	6.10%	10,347	6.37%
Age 15 - 19	1,496	6.17%	2,973	6.22%	10,463	6.44%
Age 20 - 24	1,475	6.08%	2,956	6.19%	10,890	6.71%
Age 25 - 29	1,577	6.50%	3,214	6.72%	12,155	7.48%
Age 30 - 34	1,746	7.20%	3,541	7.41%	12,993	8.00%
Age 35 - 39	1,719	7.09%	3,487	7.30%	12,126	7.47%
Age 40 - 44	1,717	7.08%	3,426	7.17%	11,747	7.23%
Age 45 - 49	1,639	6.76%	3,200	6.70%	10,173	6.26%
Age 50 - 54	1,647	6.79%	3,189	6.67%	9,673	5.96%
Age 55 - 59	1,619	6.67%	3,156	6.60%	9,812	6.04%
Age 60 - 64	1,489	6.14%	2,872	6.01%	9,077	5.59%
Age 65 - 69	1,265	5.21%	2,443	5.11%	7,623	4.69%
Age 70 - 74	1,054	4.34%	1,991	4.17%	6,030	3.71%
Age 75 - 79	813	3.35%	1,471	3.08%	4,408	2.71%
Age 80 - 84	452	1.86%	799	1.67%	2,580	1.59%
Age 85+	345	1.42%	606	1.27%	2,150	1.32%
Age 65+	3,929	16.19%	7,310	15.30%	22,791	14.03%
Median Age	39.70		38.90		36.70	
Average Age	39.60		39.00		37.60	

Demographic Detail Report

Lot 8 1547 Pooler Pkwy, Pooler, GA 31322					
Radius	3 Mile		5 Mile		10 Mile
2024 Population By Race	24,262		47,792		162,410
White	13,021	53.67%	24,611	51.50%	70,965 43.69%
Black	7,358	30.33%	14,163	29.63%	66,181 40.75%
Am. Indian & Alaskan	138	0.57%	401	0.84%	1,018 0.63%
Asian	917	3.78%	2,019	4.22%	4,784 2.95%
Hawaiian & Pacific Island	19	0.08%	43	0.09%	128 0.08%
Other	2,810	11.58%	6,554	13.71%	19,334 11.90%
Population by Hispanic Origin	24,262		47,792		162,410
Non-Hispanic Origin	22,380	92.24%	42,929	89.82%	148,004 91.13%
Hispanic Origin	1,882	7.76%	4,863	10.18%	14,407 8.87%
2024 Median Age, Male	37.90		37.40		35.50
2024 Average Age, Male	38.30		37.90		36.60
2024 Median Age, Female	41.60		40.50		38.00
2024 Average Age, Female	40.90		40.10		38.60
2024 Population by Occupation Classification	19,756		38,733		129,811
Civilian Employed	12,435	62.94%	24,879	64.23%	82,005 63.17%
Civilian Unemployed	316	1.60%	822	2.12%	3,108 2.39%
Civilian Non-Labor Force	6,465	32.72%	12,109	31.26%	42,313 32.60%
Armed Forces	540	2.73%	923	2.38%	2,385 1.84%
Households by Marital Status					
Married	4,668		8,968		25,561
Married No Children	2,915		5,560		15,374
Married w/Children	1,753		3,408		10,187
2024 Population by Education	18,552		36,006		119,098
Some High School, No Diploma	1,398	7.54%	3,296	9.15%	12,537 10.53%
High School Grad (Incl Equivalency)	3,554	19.16%	7,088	19.69%	29,040 24.38%
Some College, No Degree	5,946	32.05%	10,715	29.76%	36,003 30.23%
Associate Degree	1,469	7.92%	2,610	7.25%	8,548 7.18%
Bachelor Degree	3,777	20.36%	7,708	21.41%	21,078 17.70%
Advanced Degree	2,408	12.98%	4,589	12.75%	11,892 9.99%

