



*Park West* 

**FOR SALE** —

135 CANAL STREET  
POOLER, GA 31322

INVESTMENT OVERVIEW  
OPERATING DATA

# 135 CANAL STREET - THE PARK WEST BUILDING

## INVESTMENT PROPOSAL OUTLINE

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Pooler Market Analysis

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## COMMERCIAL REAL ESTATE OFFERING IN POOLER, GA

DAI Commercial is pleased to announce the opportunity to purchase 135 Canal Street in Pooler, GA. The Park West Building sits on 1.16 acres and has recently undergone extensive interior and exterior improvements. The property is highly visible from Pooler Parkway and has easy access to Interstate 95, Interstate 16, and Highway 80. The professional tenant mix includes AtWork Personnel, Thompson & Thompson, Ortho Sport and Spine, and Clearwave Fiber. Pooler is a thriving suburb of Savannah, GA, boasting strong demographics, impressive household income, and increasing growth statistics.

INVESTMENT  
OPPORTUNITY

# OFFERING & INVESTMENT SUMMARY

## INVESTMENT OVERVIEW

- Type of Property: Professional Office
- Purchase Price: \$3,075,000.00
- Price Per Square Foot: \$205.00
- CAP Rate: 6.46%
- Building Sizes: 15,000 SF (total rentable)
- Lease Structure: Full Service (Tenant is responsible for phone and internet)
- Year Constructed: 2004
- Number of Tenants: 4
- Occupancy: 100%
- Parking: 44 Spaces
- Parcel Size: 1.16 acres

## OPERATING DATA

- Gross Scheduled Income: \$328,248.72
- TI Reimbursement from AtWork: \$9,416.40
- Total Rental Income: \$328,248.72
- Operating Expenses: \$129,688.41
- 2024 Net Operating Income: \$198,560.31



# SCHEDULE OF LEASES & RENTAL INCOME



TENANT NAME	USABLE SQ. FT.	COMMENCEMENT	EXPIRATION	RENT PSF	MONTHLY	ANNUAL	OPTIONS
<b>AtWork Personnel</b>	3,309	1/1/23	12/31/26	\$30.90	\$8,520.68	\$102,248.16	3, 1 YR*
<b>Thompson &amp; Thompson</b>	3,501	5/14/22	5/14/25	\$30.90	\$9,015.08	\$108,180.96	NONE
<b>Ortho Sport &amp; Spine</b>	1,834	6/12/22	6/11/25	\$30.90	\$4,722.55	\$56,670.60	NONE
<b>Clearwave Fiber</b>	1,853	10/1/23	9/30/26	\$33.00	\$5,095.75	\$61,149.00	2, 5 YR
<b>Total</b>	<b>10,497 RSF 15,000 USF</b>				<b>\$27,354.06</b>	<b>\$328,248.72</b>	

\*AtWork TI reimbursement: \$9,416.40 for 3 years.  
All tenants have 3% annual rent escalations.

