

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 111):	\$39.00 SF/yr (NNN)
Current CAM:	\$8.50 SF/yr
Building Size:	16,759 SF
Available SF:	1,400 SF
Lot Size:	5.44 Acres
Year Built:	2020
Zoning:	PUD-C
Market:	Savannah
Submarket:	Pooler

PROPERTY OVERVIEW

SVN is pleased to offer for lease the last remaining space at The Shops at Lakeside Village. Suite 111 is a ±1,400 square foot [20'W x 70'D] inline unit and available immediately. Originally part of a space that was built out for a casual restaurant concept, the remaining portion has a very functional layout that could easily be reconfigured. Currently, the unit has a dedicated double-door glass entrance that opens into a large open reception area, [2] large rooms/offices, [1] restroom and a rear entrance for deliveries. The Shops at Lakeside Village is a ±16,759 square foot vibrant retail center that sits on ±5.44 acres that has been professionally managed and maintained since completion in 2020. Other tenants at the center include Dunkin Donuts, Jersey Mike's, Fleet Feet, AT&T, F45 Fitness, and coming soon, Mariner Finance. The site enjoys prominent visibility and exposure, 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 Metaplant. 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

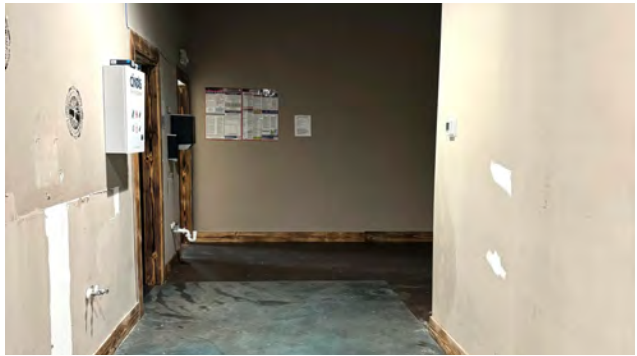
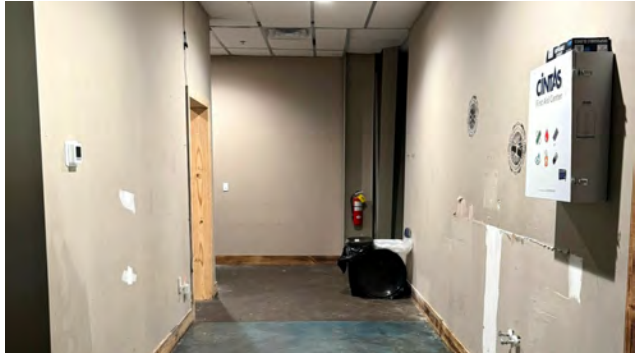
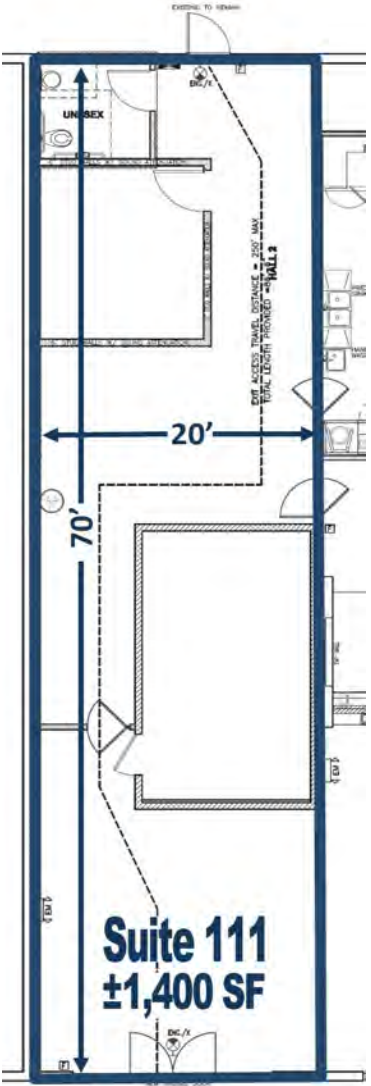


PROPERTY HIGHLIGHTS

- The Shops at Lakeside Village | Space for Lease
- ±1,400 SF [20'W x 70'D] Inline Unit | Available Immediately
- Dedicated Entrance, Large Reception, [2] Large Rooms/Offices, [1] Restroom
- Prominent Visibility, Exposure; 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 111





