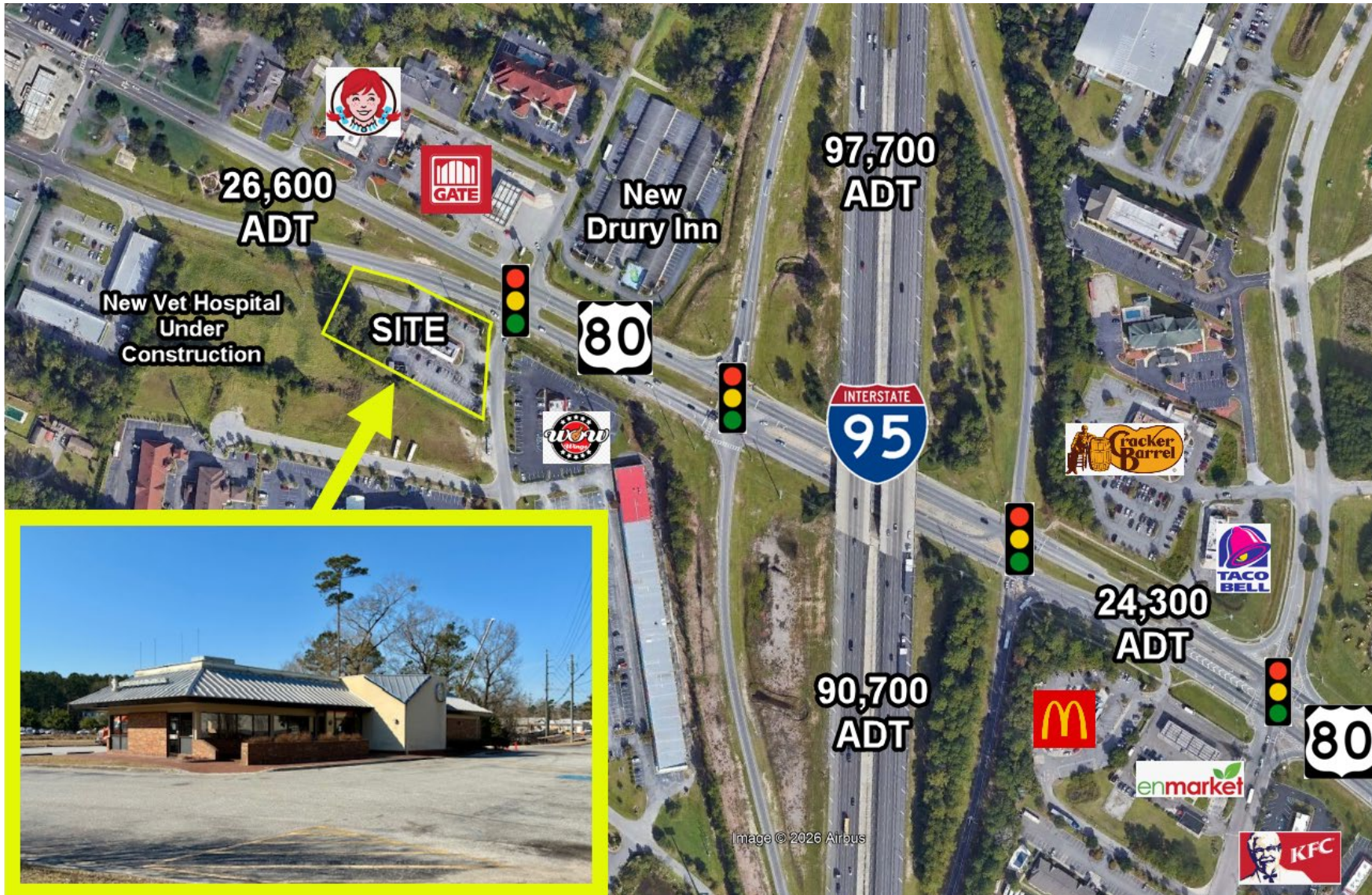


Former Burger King- Traffic Lit Corner- 1.41 acres- Pooler, GA



Asking Price: Please Inquire

Property Size: 1.419 acres

Building Size: 2,994 sq ft

Parking Spaces: 42

**Zoning: Pooler C-2 - Heavy Commercial
Main St Overlay**

PROPERTY HIGHLIGHTS

- Very visible traffic lit corner location on US Hwy 80 at I-95 Exit 102
- 2024 GA DOT ADT 26,600 just to the west. This count does not take the activity near the interchange into account
- Pooler is one of the fastest growing cities in Georgia with the Port of Savannah and many large manufacturers fueling the area's economic activity and growth
- 5-mile population exceeds 60,000 with strong incomes and continued migration from the greater Savannah area

