

CLASS A RETAIL | FOR LEASE

THE SHOPS AT 2201

POOLER PARKWAY &
WESTBROOK LANE

Pooler, GA 31322

PRESENTED BY:

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SECTION 1

PROPERTY INFORMATION



PROPERTY SUMMARY



LEASE RATE

\$37.00 PSF, NNN

OFFERING SUMMARY

BUILDING SIZE:	12,327 SF
AVAILABLE SF:	1,559 SF
LOT SIZE:	1.49 Acres
YEAR BUILT:	2019
ZONING:	PUD
MARKET:	Savannah
SUBMARKET:	Pooler

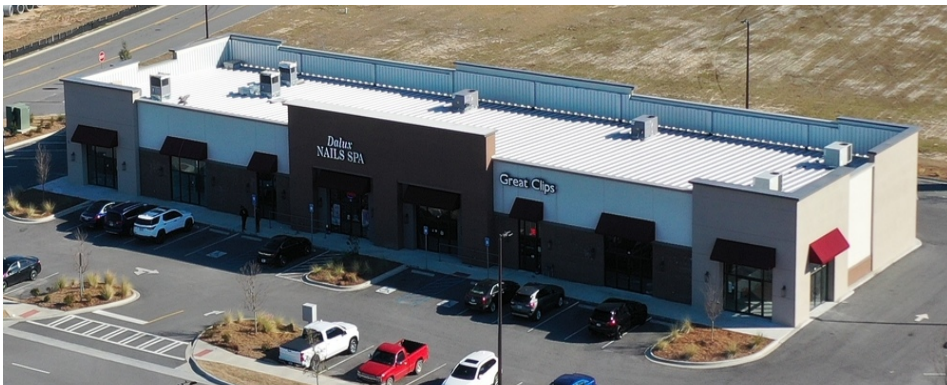
PROPERTY OVERVIEW

SVN is pleased to offer the last remaining retail space for lease at The Shops at 2201, located on Pooler Parkway at the signalized intersection of Westbrook Lane. Suite 600 is an inline space of ±1,559 total square feet. This multi-tenant building has been delivered as a cold dark shell with an improvement allowance, while including numerous upgrades such as awnings and storefront glass and a grease trap at the site for restaurant users. Other co-tenants at the property include Wayback Burgers, Crumbl Cookies, Great Clips, ExperCare, Southern Nutrition and DaLux Nails & Spa.

LOCATION OVERVIEW

The property is located in Chatham County near the I-16/Pooler Parkway interchange and is located 5 miles west of the I-95/Pooler Parkway [South Godley Station] interchange and 11 miles from Historic Downtown Savannah. The location is within the Savannah Quarters® PUD, which is a 2,588 acre master-planned development that was initially planned by Greg Norman’s Medallist Developments and is currently being developed by Freehold Capital Management, a fully integrated real estate investment and development firm headquartered in Boston, Massachusetts.

COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- The Shops at 2201 | On Pooler Parkway | For Lease
- [1] Inline Space Available of $\pm 1,559$ SF
- Delivered as Cold Dark Shell with Improvement Allowance
- Upgrades Included: Awnings, Storefront Glass & Grease Trap
- Co-tenants Include Wayback Burgers, Crumbl Cookies & Great Clips
- Within Savannah Quarters PUD on Pooler Pkwy at I-16

