

# THE SHOPS AT LAKESIDE VILLAGE

PROFESSIONAL OFFICE OR RETAIL SPACE | FOR LEASE

1702 POOLER PKWY  
SAVANNAH, GA 31322

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# 1 PROPERTY INFORMATION

1702 Pooler Pkwy  
Savannah, GA 31322



# Property Summary



## OFFERING SUMMARY

Lease Rate [Suite 102]:	\$42.00 SF/yr (NNN)
Lease Rate [Suite 111]:	\$38.00 SF/yr (NNN)
Current CAM:	\$6.75 SF/yr
Building Size:	16,759 SF
Available SF:	1,200 - 1,400 SF
Lot Size:	1.83 Acres
Year Built:	2020
Zoning:	PUD-C
Market:	Savannah
Submarket:	Pooler

## PROPERTY OVERVIEW

SVN is pleased to offer professional office or retail space for lease at The Shops at Lakeside Village. Suite 102 is a  $\pm 1,200$  square foot [20'W x 60'D] inline unit currently built out for an office user, and Suite 111 is a  $\pm 1,200$  square foot [20'W x 70'D] inline unit that was previously the administrative portion of a restaurant concept that could easily be reconfigured. The Shops at Lakeside Village is a  $\pm 16,759$  SF vibrant retail center that sits on  $\pm 1.83$  acres that has been professionally managed and maintained since completion in 2020. Other tenants at the center include Dunkin Donuts, Jersey Mike's, Axiom Staffing, Fleet Feet, AT&T and F45 Fitness. The site enjoys prominent visibility, exposure and monument signage, easy access and abundant parking for staff and patrons.

## LOCATION OVERVIEW

Lakeside Village is located at the northwest quadrant of I-16 and Pooler Parkway, which is 2 miles west of the intersection of I-95 & I-16, 11 miles from Historic Downtown Savannah and 12 miles from the new Hyundai Metaplan. The City of Pooler, which is a suburb of Savannah, has evolved into a regional shopping and dining destination consistently attracting residents within a 45-minute drive time in all 4 directions. In the immediate vicinity, the development benefits from numerous master planned communities in various stages of development, which offer substantial population density. The location shares the same interstate exit as Savannah Quarters® PUD, which is a 2,588-acre master-planned development.

# Complete Highlights

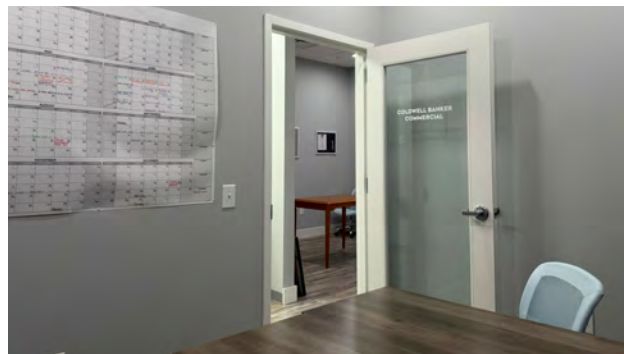
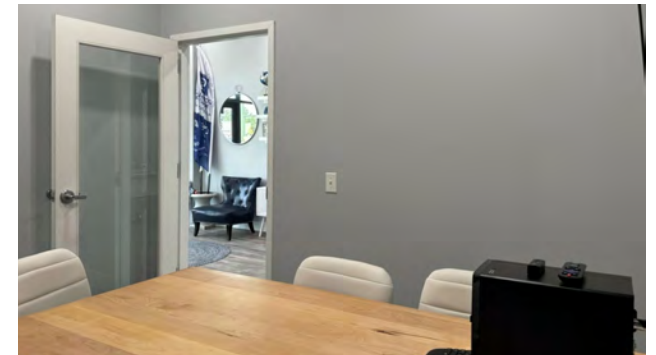
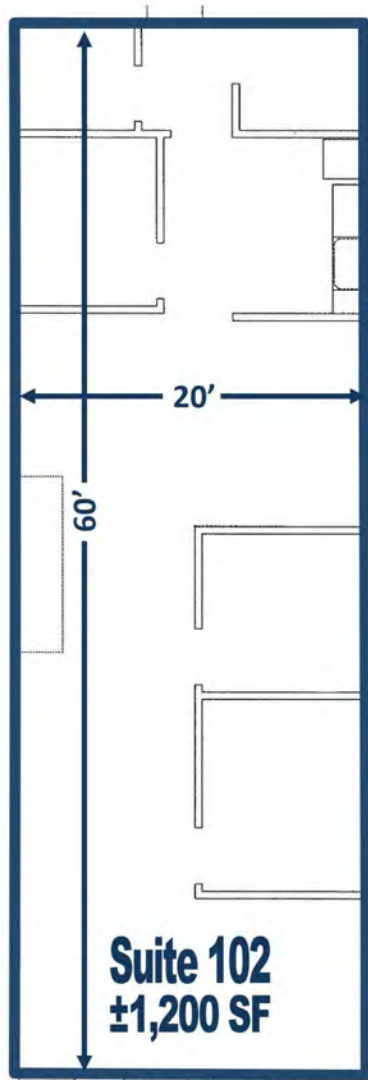


