



ABOUT THE PROPERTY

Retail/Restaurant Spaces Available For Lease

Two retail spaces are available for lease in the thriving commercial corridor of Pooler, Georgia.

Unit 104 offers 1,775 SF in dark shell condition, allowing for custom build-outs. Units 110 and 111 combined total 2,923 SF and are partially equipped for restaurant use. Features include a grease trap, a walk-in cooler/freezer, and a fire suppression hood.

Located at 810 Towne Center Blvd, this modern retail development totals 29,490 square feet and features a well-designed layout that enhances visibility and accessibility for Tenants. Businesses will benefit from strong exposure and high traffic counts in a rapidly expanding retail market. This location is ideal for both new and established businesses looking to capitalize on Pooler's continued growth.

HIGHLIGHTS



-UNIT 104 - \$39/PSF MODIFIED
GROSS LEASE STRUCTURE
-UNITS 110 AND 111 - CALL FOR
PRICING



UNIT 104- 1,775 SF- RETAIL
UNITS 110 & 111- 2,923 SF
COMBINED- RESTAURANT



BUILT IN 2020



5- YEAR MINIMUM

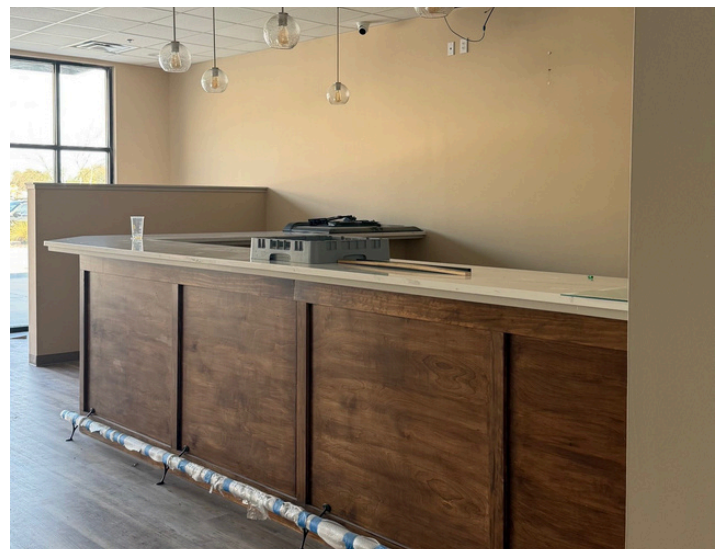


115 PARKING SPOTS AVAILABLE



EASILY ACCESSIBLE FROM
TOWNE CENTER BLVD, BENTON
BLVD, POOLER PKWY, AND I-95

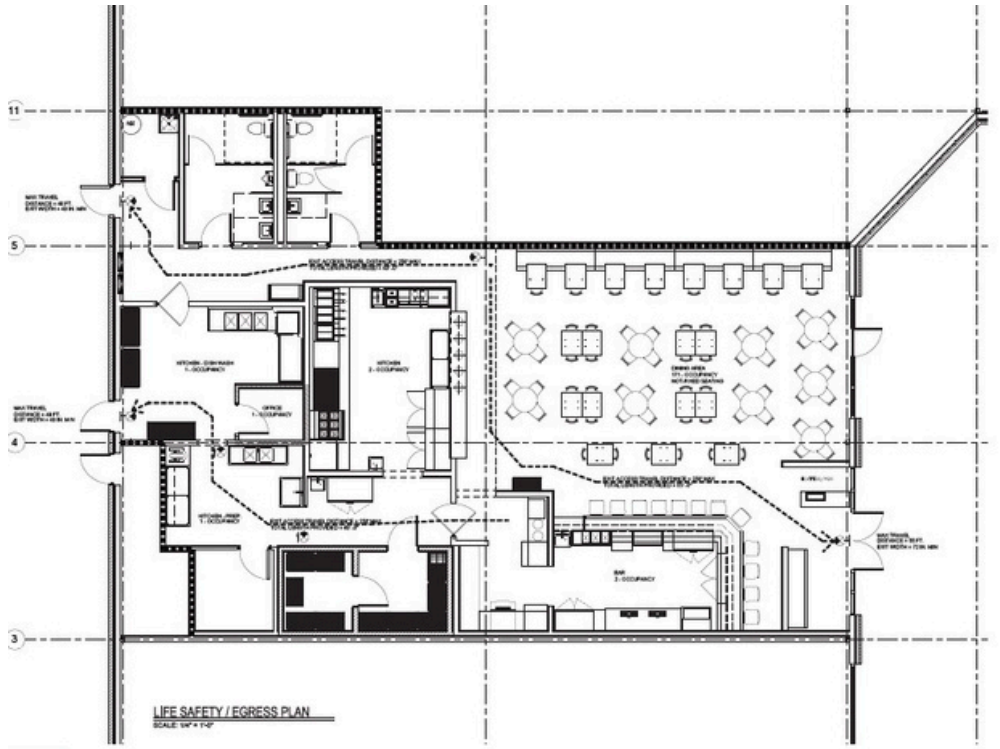
PROPERTY IMAGES



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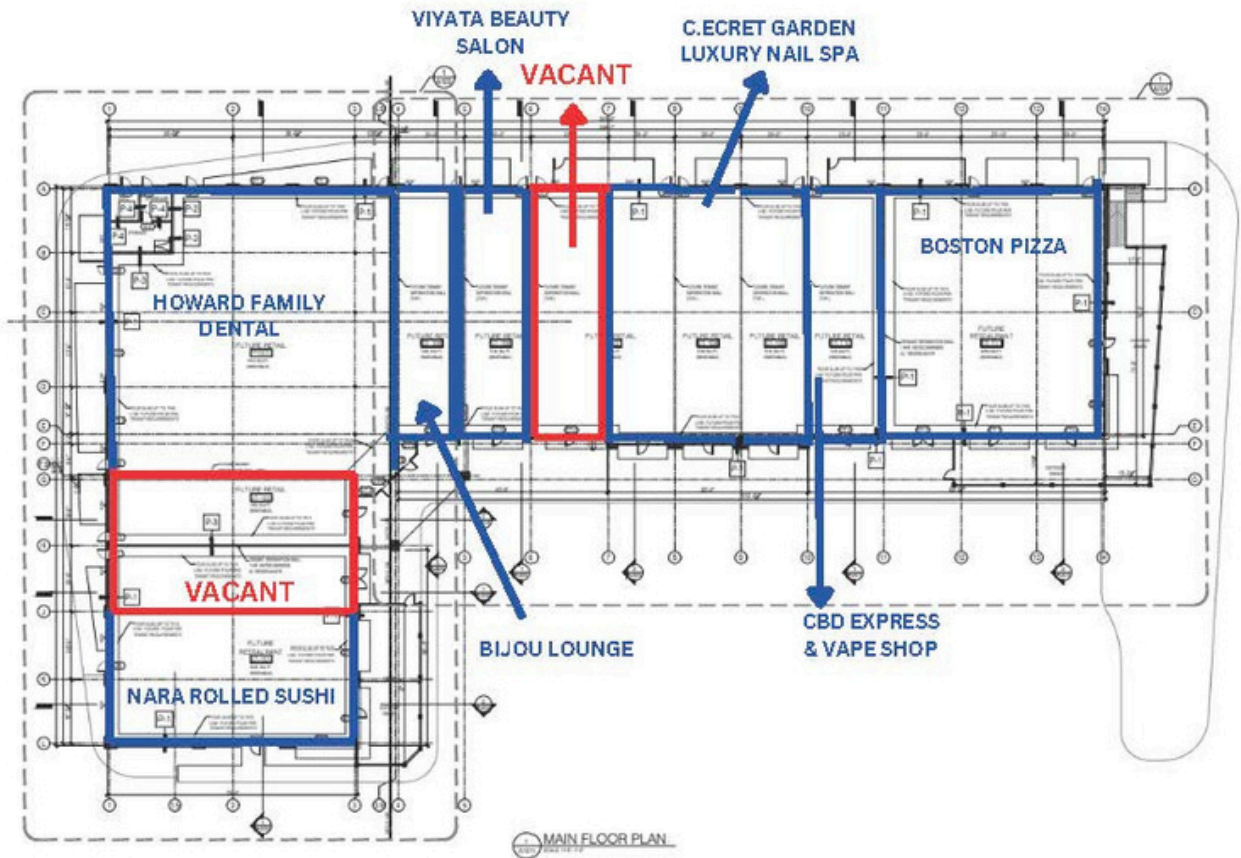
RESTAURANT FLOOR PLAN



LOCATION MAP



TENANT LAYOUT



TENANT MIX AND AVAILABLE UNITS:

Suite 101 - Boston Pizza

Suite 102 - CBD Express & Vape Shop

Suite 103 - C.ecret Garden Nails

Suite 104 - Vacant - 1,775 SF

Suite 105 - Viyata Beauty Salon

Suite 106 - Bijou Lounge

Suite 107, 108, 109 - Howard Dental

Suite 110 & 111 - Vacant - 2,923 SF

Suite 112 & 113 - Nara Rolled Sushi