AVAILABLE SPACES



AVAILABLE SPACES

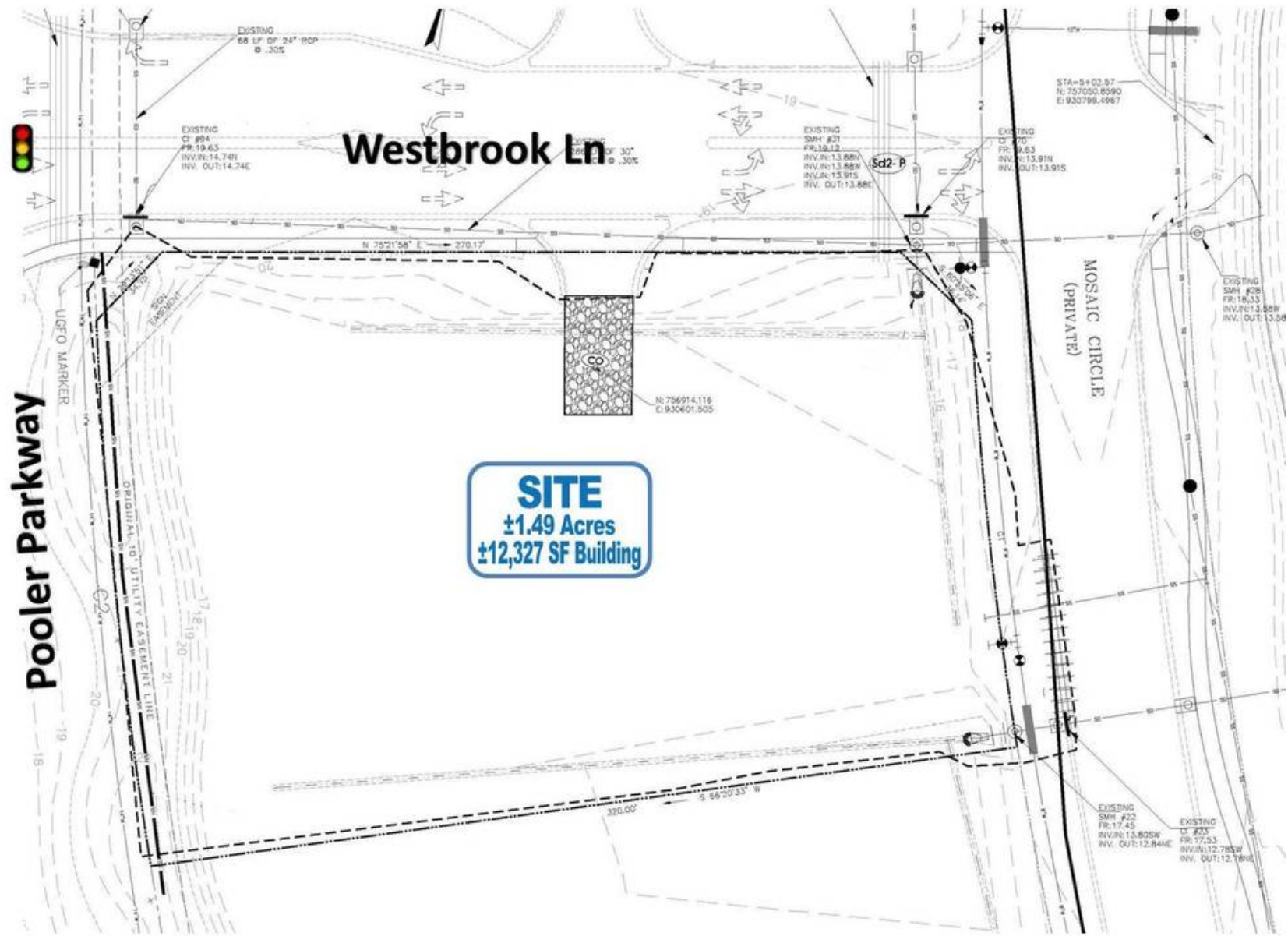
SUITE	TENANT	SIZE [SF]	LEASE TYPE	LEASE RATE
Suite 600	Available	1,559 SF	NNN	\$37.00 SF/yr