Demographic Detail Report

Lot 8						
1547 Pooler Pkwy, Pooler, GA 31322						
Radius	3 Mile		5 Mile		10 Mile	
2024 Population by Occupation	22,719		45,543		151,148	
Real Estate & Finance	826	3.64%	1,193	2.62%	3,377	2.23%
Professional & Management	5,866	25.82%	13,057	28.67%	37,670	24.92%
Public Administration	682	3.00%	1,552	3.41%	5,496	3.64%
Education & Health	2,704	11.90%	5,057	11.10%	17,320	11.46%
Services	2,276	10.02%	3,813	8.37%	14,803	9.79%
Information	170	0.75%	314	0.69%	1,023	0.68%
Sales	2,446	10.77%	4,473	9.82%	16,673	11.03%
Transportation	0	0.00%	0	0.00%	753	0.50%
Retail	1,360	5.99%	2,853	6.26%	9,554	6.32%
Wholesale	336	1.48%	461	1.01%	1,892	1.25%
Manufacturing	1,302	5.73%	3,574	7.85%	9,794	6.48%
Production	2,060	9.07%	4,170	9.16%	13,418	8.88%
Construction	847	3.73%	1,693	3.72%	6,770	4.48%
Utilities	1,086	4.78%	2,261	4.96%	8,441	5.58%
Agriculture & Mining	20	0.09%	22	0.05%	210	0.14%
Farming, Fishing, Forestry	25	0.11%	25	0.05%	304	0.20%
Other Services	713	3.14%	1,025	2.25%	3,650	2.41%
2024 Worker Travel Time to Job	12,104		24,155		80,278	
<30 Minutes	8,612	71.15%	15,101	62.52%	52,616	65.54%
30-60 Minutes	2,862	23.65%	7,554	31.27%	23,005	28.66%
60+ Minutes	630	5.20%	1,500	6.21%	4,657	5.80%
2020 Households by HH Size	9,237		17,597		57,611	
1-Person Households	2,477	26.82%	4,697	26.69%	15,502	26.91%
2-Person Households	3,103	33.59%	6,008	34.14%	18,657	32.38%
3-Person Households	1,556	16.85%	2,920	16.59%	10,148	17.61%
4-Person Households	1,173	12.70%	2,261	12.85%	7,476	12.98%
5-Person Households	538	5.82%	1,041	5.92%	3,580	6.21%
6-Person Households	251	2.72%	423	2.40%	1,429	2.48%
7 or more Person Households	139	1.50%	247	1.40%	819	1.42%
2024 Average Household Size	2.50		2.50		2.50	
Households						
2029 Projection	10,022		19,690		65,587	
2024 Estimate	9,604		18,781		61,784	
2020 Census	9,236		17,598		57,611	
Growth 2024 - 2029	4.35%		4.84%		6.16%	
Growth 2020 - 2024	3.98%		6.72%		7.24%	

Demographic Detail Report

Lot 8 1547 Pooler Pkwy, Pooler, GA 31322			
Radius	3 Mile	5 Mile	10 Mile
2024 Households by HH Income	9,606	18,782	61,784
<\$25,000	1,108 11.53%	2,031 10.81%	9,834 15.92%
\$25,000 - \$50,000	1,771 18.44%	2,957 15.74%	12,236 19.80%
\$50,000 - \$75,000	1,833 19.08%	3,259 17.35%	12,312 19.93%
\$75,000 - \$100,000	1,391 14.48%	3,068 16.33%	9,564 15.48%
\$100,000 - \$125,000	972 10.12%	1,553 8.27%	5,083 8.23%
\$125,000 - \$150,000	864 8.99%	2,018 10.74%	4,866 7.88%
\$150,000 - \$200,000	1,013 10.55%	1,988 10.58%	4,220 6.83%
\$200,000+	654 6.81%	1,908 10.16%	3,669 5.94%
2024 Avg Household Income	\$96,452	\$106,859	\$85,848
2024 Med Household Income	\$76,635	\$84,322	\$66,869
2024 Occupied Housing	9,605	18,781	61,784
Owner Occupied	6,169 64.23%	11,616 61.85%	34,526 55.88%
Renter Occupied	3,436 35.77%	7,165 38.15%	27,258 44.12%
2020 Housing Units	10,055	18,864	62,800
1 Unit	7,850 78.07%	14,474 76.73%	45,781 72.90%
2 - 4 Units	708 7.04%	1,315 6.97%	5,028 8.01%
5 - 19 Units	646 6.42%	1,536 8.14%	7,697 12.26%
20+ Units	851 8.46%	1,539 8.16%	4,294 6.84%
2024 Housing Value	6,170	11,615	34,526
<\$100,000	692 11.22%	1,363 11.73%	5,978 17.31%
\$100,000 - \$200,000	1,896 30.73%	2,791 24.03%	10,133 29.35%
\$200,000 - \$300,000	1,671 27.08%	3,640 31.34%	9,889 28.64%
\$300,000 - \$400,000	956 15.49%	2,010 17.31%	4,395 12.73%
\$400,000 - \$500,000	394 6.39%	879 7.57%	2,102 6.09%
\$500,000 - \$1,000,000	497 8.06%	867 7.46%	1,573 4.56%
\$1,000,000+	64 1.04%	65 0.56%	456 1.32%
2024 Median Home Value	\$229,742	\$245,425	\$211,649
2024 Housing Units by Yr Built	10,967	21,269	69,367
Built 2010+	3,445 31.41%	7,101 33.39%	19,038 27.45%
Built 2000 - 2010	3,847 35.08%	7,577 35.62%	18,501 26.67%
Built 1990 - 1999	1,208 11.01%	2,412 11.34%	8,892 12.82%
Built 1980 - 1989	909 8.29%	1,824 8.58%	6,039 8.71%
Built 1970 - 1979	1,026 9.36%	1,435 6.75%	6,322 9.11%
Built 1960 - 1969	185 1.69%	446 2.10%	4,067 5.86%
Built 1950 - 1959	83 0.76%	140 0.66%	2,816 4.06%
Built <1949	264 2.41%	334 1.57%	3,692 5.32%
2024 Median Year Built	2004	2005	2001