## PROPERTY HIGHLIGHTS

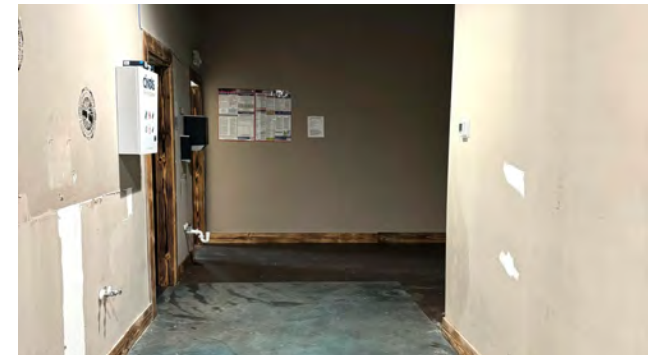
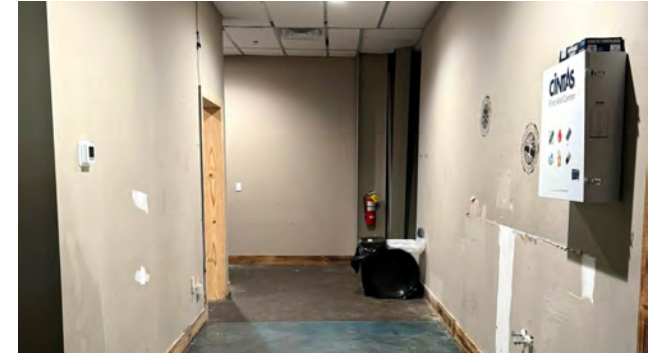
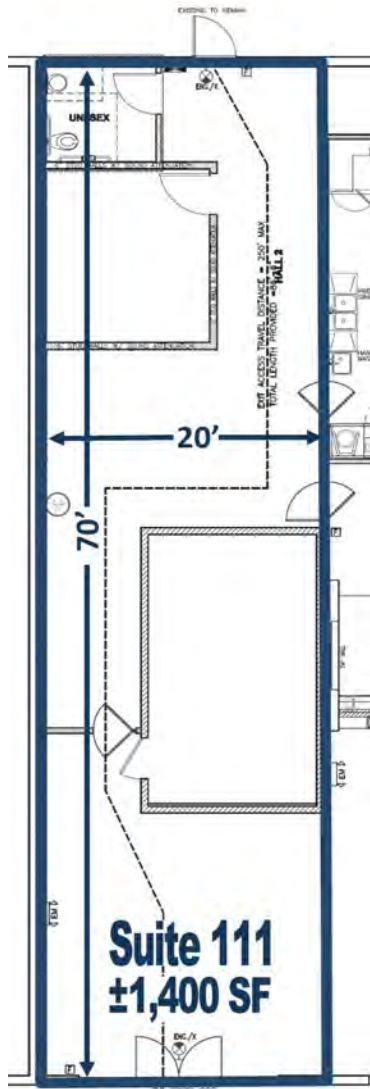
- The Shops at Lakeside Village | Professional Office or Retail Space | For Lease
- [2] Inline Suites of ±1,200 SF [20'W x 60'D] and ±1,400 SF [20'W x 70'D]
- Each Have Very Functional Layouts that Could Easily be Reconfigured
- Prominent Visibility and Monument Signage; Easy Access; Abundant Parking
- Pooler Parkway Frontage Near I-16 and Savannah Quarters®
- 2 Miles from I-95; 11 Miles to Downtown; 12 Miles to Hyundai Metaplant