SECTION 2

ADDITIONAL INFORMATION



PROPERTY PLAT



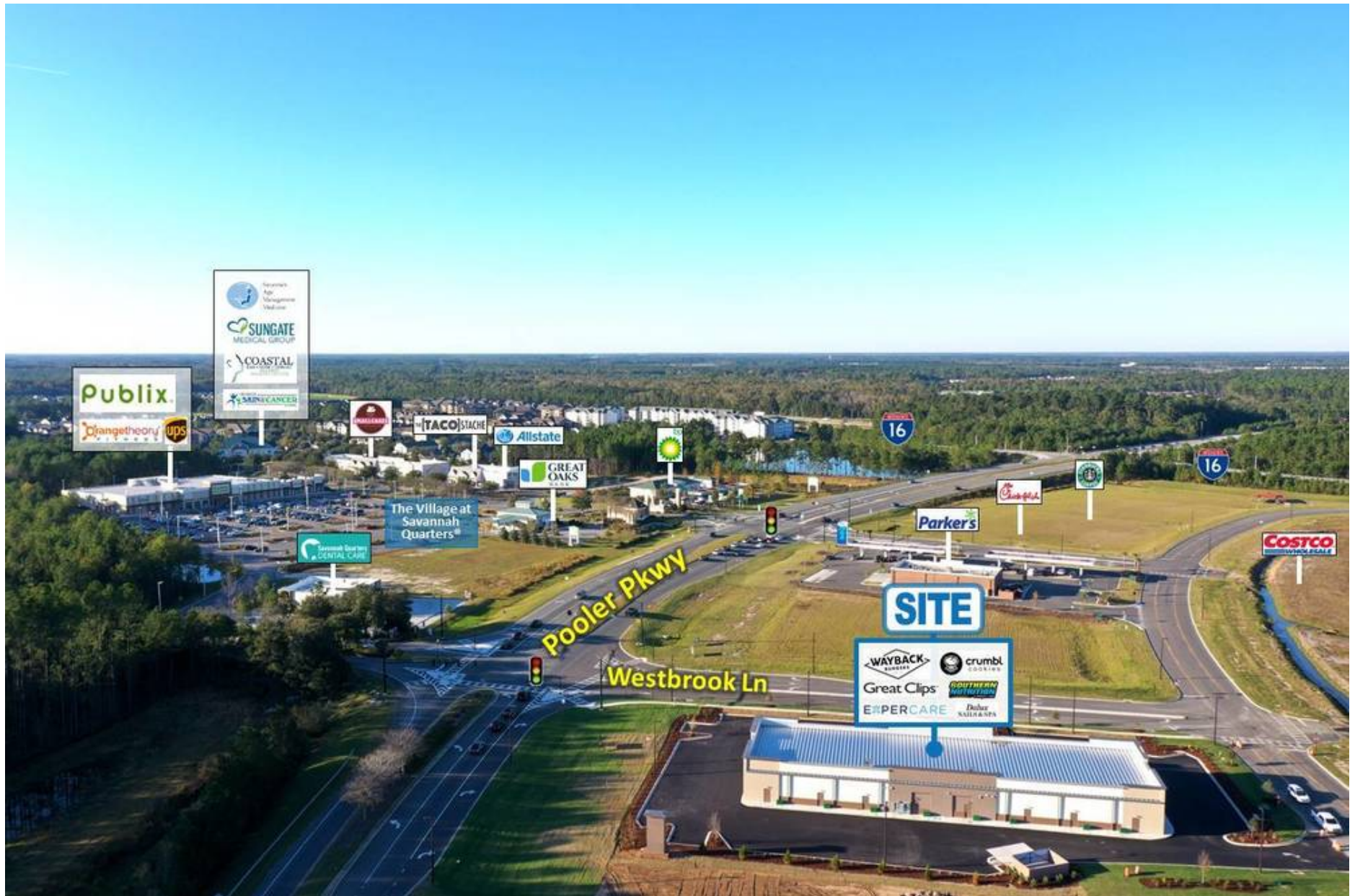
ADDITIONAL PHOTOS



BIRD'S EYE VIEW - SITE



BIRD'S EYE VIEW - NORTHWEST



BIRD'S EYE VIEW - EAST

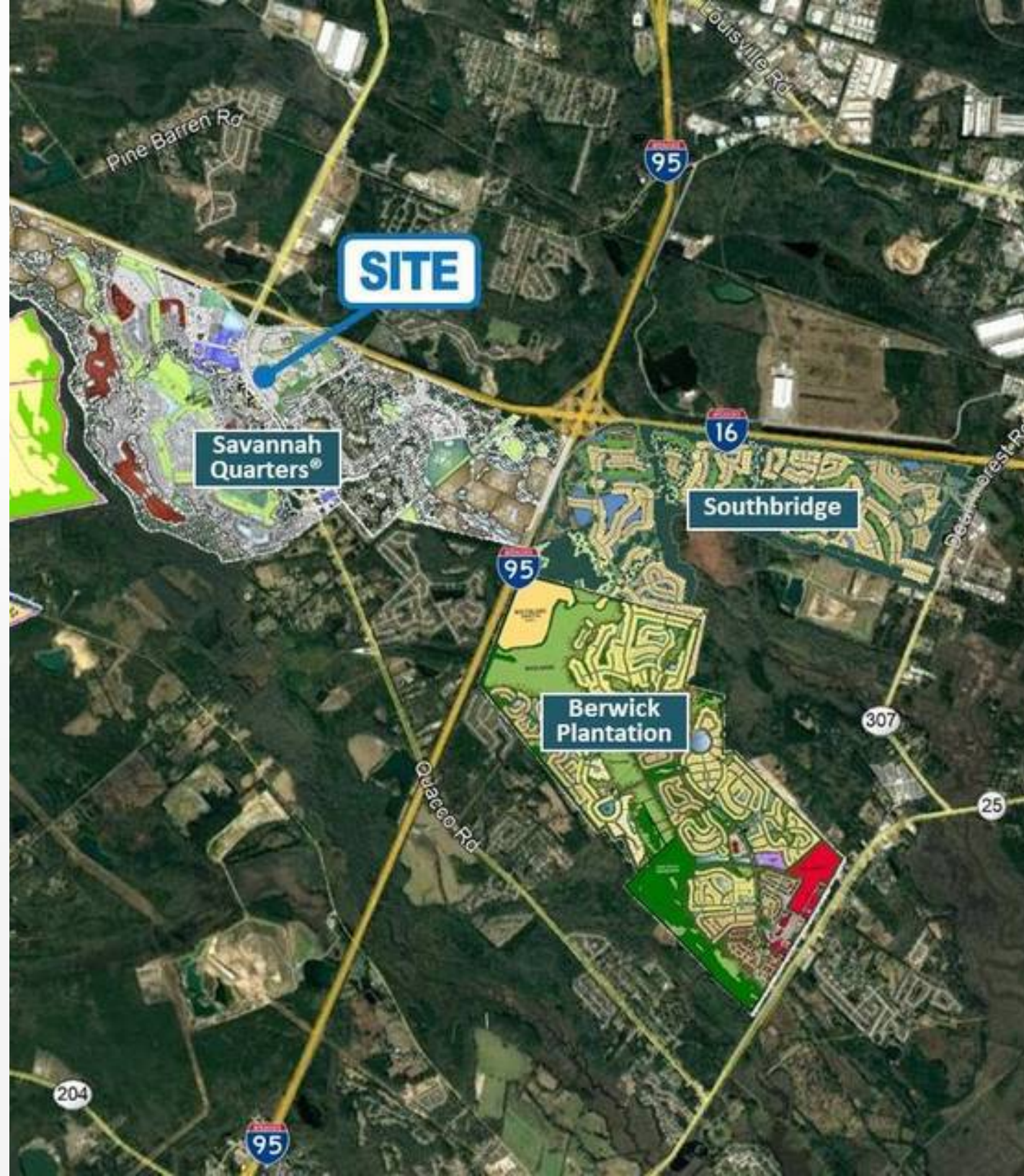


BIRD'S EYE VIEW - NORTH

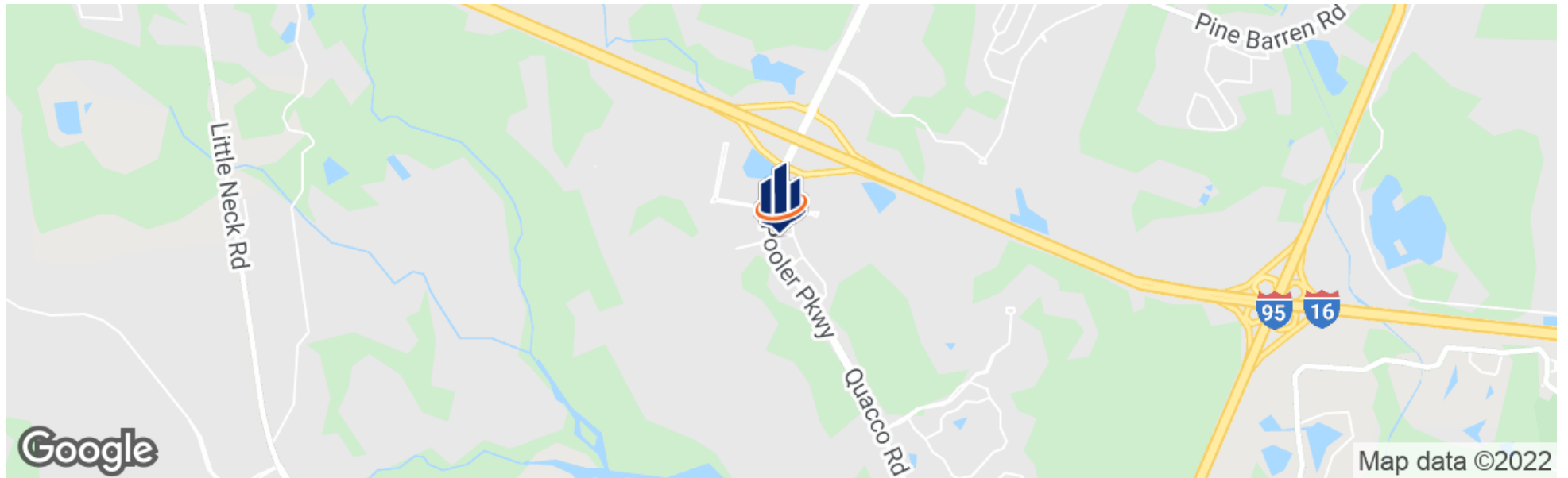


SECTION 3

LOCATION INFORMATION



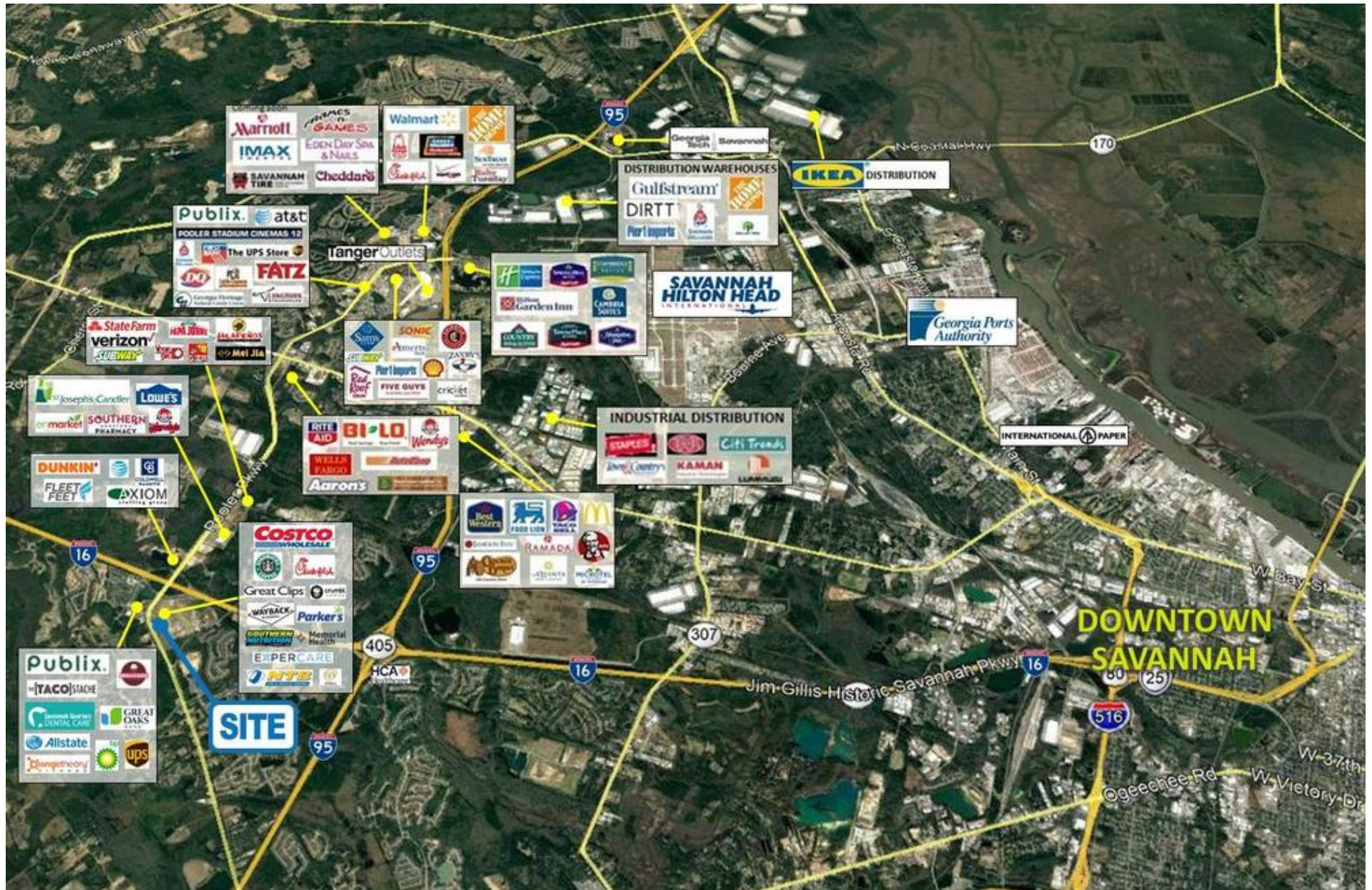
LOCATION MAP



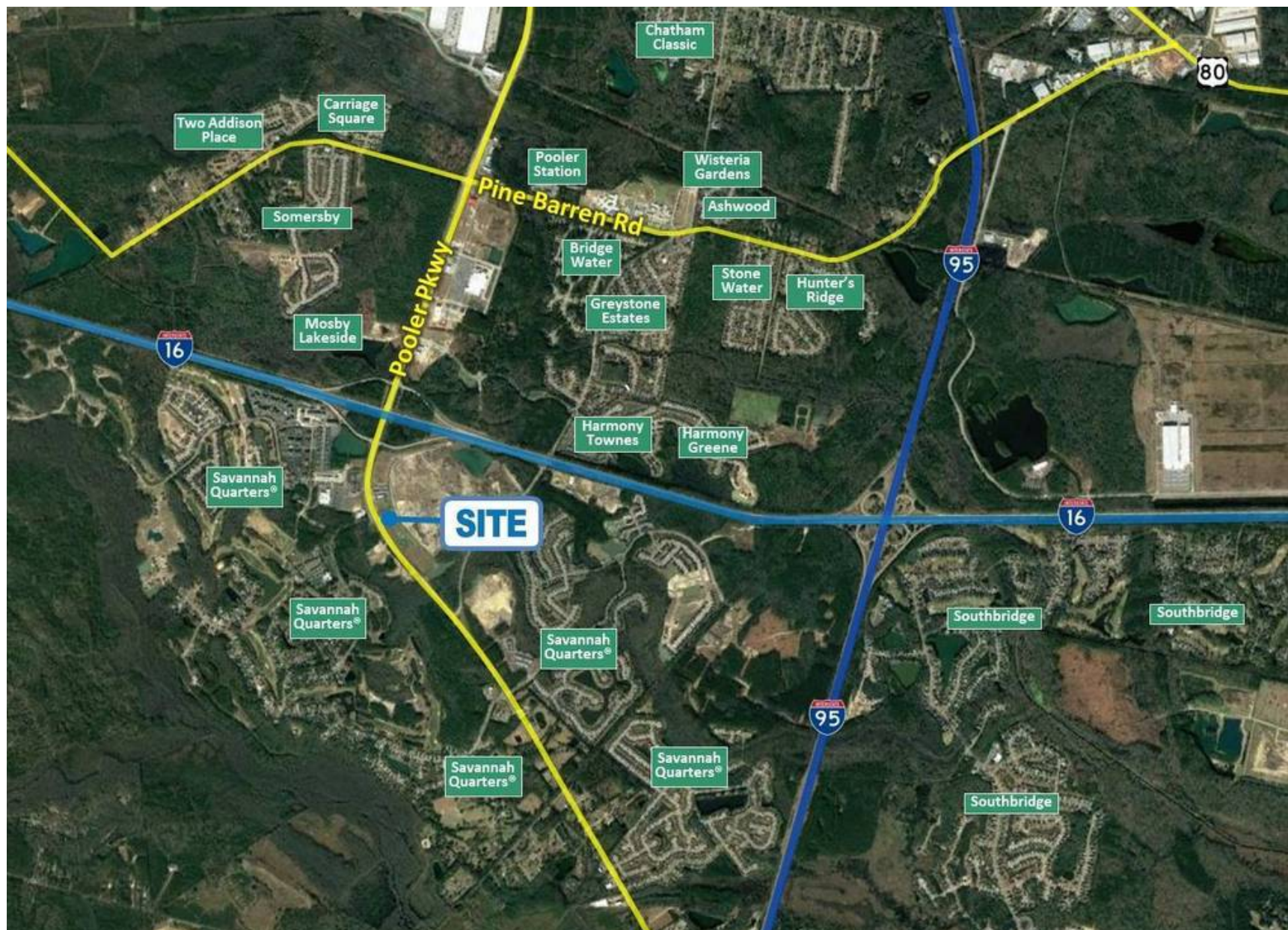