PROPERTY OVERVIEW

This property is ready to be reoccupied by a new restaurant tenant or redeveloped for wide variety of possible commercial uses. The current restaurant does not occupy the entire property. There is a possibility of adding an additional tenant to the site.

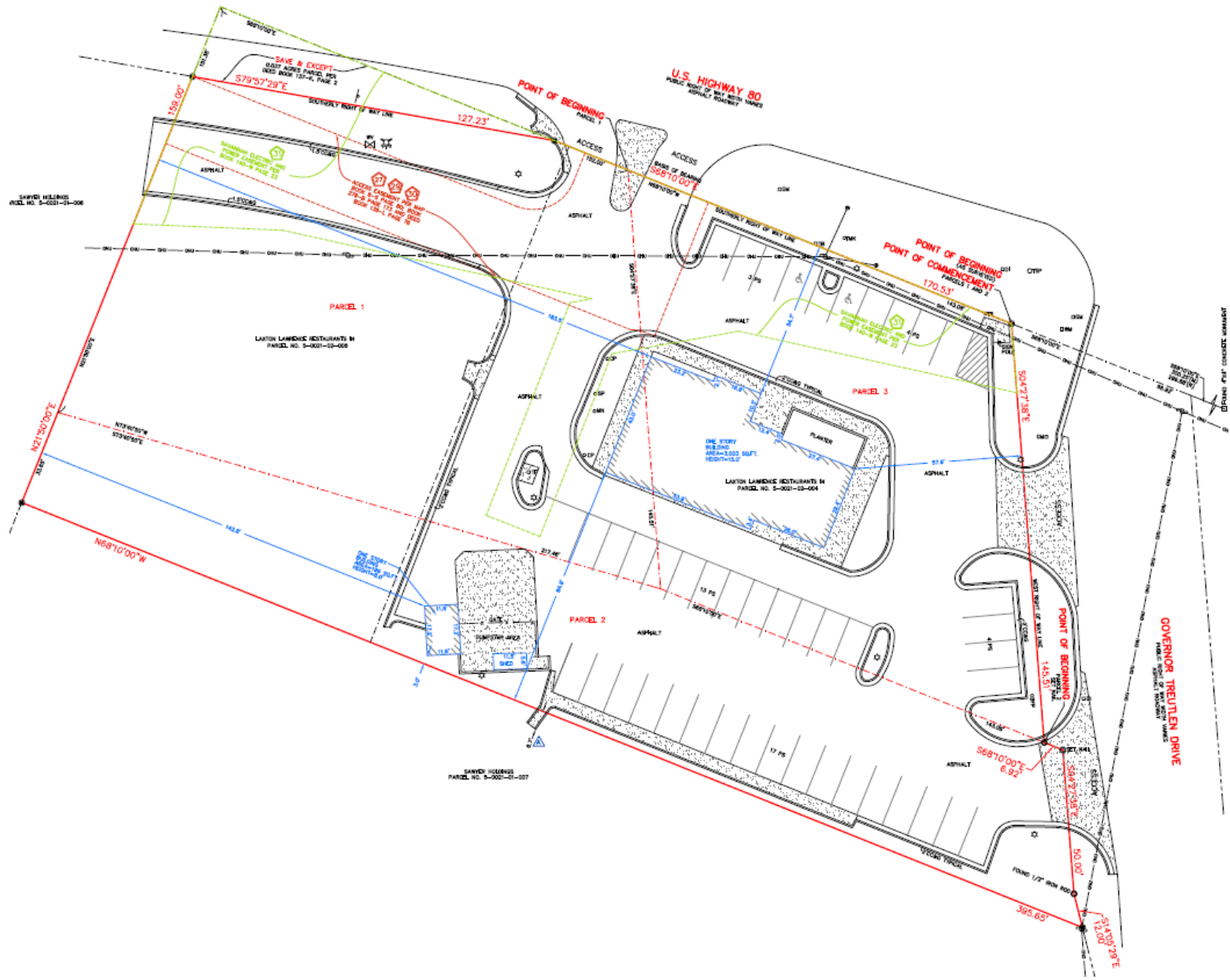


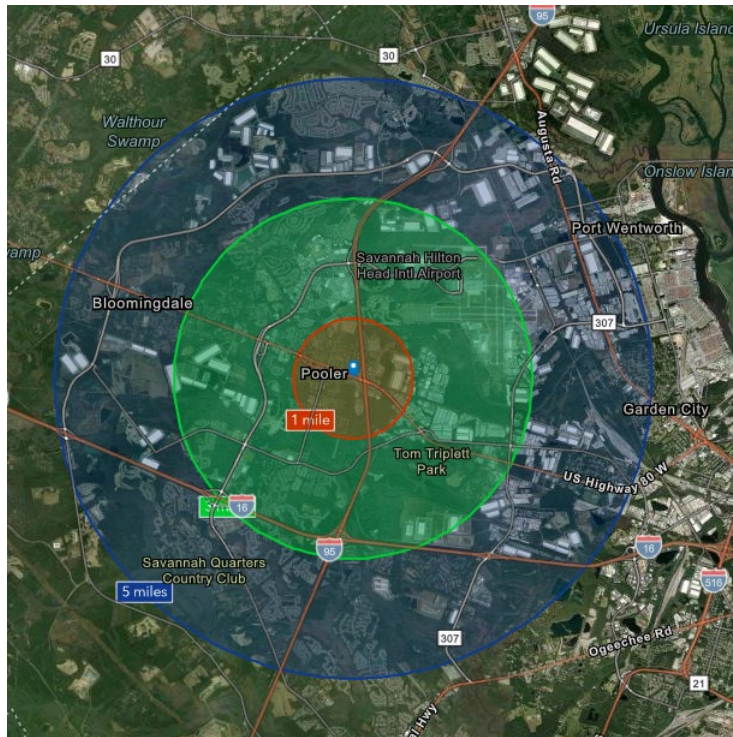
Paul Bland- Broker

coastalres.net

(912) 856-6048

paul@coastalres.net





Executive Summary

415 US Highway 80 E, Pooler, Georgia, 31322

Rings: 1, 3, 5 mile radii



| Population | 1 mile | 3 miles | 5 miles |
|-----------------------|--------|---------|---------|
| 2010 Population | 3,126 | 16,086 | 38,481 |
| 2020 Population | 3,564 | 19,747 | 53,687 |
| 2025 Population | 4,296 | 21,998 | 61,911 |
| 2030 Population | 4,883 | 23,671 | 66,621 |
| 2010-2020 Annual Rate | 1.32% | 2.07% | 3.39% |
| 2020-2025 Annual Rate | 3.62% | 2.08% | 2.75% |
| 2025-2030 Annual Rate | 2.59% | 1.48% | 1.48% |

Age

| | | | |
|-------------------------|------|------|------|
| 2025 Median Age | 40.4 | 38.0 | 37.0 |
| U.S. median age is 39.1 | | | |

| Mortgage Income | 1 mile | 3 miles | 5 miles |
|-------------------------------------|--------|---------|---------|
| 2025 Percent of Income for Mortgage | 25.2% | 23.2% | 23.4% |

Median Household Income

| | | | |
|------------------------------|----------|----------|-----------|
| 2025 Median Household Income | \$61,833 | \$87,889 | \$91,681 |
| 2030 Median Household Income | \$70,882 | \$96,063 | \$102,092 |
| 2025-2030 Annual Rate | 2.77% | 1.79% | 2.17% |

Average Household Income

| | | | |
|-------------------------------|----------|-----------|-----------|
| 2025 Average Household Income | \$71,678 | \$110,869 | \$114,946 |
| 2030 Average Household Income | \$78,342 | \$121,342 | \$127,185 |

Per Capita Income

| | | | |
|------------------------|----------|----------|----------|
| 2025 Per Capita Income | \$28,878 | \$46,203 | \$45,683 |
| 2030 Per Capita Income | \$32,038 | \$51,197 | \$51,022 |
| 2025-2030 Annual Rate | 2.10% | 2.07% | 2.24% |