# Suite 102

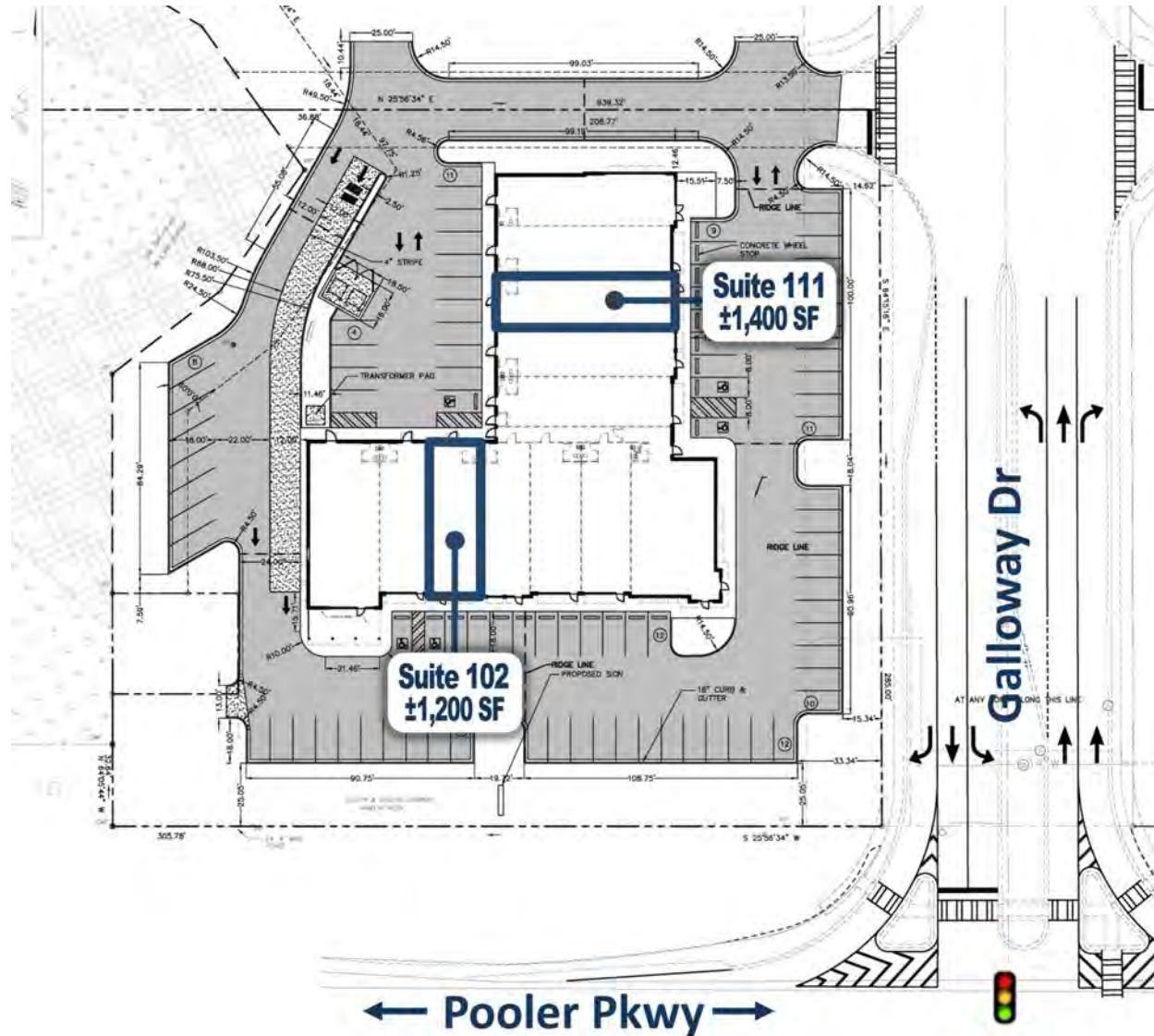


# Suite 111





# Site Plan





## 2 LOCATION INFORMATION