SAVANNAH QUARTERS MASTER PLAN



SAVANNAH RETAIL AERIAL



POOLER RESIDENTIAL AERIAL



POOLER MASTER PLANNED COMMUNITIES



SAVANNAH MASTER PLANNED COMMUNITIES

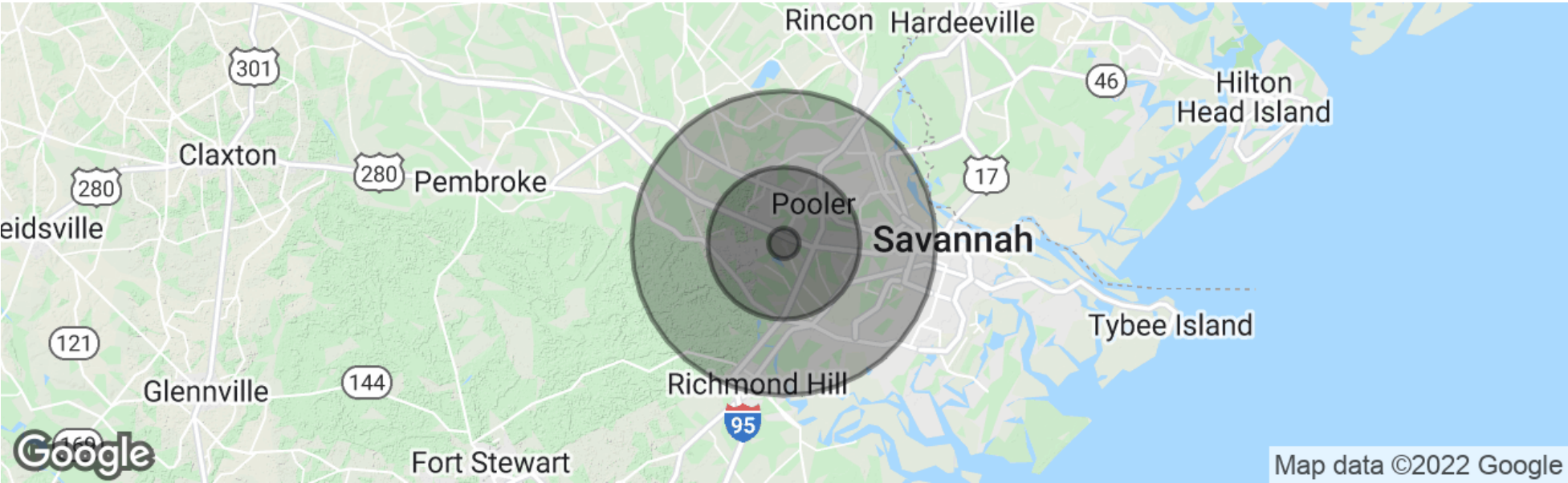


SECTION 4

DEMOGRAPHICS



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	887	28,041	95,012
AVERAGE AGE	32.1	33.5	32.1
AVERAGE AGE [MALE]	31.4	33.0	32.2
AVERAGE AGE [FEMALE]	32.7	34.2	32.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	309	10,406	34,645
