

COMING FALL 2026 –
NEW CONSTRUCTION
SMALL BAY FLEX
OFFICE SPACE
POOLER, GA

DAICOMMERCIAL.COM

FOR LEASE
1301 W HIGHWAY 80
POOLER, GA 31322

PROPERTY INFORMATION



LIST PRICE:	CALL FOR PRICING
	±206,000 SF
PROPERTY SIZE:	BUILD-TO-SUIT SMALL BAY FLEX SPACE
PIN #:	50987-02001A
ZONING:	C-2 HEAVY COMMERCIAL
LOCATION:	ACCESS TO MAJOR TRANSPORTATION ROUTES, HWY 80, I-95, I-16, JIMMY DELOACH & HIGHWAY 21



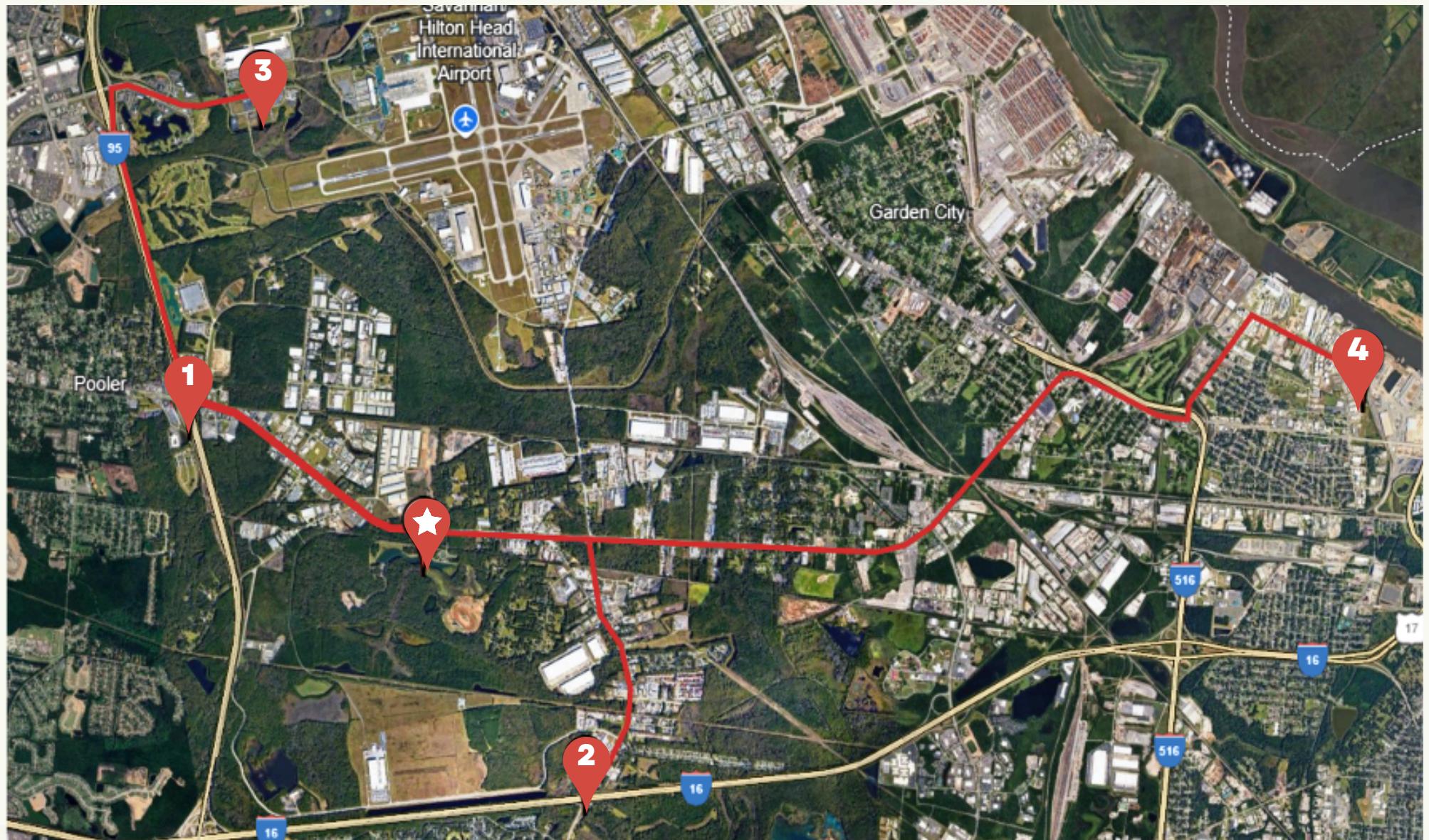
PROPERTY & LOCATION OVERVIEW

A premier new flex office development is coming in Fall 2026, featuring ±206,000 SF of build-to-suit small bay flex space in a high-visibility location on US HWY 80 in Pooler, Georgia. This phased project will offer flex units in various sizes, tailored to meet diverse business needs. Strategically located between I-95 and Dean Forest Road, the site provides excellent exposure and convenient access to major transportation routes, including I-95 and I-16. Businesses locating here will benefit from the area's rapid growth, strong demographics, and logistical advantages.

Key Highlights:

- ±206,000 SF of build-to-suit small bay flex space
- Excellent visibility and access on US Highway 80
- Located in the thriving Pooler, GA, submarket
- Close proximity to I-95, I-16, and Pooler Parkway
- Ideal for a range of uses, including service providers, local suppliers and distributors, tradesmen and showrooms

Capitalize on this ideal location to serve the greater Savannah area - reserve your space now for Fall 2026 occupancy.



 1301 W HIGHWAY 80

 1 I-95 (1.5 MILES)
TRAVEL TIME: 5 MINUTES

 2 I-16 (3.0 MILES)
TRAVEL TIME: 6 MINUTES

 3 SAVANNAH INTERNATIONAL
AIRPORT/GULFSTREAM (4.5 MILES)
TRAVEL TIME: 9 MINUTES

 4 GEORGIA PORTS AUTHORITY
(7.5 MILES)
TRAVEL TIME: 16 MINUTES

AREA INFORMATION



ABOUT SAVANNAH

Savannah is one of the fastest-growing cities in the country, with thriving logistics, tourism, and manufacturing industries. This bustling community has a substantial population of over 339,000 people and a strong workforce of over 463,000 within a sixty-mile radius. Within 300 miles of Savannah are 11 major metro areas, eight major international airports, five major ports, and 34.6 million residents. Our nationally top-ranked highway systems of Interstate 95 and Interstate 16 put you in immediate reach of it all.

AREA DEMOGRAPHICS

2024 AREA DEMOGRAPHICS

2 MILES

5 MILES

10 MILES



POPULATION

4,365

61,313

245,431



AVG. HH INCOME

\$84.1K

\$94.9K

\$80.4K



NO. OF HOUSEHOLDS

1,673

23,806

97,680

DAILY TRAFFIC COUNT

POOLER PARKWAY

18,409

I-95

72,180

HWY 80

25,800

REACH OUT FOR MORE

KATIE CHANCY BROKER



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