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# West View





# South View





# North View





# Aerial | Pooler Residential



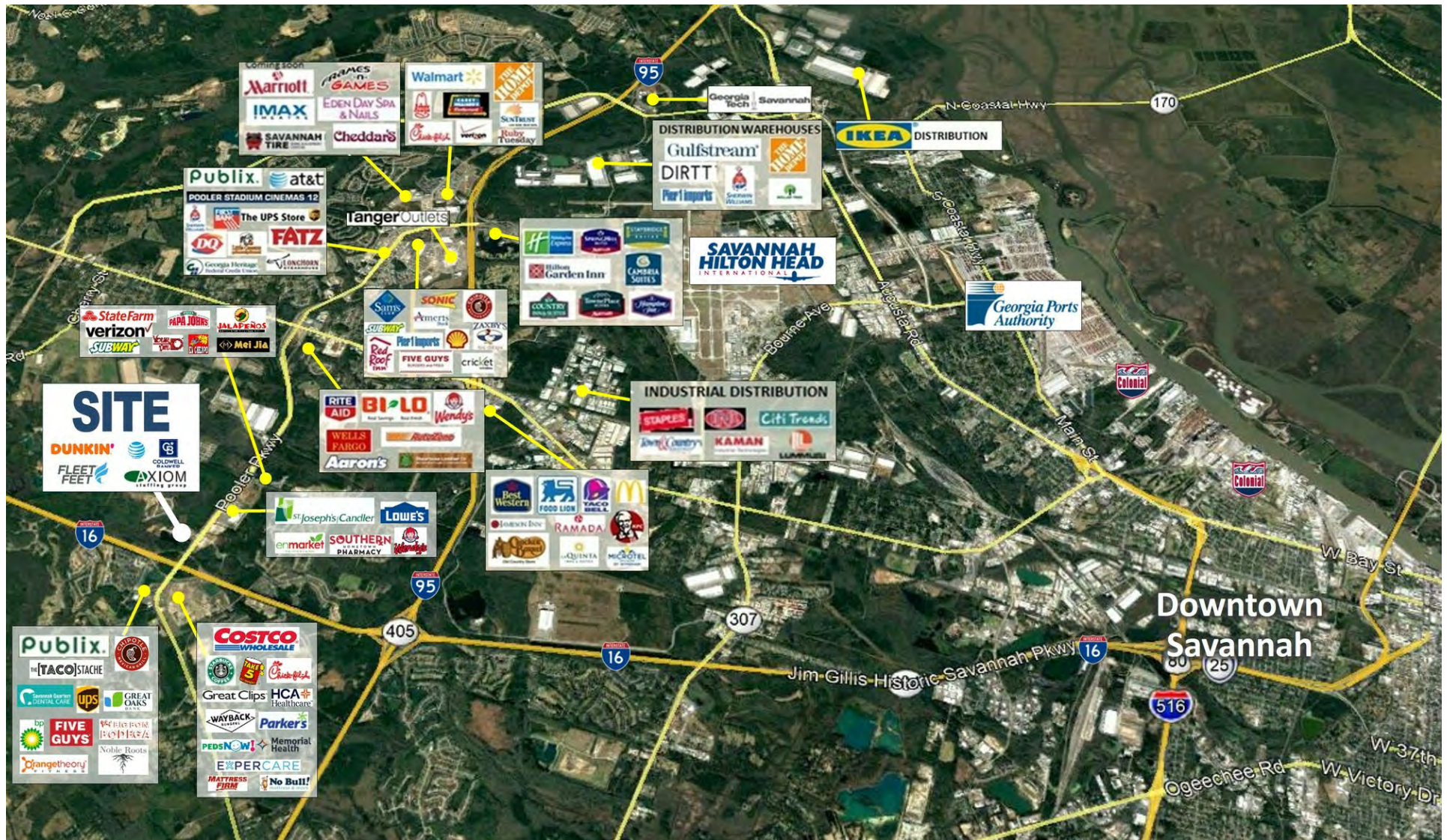


# Aerial | Pooler Communities



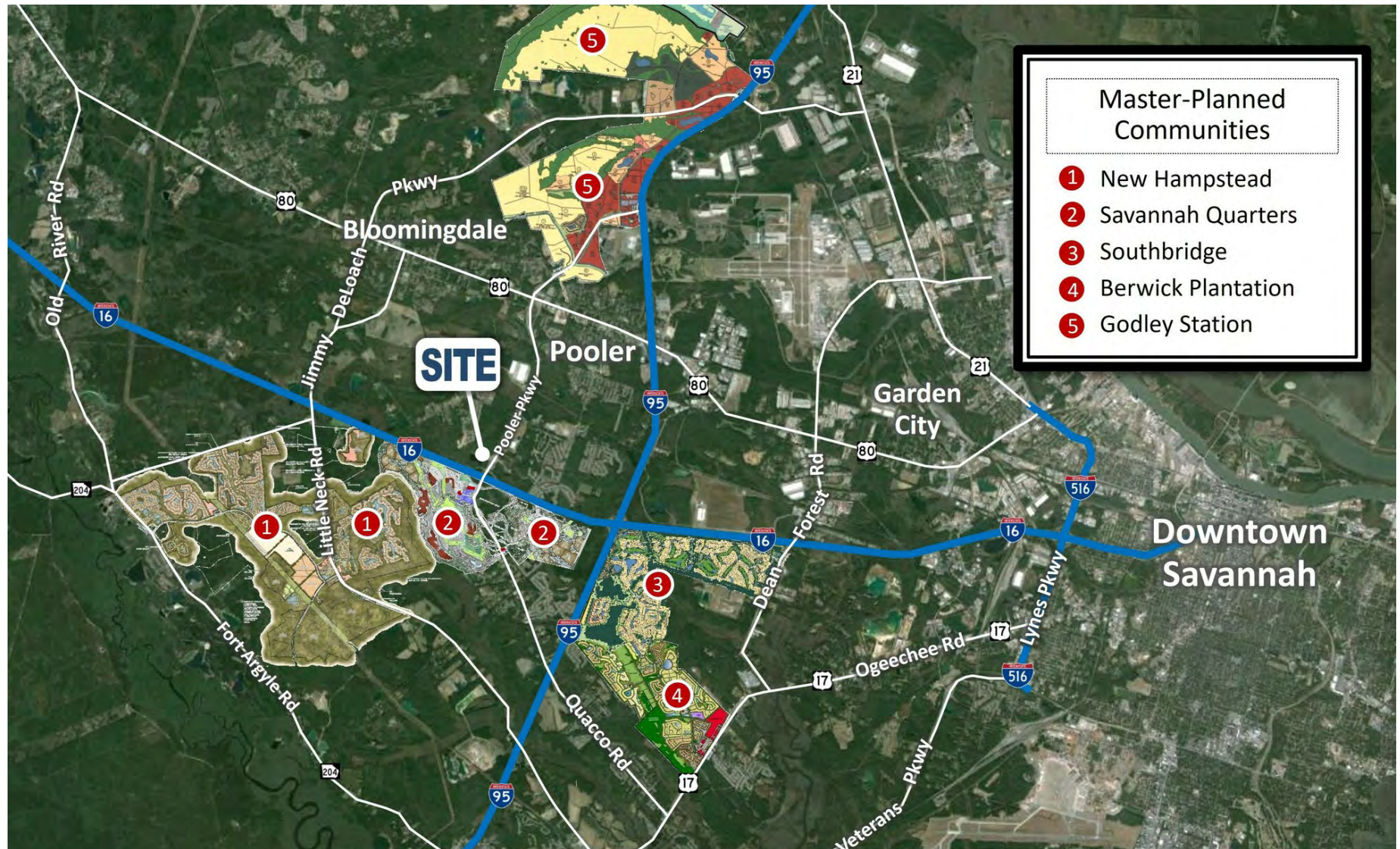