# OF PERSONS PER HH	2.9	2.7	2.7
AVERAGE HH INCOME	\$74,772	\$73,974	\$63,357
AVERAGE HOUSE VALUE	\$178,982	\$178,257	\$179,869

SECTION 5

ADVISOR BIO & CONTACT



ADVISOR BIO & CONTACT



ADAM BRYANT, CCIM, SIOR

Partner

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PROFESSIONAL BACKGROUND

Adam Bryant, CCIM, SIOR is a Partner with SVN | GASC, specializing in the sale and leasing of land, office, retail and investment properties in Savannah, Georgia and surrounding areas including Pooler.

Bryant earned a Master of Business Administration as well as a Bachelor of Business Administration from Georgia Southern University. In addition, he has completed the Certified Commercial Investment Member (CCIM) designation by the CCIM Institute, one of the leading commercial real estate associations in the world. The CCIM designation is awarded to commercial real estate professionals upon successful completion of a graduate-level education curriculum and presentation of a portfolio of qualifying industry experience.

Since joining SVN | GASC in 2006, Bryant has completed more than \$250 million in transaction volume and is a multi-year recipient of the SVN Partner's Circle Award in recognition of outstanding sales while being ranked in the Top 5 producers in the nation of completed transactions at SVN out of more than 1,500 Advisors.

Bryant also served as President for the Savannah / Hilton Head Realtors Commercial Alliance (RCA) Board.

EDUCATION

- Master of Business Administration (MBA) - Georgia Southern University
- Bachelor of Business Administration (BBA) - Georgia Southern University

MEMBERSHIPS

Certified Commercial Investment Member (CCIM)
Society of Industrial and Office Realtors (SIOR)

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