Lot 8

1547 Pooler Pkwy, Pooler, GA 31322

Building Type: **Land**Total Available: **0 SF**

Class: -

% Leased: **0%**

RBA: -

Rent/SF/Yr: -

Typical Floor: -



Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	90	964	11
Retail & Wholesale Trade	23	256	11
Hospitality & Food Service	11	162	15
Real Estate, Renting, Leasing	8	50	6
Finance & Insurance	4	15	4
Information	2	8	4
Scientific & Technology Services	9	39	4
Management of Companies	0	0	0
Health Care & Social Assistance	11	107	10
Educational Services	2	253	127
Public Administration & Sales	0	0	0
Arts, Entertainment, Recreation	0	0	0
Utilities & Waste Management	4	21	5
Construction	8	28	4
Manufacturing	0	0	0
Agriculture, Mining, Fishing	0	0	0
Other Services	8	25	3

Consumer Spending Report

Lot 8

1547 Pooler Pkwy, Pooler, GA 31322

Building Type: **Land**

Class: -

RBA: -

Typical Floor: -

Total Available: **0 SF**

% Leased: **0%**

Rent/SF/Yr: -



2024 Annual Spending (\$000s)	3 Mile	5 Mile	10 Mile
Total Specified Consumer Spending	\$314,744	\$637,448	\$1,837,085
Total Apparel	\$16,308	\$33,411	\$101,019
Women's Apparel	6,395	13,122	38,626
Men's Apparel	3,374	6,979	20,469
Girl's Apparel	1,111	2,283	7,262
Boy's Apparel	838	1,698	5,514
Infant Apparel	759	1,536	5,147
Footwear	3,831	7,792	24,001
Total Entertainment & Hobbies	\$47,259	\$94,608	\$279,738
Entertainment	4,400	8,492	28,838
Audio & Visual Equipment/Service	11,231	22,391	68,196
Reading Materials	576	1,144	2,953
Pets, Toys, & Hobbies	7,709	15,705	43,433
Personal Items	23,342	46,876	136,318
Total Food and Alcohol	\$81,308	\$164,858	\$483,345
Food At Home	41,593	82,951	253,588
Food Away From Home	34,444	70,893	200,215
Alcoholic Beverages	5,271	11,015	29,543
Total Household	\$51,978	\$105,322	\$294,417
House Maintenance & Repair	11,303	21,585	62,452
Household Equip & Furnishings	20,614	42,146	117,836
Household Operations	14,448	29,700	83,714
Housing Costs	5,612	11,892	30,416

Consumer Spending Report

Lot 8

1547 Pooler Pkwy, Pooler, GA 31322

2024 Annual Spending (000s)	3 Mile	5 Mile	10 Mile
Total Transportation/Maint.	\$84,847	\$170,968	\$496,366
Vehicle Purchases	45,015	90,231	258,578
Gasoline	21,553	42,982	132,229
Vehicle Expenses	1,551	3,124	8,578
Transportation	7,033	14,963	39,441
Automotive Repair & Maintenance	9,695	19,668	57,541
Total Health Care	\$14,525	\$28,591	\$80,685
Medical Services	8,057	16,025	44,297
Prescription Drugs	4,815	9,284	26,965
Medical Supplies	1,653	3,282	9,424
Total Education/Day Care	\$18,520	\$39,690	\$101,514
Education	11,963	25,784	65,998
Fees & Admissions	6,556	13,906	35,516