

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

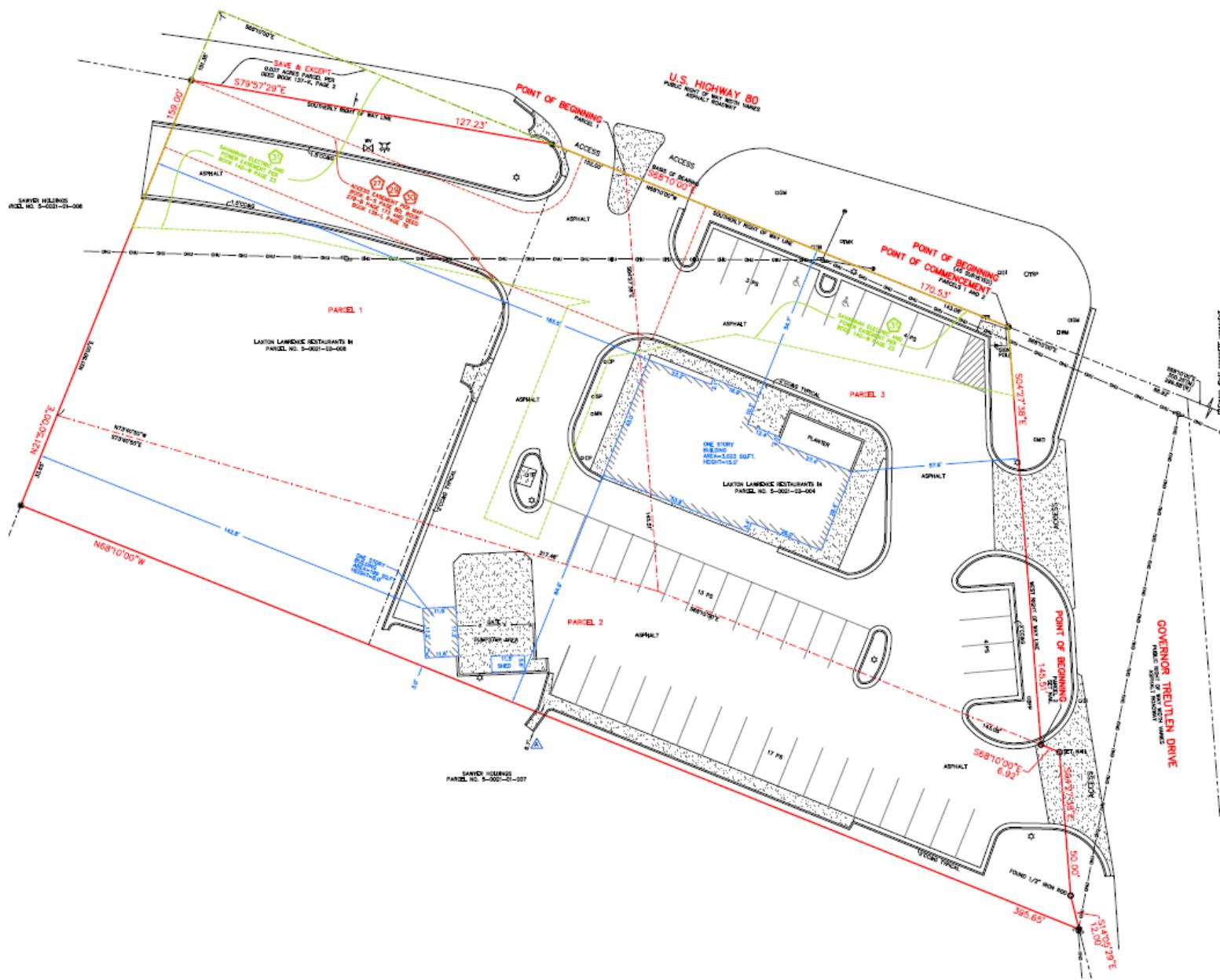
This property is ready to be reoccupied by a new restaurant tenant or redeveloped for wide variety of possible commercial uses. The current restaurant does not occupy the entire property. There is a possibility of adding an additional tenant to the site.

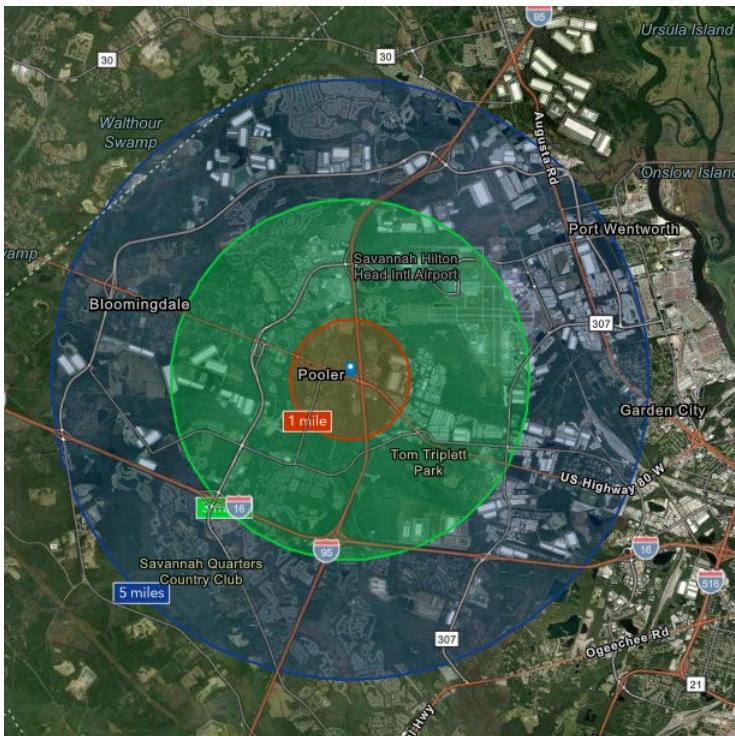


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Site Address: 415 E US Hwy 80, Pooler, GA 31322

Survey





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%