

PARKWAY BUSINESS CENTER

119 - 123 CANAL STREET
POOLER, GA 31322

Adam Bryant, CCIM, SIOR
C: 912.667.2740
adam.bryant@svn.com





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1 PROPERTY INFORMATION

119 - 123 Canal Street
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Property Summary



Lease Rate

\$35.00 SF/YR, MG

PROPERTY OVERVIEW

SVN is pleased to offer professional retail or office space for lease in Building 119 at Parkway Business Center. Currently built out for an office user, Suite 102 is ±1,680 square feet with a front lobby and reception area, 6 private offices, a large conference room, 2 restrooms and a large break room with storage. The suite will be available on 06/01/26 and offered in move-in condition. Completed in 2005, Parkway Business Center comprises 2 buildings and contains an excellent mix of co-tenants such as Scale Solutions, Cora Physical Therapy, Republic Finance, Zdrilich Law, Advantage Staffing and The DeWitt-Tilton Group. The property has been very well-maintained, is nicely landscaped and has abundant parking for staff and visitors. Shown by appointment only - do not disturb the occupant.

LOCATION OVERVIEW

The property is located on Canal Street, just off Pooler Parkway, in the Pooler Park of Commerce at Godley Station. Godley Station is a 5,800-acre master-planned development, which has been the center of real estate growth just west of Savannah for more than a decade. The area is home to the Sav/HH International Airport and is logistically centralized for convenient travel to anywhere within the Savannah area, with quick access to both I-95 and I-16. Residential and commercial growth can be attributed to a number of economic drivers including: the Georgia Ports Authority; the tourism industry; employers such as Gulfstream, JCB, Colonial Oil, GA Pacific, the Air National Guard, Amazon, Mitsubishi, Hyundai; and the Fort Stewart and Hunter Army Airfield military bases.

OFFERING SUMMARY

| | |
|---------------------------|----------|
| Available SF [Suite 102]: | 1,680 SF |
| Date Available: | 06/01/26 |
| Year Built: | 2005 |
| Zoning: | PUD |
| Market: | Savannah |
| Submarket: | Pooler |

Property Highlights



PROPERTY HIGHLIGHTS

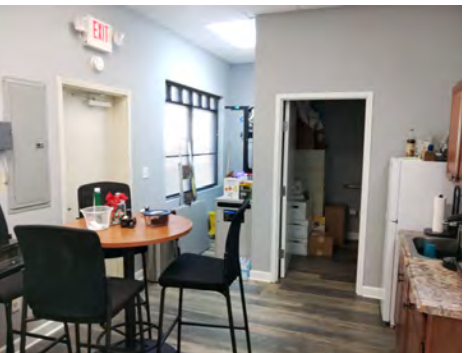
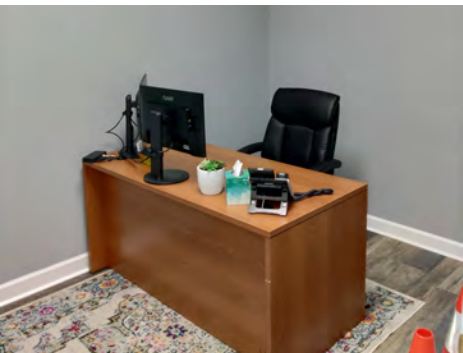
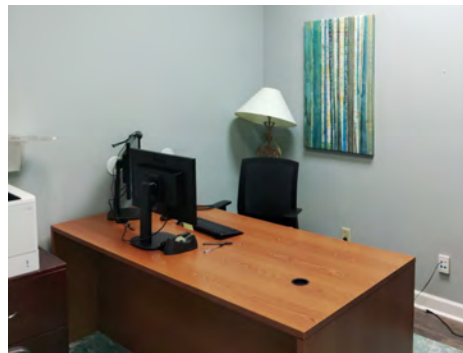
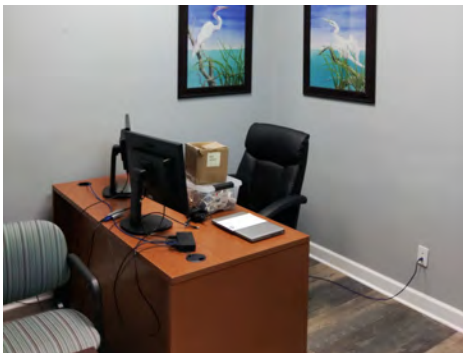
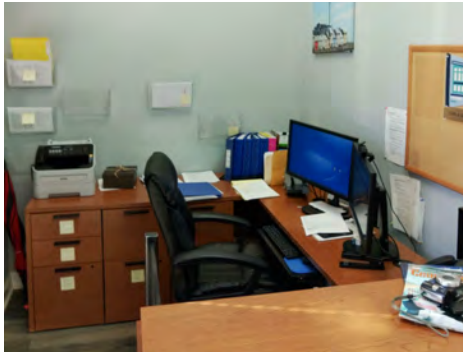
- ±1,680 SF Professional Retail or Office | For Lease
- Front Lobby with Reception, 6 Private Offices; Conference; Break Room
- Available 06/01/26 and Offered in Move-in Condition
- At Parkway Business Center Within the Pooler Park of Commerce
- Well-Maintained; Nicely Landscaped; Abundant Parking
- Just Off Pooler Pkwy in Godley Station; Near I-16/I-95, Airport



