

PROPERTY INFORMATION



LIST PRICE: CALL FOR PRICING

PROPERTY SIZE: ±206,000 SF
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

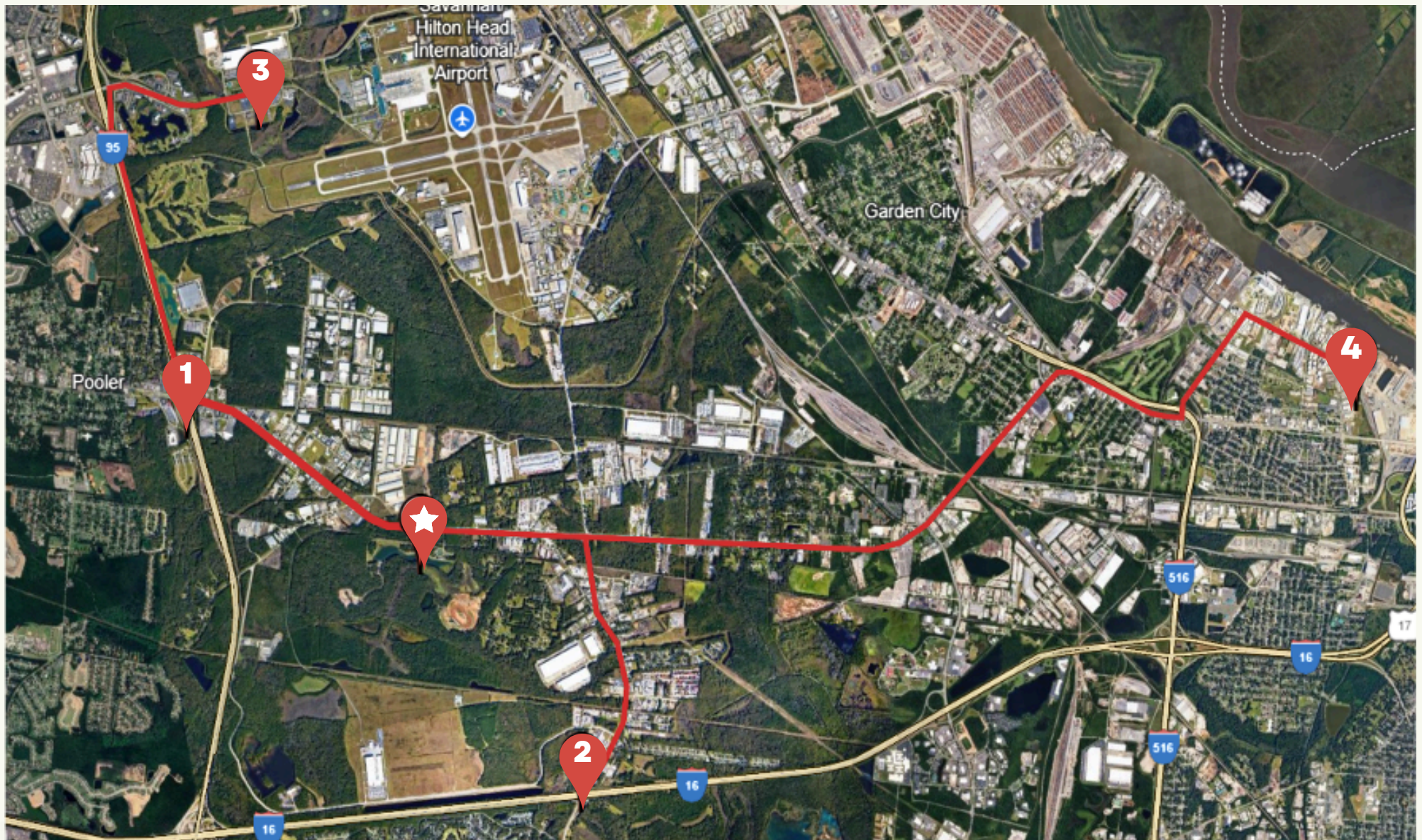
A premier new flex office development is coming in Fall 2026, featuring ±206,000 SF of build-to-suit small bay flex space in a high-visibility location on US HWY 80 in Pooler, Georgia. This phased project will offer flex units in various sizes, tailored to meet diverse business needs. Strategically located 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



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



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



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



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

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