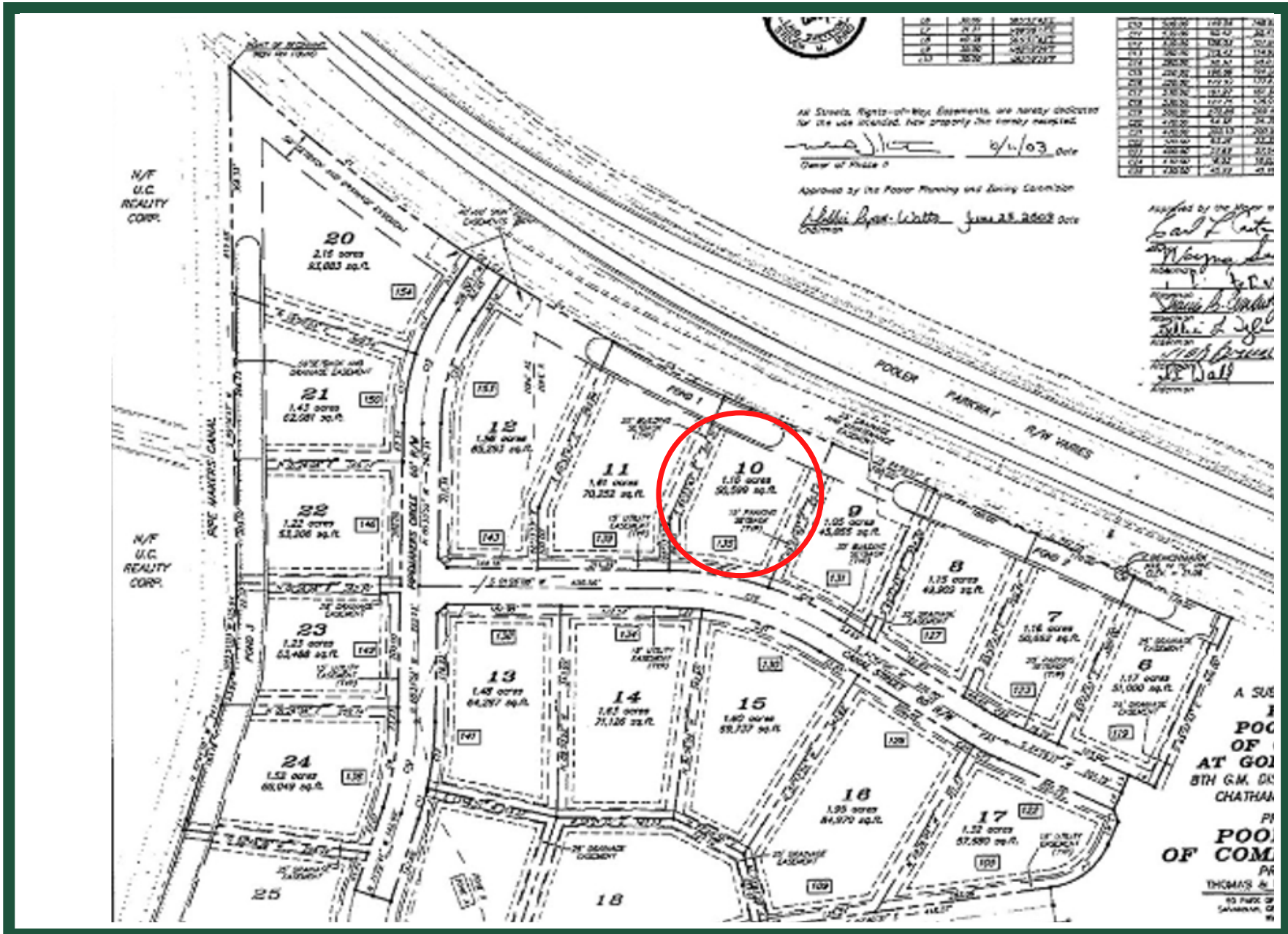
# LOCATOR MAP

135 CANAL STREET  
POOLER, GA 31322



# PLAT MAP

135 CANAL STREET  
POOLER, GA 31322



# POOLER MARKET ANALYSIS

## BY THE NUMBERS:



Current 2028 Population projection: 16,268 (2 miles), 53,267 (5 miles), and 155,088 (10 miles).



Annual Population growth from 2010-2023 was more than 4.7% five miles, and the estimated population within five miles was 50,060 in 2023.



2023 average household income within 5 miles \$95,881



### Daily Traffic Counts

Pooler Parkway: 30,88

I-95/Airways S: 72,180

I-95/Airways N: 70,960



A beautiful community just west of Savannah, Pooler is the center for commercial development in West Chatham County and has been successful in attracting large companies such as JCB, Mitsubishi Power Systems, and private jet manufacturer Gulfstream Aerospace.

DAI Commercial Realty is the exclusive listing agent for this property. The information in this document is believed to be accurate but not guaranteed as provided by third parties.





# KATIE CHANCY

## MANAGING BROKER

### LET'S CONNECT

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### ABOUT DAI COMMERCIAL

Development Associates, Inc. (DAI) is a full-service real estate development and investment firm based in Savannah, Ga. For more than 35 years, DAI leadership has successfully developed hundreds of properties working with clients in all aspects of real estate. DAI Commercial Realty, LLC, a division of DAI, is a real estate brokerage firm for clients offering creative solutions in sales, leasing, property management, site selection and consulting.



Development  
Brokerage  
Management

110 PARK OF COMMERCE DR.  
SUITE #110  
SAVANNAH, GA 31405

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