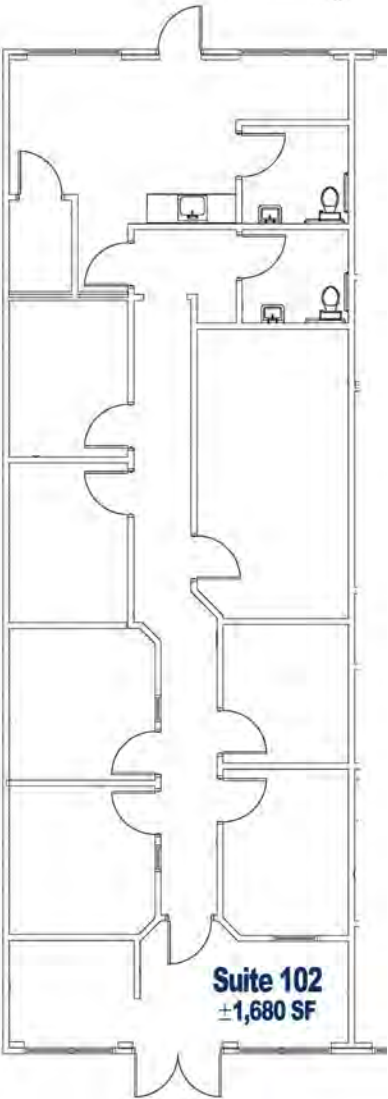
Parkway Business Center



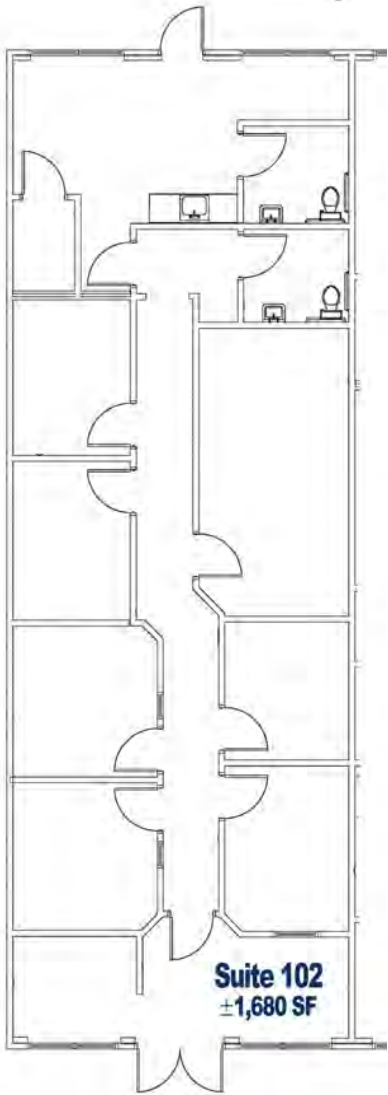
Suite 102 | Interior Photos



Floor Plan | Site Plan



Floor Plan | Site Plan



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.

