



ABOUT THE PROPERTY

Flexible Retail / Showroom / Flex Space for Lease

505 W US Highway 80 offers a unique opportunity to lease highly visible commercial space along the established Highway 80 corridor in Pooler, Georgia. Two large suites are available within this versatile mixed-use property, offering flexible configurations suitable for a wide range of retail, showroom, office, service, flex and warehouse-oriented users.

The property provides excellent visibility and accessibility in the rapidly growing Pooler market, with large footprints that can accommodate businesses seeking more space than is typically available in traditional retail centers.

The available suites feature a combination of ground-floor and mezzanine space and will generally be offered as-is, with potential landlord improvements to be determined based upon tenant needs, lease terms and overall deal structure.

HIGHLIGHTS



SEE SUITE DETAILS BELOW



+/- 18,123 SF TOTAL
AVAILABLE



PARCEL ID: 5001501028



RETAIL/SERVICES/OFFICE
GENERAL COMMERCIAL



ZONING: C-1
BUSINESS COMMERCIAL



HIGHLY VISIBLE
COMMERCIAL CORRIDOR
ON HWY 80

505 W US HIGHWAY 80 (FORMERLY ALL AMERICAN GLASS)

11,070 Rentable SF Total

- 9,600 SF ground floor (2,640 of office, 6,960 of warehouse)
- 1,470 SF mezzanine office
- \$17.00/SF NNN
- Flexible combination of showroom, office and warehouse/flex space
- Large footprint suitable for a variety of commercial users
- Delivered generally as-is

This suite provides an excellent opportunity for a tenant requiring a substantial footprint with the flexibility to combine customer-facing space with office, storage, warehouse or operational areas.



505B-D W US HIGHWAY 80 (FORMERLY RELENTLESS CHURCH)

7,053 Rentable SF Total

- 6,360 SF ground floor
- 693 SF mezzanine
- \$20.00/SF NNN
- Versatile commercial layout
- Suitable for retail, showroom, service, office, fitness, medical or similar uses
- Delivered generally as-is

The suite's size and flexible configuration make it well-suited for businesses seeking a prominent Pooler location without the limitations of a traditional small-format retail space.



PROPERTY HIGHLIGHTS

- Ample parking on site with 44 spots in front of the property and room for +/- 30 behind the property.
- Highly visible US Highway 80 location
- Established Pooler commercial corridor
- Flexible mix of retail, showroom, office, flex and warehouse space
- Ground-floor and mezzanine areas
- Suitable for a broad range of commercial uses
- Large footprints that are increasingly difficult to find in the Pooler market
- Convenient access to Pooler's major commercial and residential areas

EXTERIOR PICTURES



LOCATION OVERVIEW

The city of Pooler, Georgia, is situated in Chatham County, where I-95 and I-16 intersect. It's located 10 miles west of Savannah and within a two-mile radius of the Savannah/Hilton Head International Airport. The city covers about 31 square miles and has a population of around 28,738. Since its establishment in 1907, Pooler has experienced significant growth with the development of financial institutions, retail shops, professional offices, warehouses and restaurants. Today, Pooler is the hub of commercial development in west Chatham County. The area's exponential growth is attributed to low crime rates and the small-town community feel.

LOCATION MAP



AERIAL SITE MAP



AREA DEMOGRAPHICS

2025 AREA DEMOGRAPHICS		2 MILES	5 MILES	10 MILES
	POPULATION	11,393	54,367	176,306
	2030 PROJECTED POP.	11,877	57,331	187,223
	AVG. HH INCOME	\$87.7K	\$110.8K	\$93.1K
	NO. OF HOUSEHOLDS	4,692	21,262	66,406

	DAILY TRAFFIC COUNT	
US W HWY 80	26,412	
LOUISVILLE RD	19,478	

	COSNSUMER SPENDING 5 MILES	
TRANSPORT & MAINTENANCE	\$194M	
FOOD & ALCOHOL	\$186M	
HOUSEHOLD	\$117M	
ENTERTAINMENT	\$106M	