# Aerial | Savannah Retail



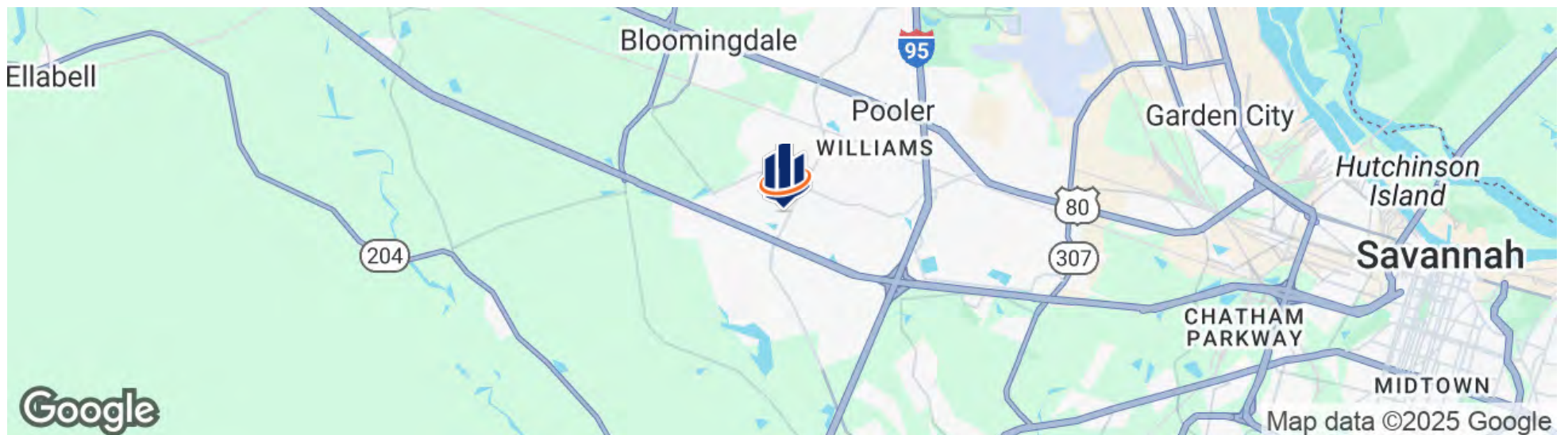
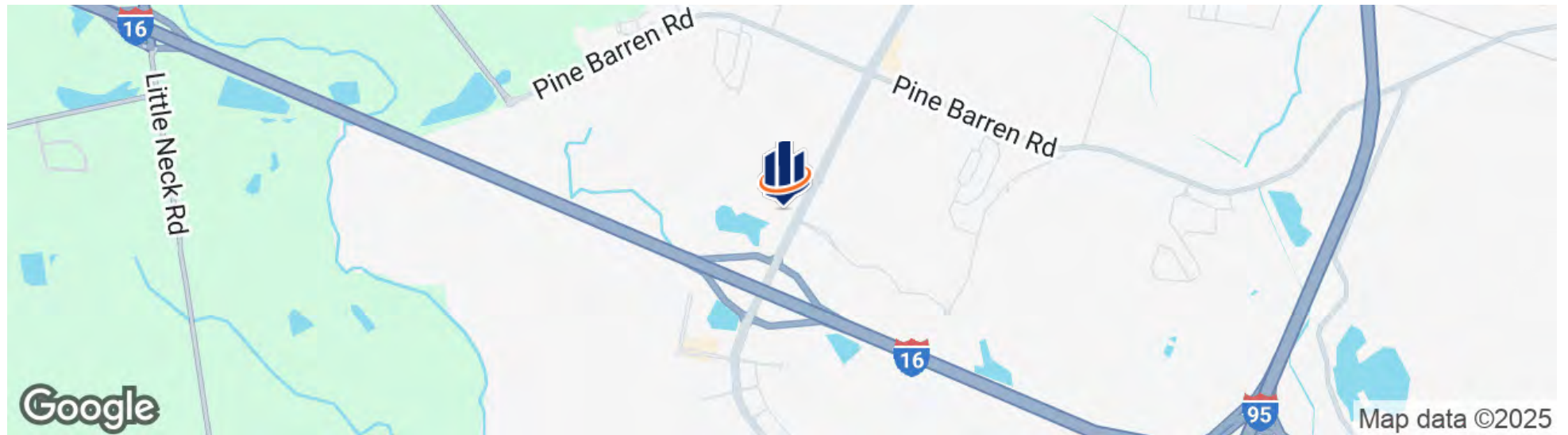