2 LOCATION INFORMATION

119 - 123 Canal Street
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Aerial | Site



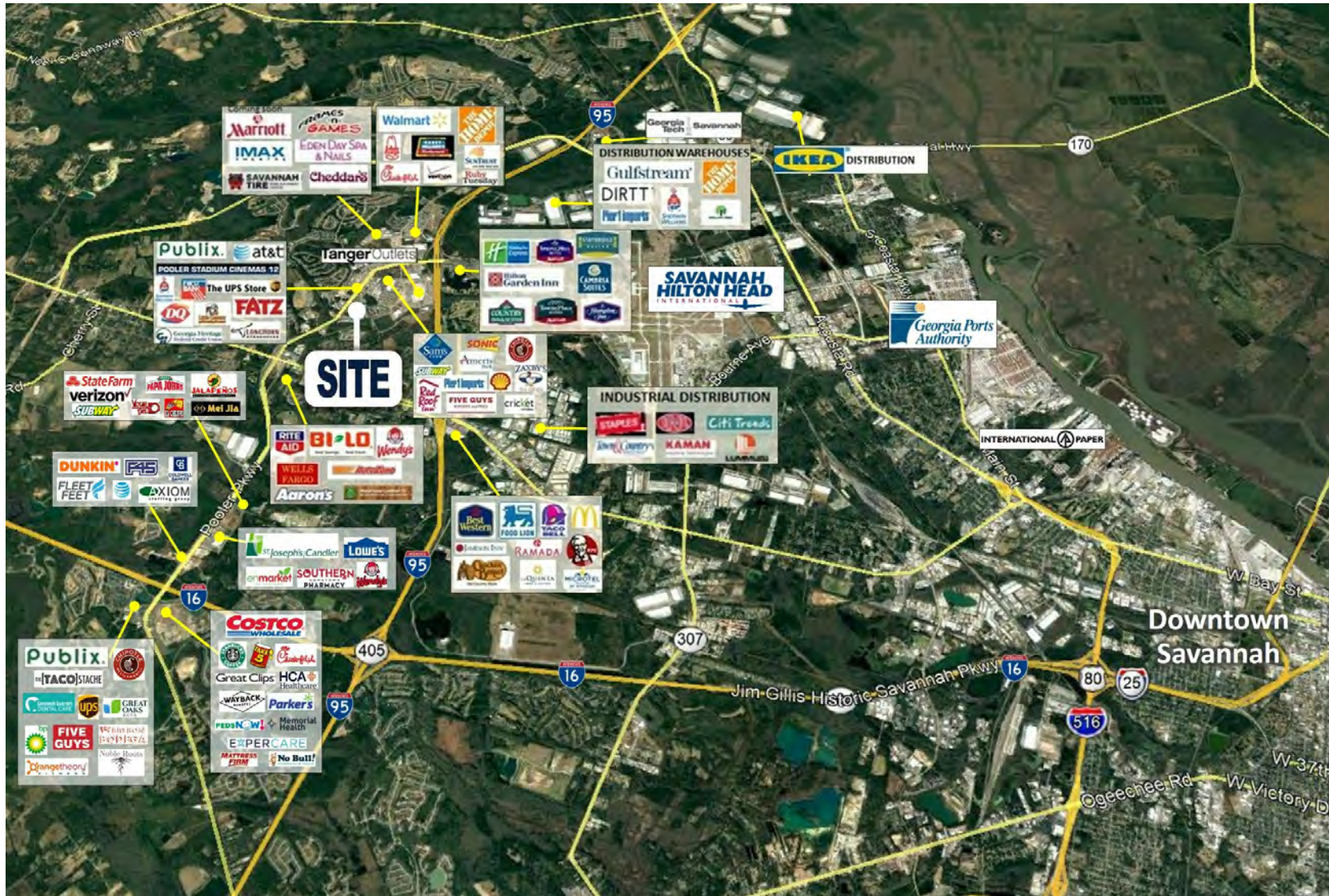
Aerial | Godley Station



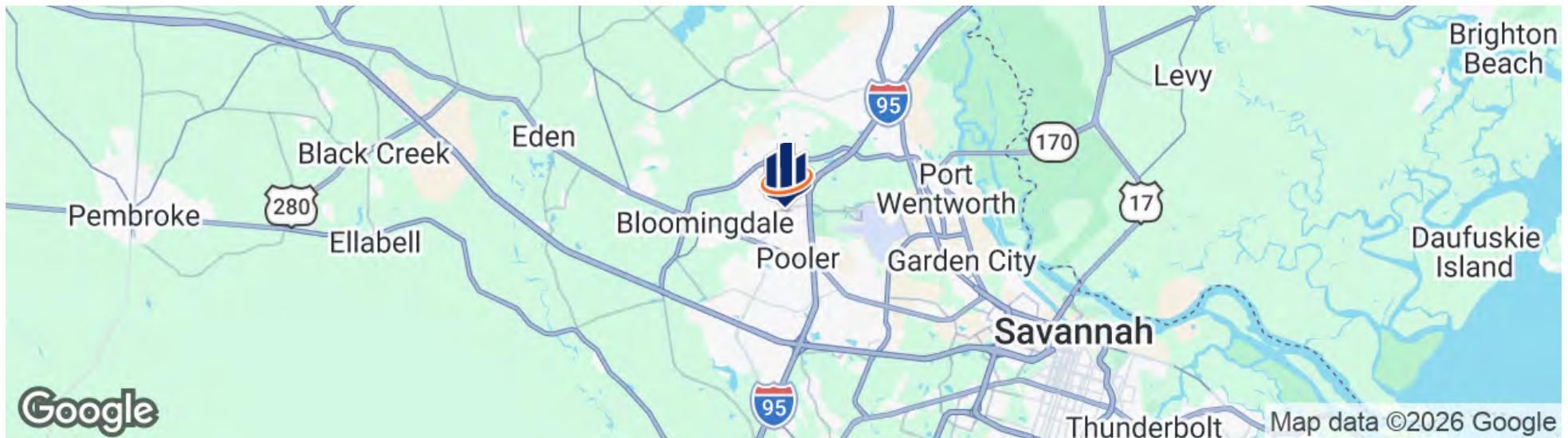
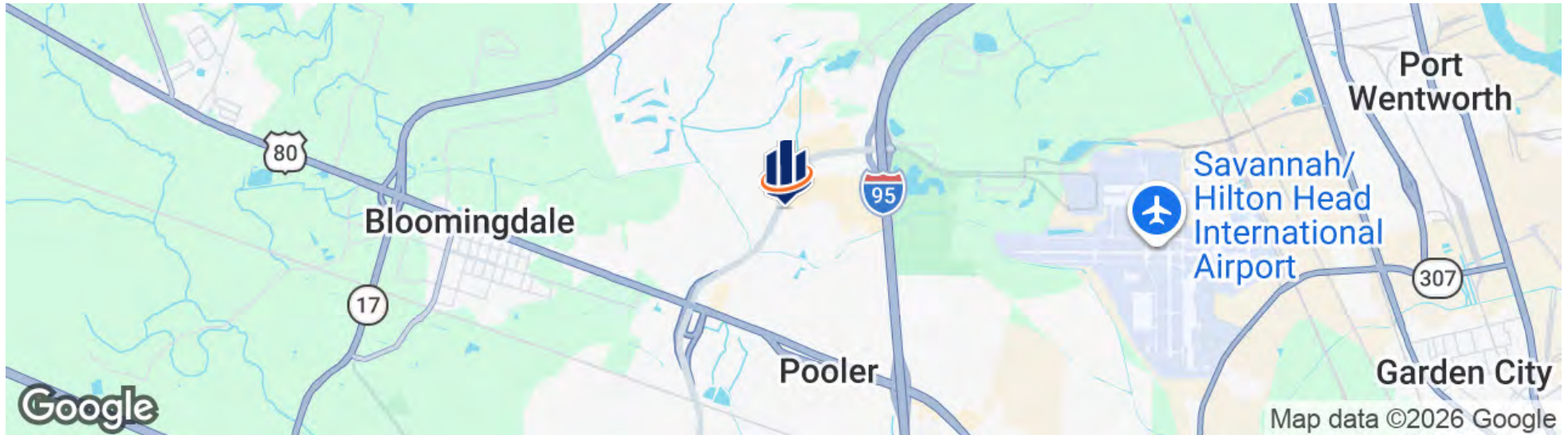
Aerial | I-95