# Aerial | Savannah Communities

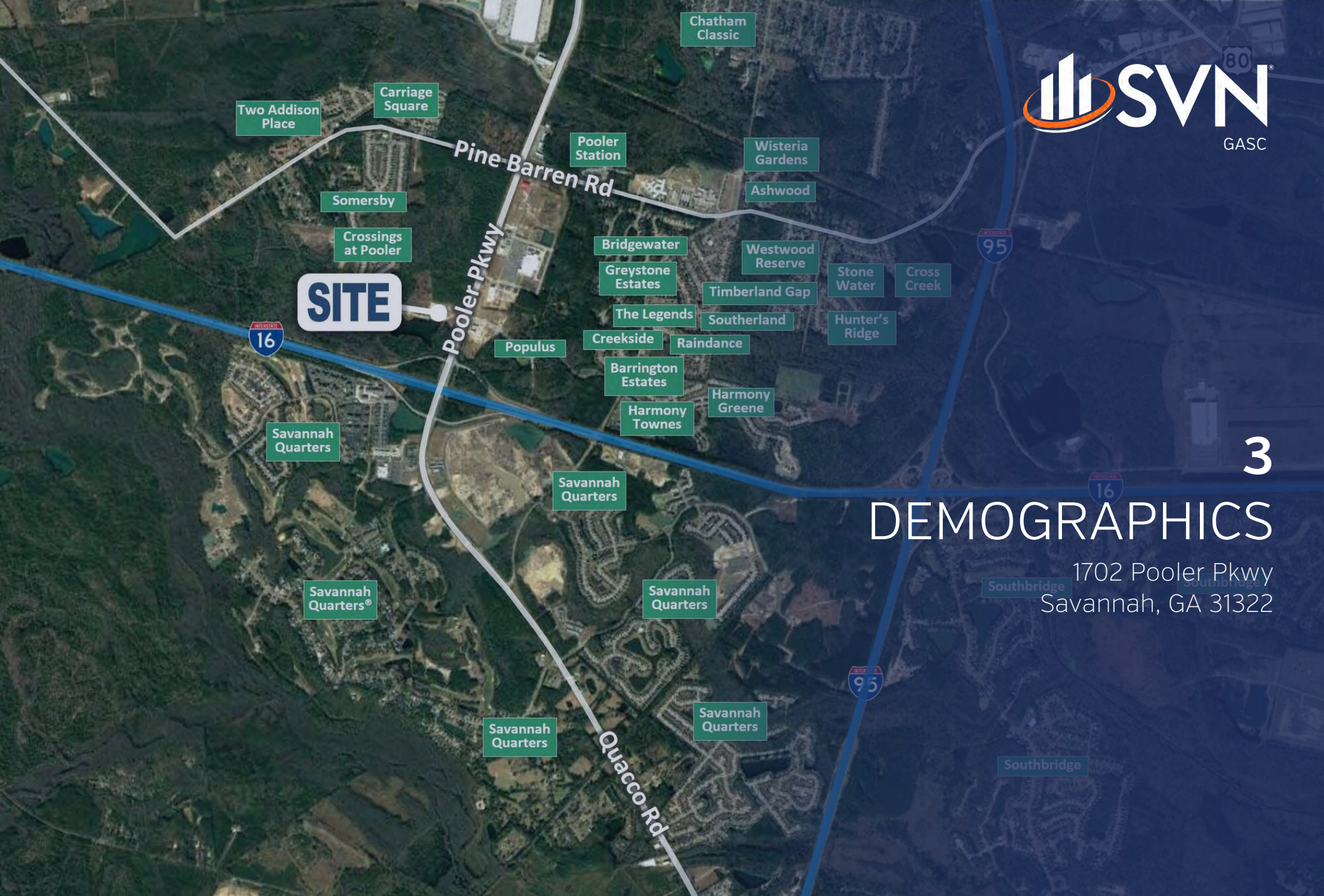




# Location Maps







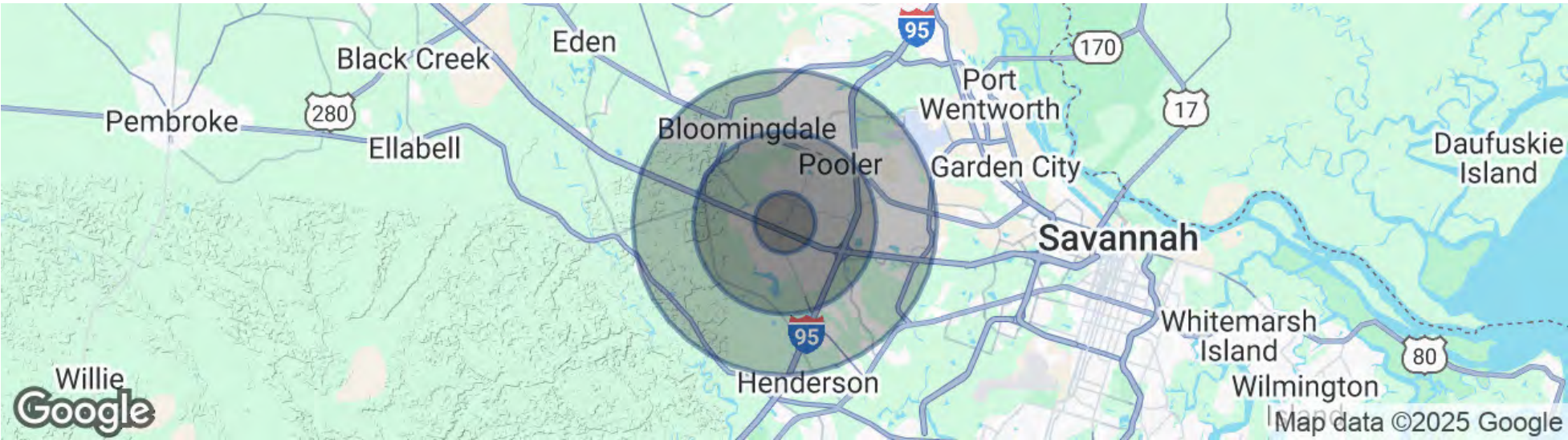
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# DEMOGRAPHICS

1702 Pooler Pkwy  
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# Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,796	23,831	47,034
Average Age	38	40	39
Average Age (Male)	36	38	38
Average Age (Female)	39	41	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,169	9,477	18,729
# of Persons per HH	2.2	2.5	2.5
Average HH Income	\$112,776	\$108,234	\$114,077
Average House Value	\$358,404	\$322,432	\$324,944

Demographics data derived from AlphaMap



# 4 ADVISOR BIO & CONTACT

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Savannah, GA 31322



# Advisor Bio & Contact



**ADAM BRYANT, CCIM, SIOR**

Partner

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## PROFESSIONAL BACKGROUND

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

Bryant holds a Master of Business Administration and a Bachelor of Business Administration from Georgia Southern University. He has also completed the Certified Commercial Investment Member [CCIM] designation by the CCIM Institute as well as the SIOR designation from the Society of Office and Industrial Realtors. The CCIM designation is given 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 over \$350 million in transaction volume and has been recognized for his sales performance at SVN, ranking in the top 5 producers nationwide out of more than 2,000 Advisors on multiple occasions.

Bryant has 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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