Aerial | Savannah MSA



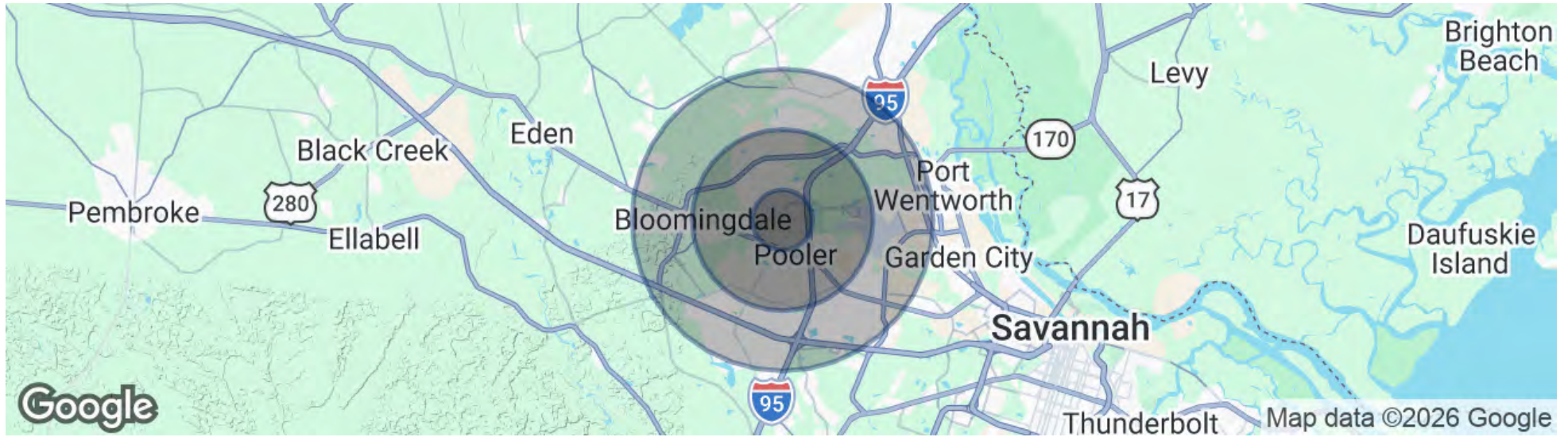
Location Maps



3 Scale Solutions DEMOGRAPHICS

119 - 123 Canal Street
Pooler, GA 31322

Demographics Map & Report



POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 5,573 | 20,991 | 52,213 |
| Average Age | 33.6 | 38.0 | 37.7 |
| Average Age (Male) | 35.1 | 37.2 | 35.9 |
| Average Age (Female) | 35.8 | 40.8 | 39.7 |

HOUSEHOLDS & INCOME

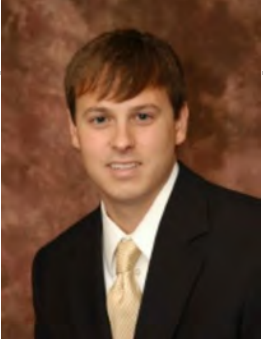
| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 2,583 | 8,957 | 20,277 |
| # of Persons per HH | 2.2 | 2.3 | 2.6 |
| Average HH Income | \$94,265 | \$98,322 | \$101,174 |
| Average House Value | \$296,476 | \$278,700 | \$279,867 |

2023 American Community Survey (ACS)

4 ADVISOR BIO & CONTACT

119 - 123 Canal Street
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, specializing in the sale and leasing of land, office, retail, and investment properties throughout Savannah, Georgia and the surrounding coastal markets.

Bryant holds both a Master of Business Administration [MBA] and a Bachelor of Business Administration [BBA] from Georgia Southern University. He has earned the prestigious Certified Commercial Investment Member [CCIM] designation from the CCIM Institute and the SIOR designation from the Society of Industrial and Office Realtors. The CCIM designation is awarded to commercial real estate professionals who complete a rigorous graduate-level curriculum and demonstrate extensive transactional experience.

Since joining SVN | GASC in 2006, Bryant has completed more than \$500 million in transaction volume and has been recognized for his production, ranking among the Top 5 Advisors nationwide out of more than 2,000 SVN Advisors on multiple occasions.

Bryant previously served as President of the Savannah / Hilton Head Realtors Commercial Alliance [RCA] and remains actively involved in the region's commercial real estate community.

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]

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