2 LOCATION INFORMATION

1702 Pooler Pkwy
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West View



South View



North View



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

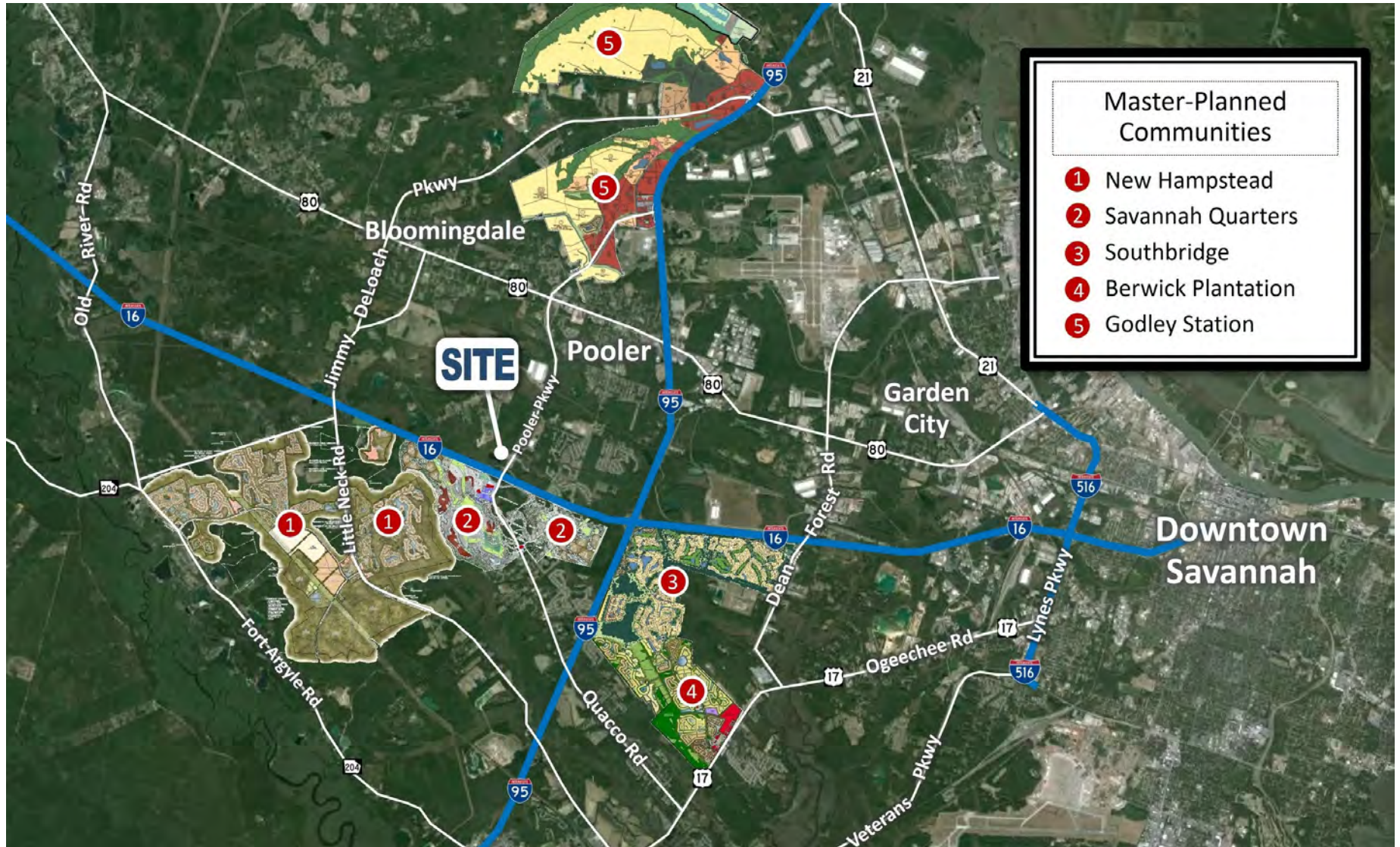
Aerial | Pooler Residential



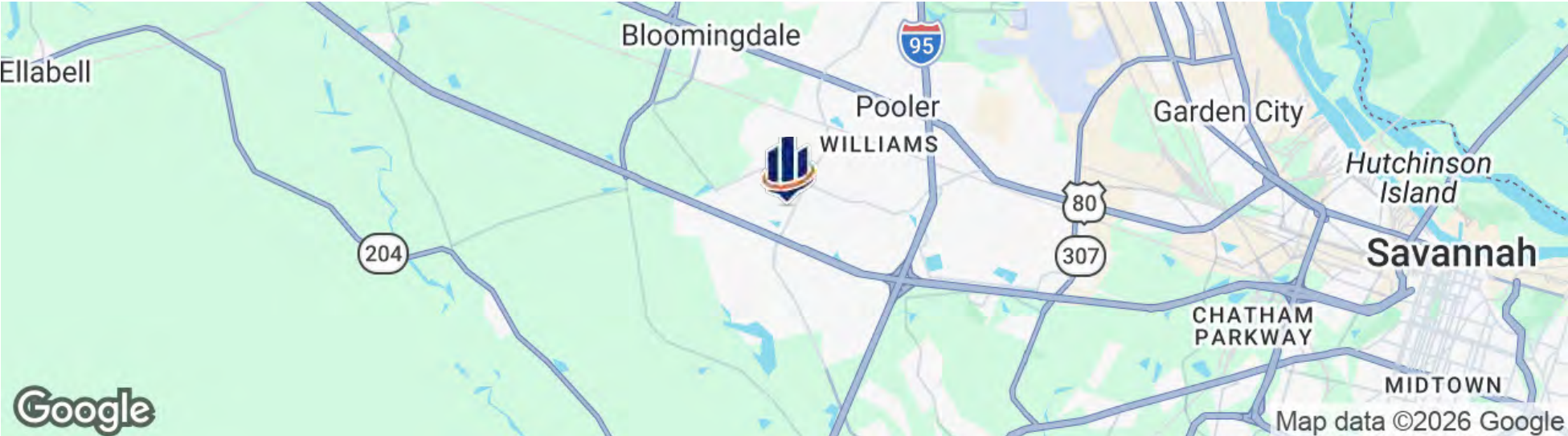
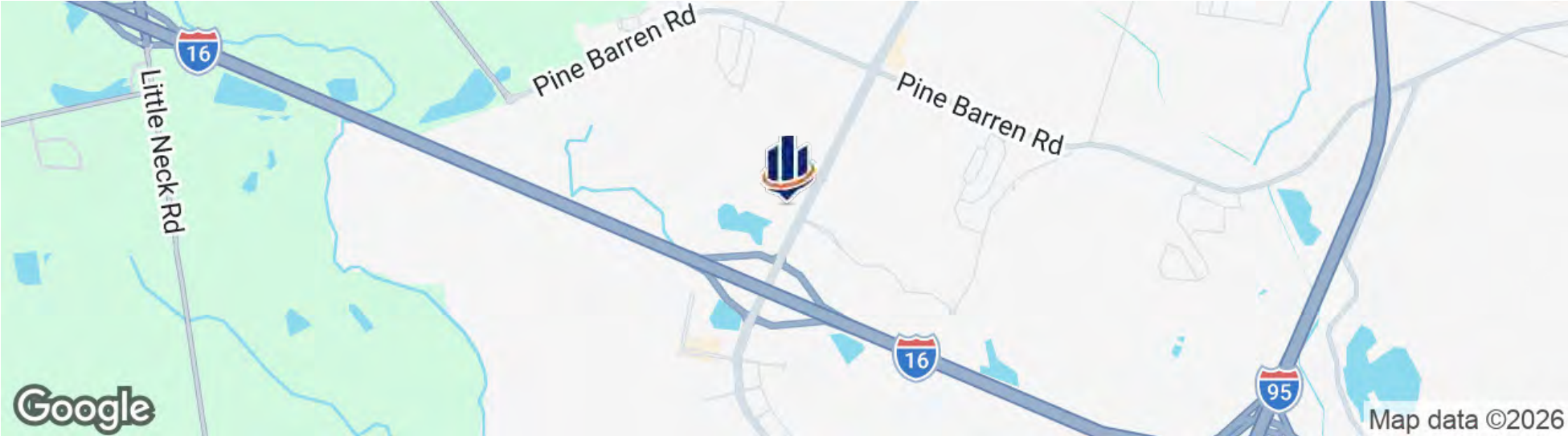
Aerial | Pooler Communities

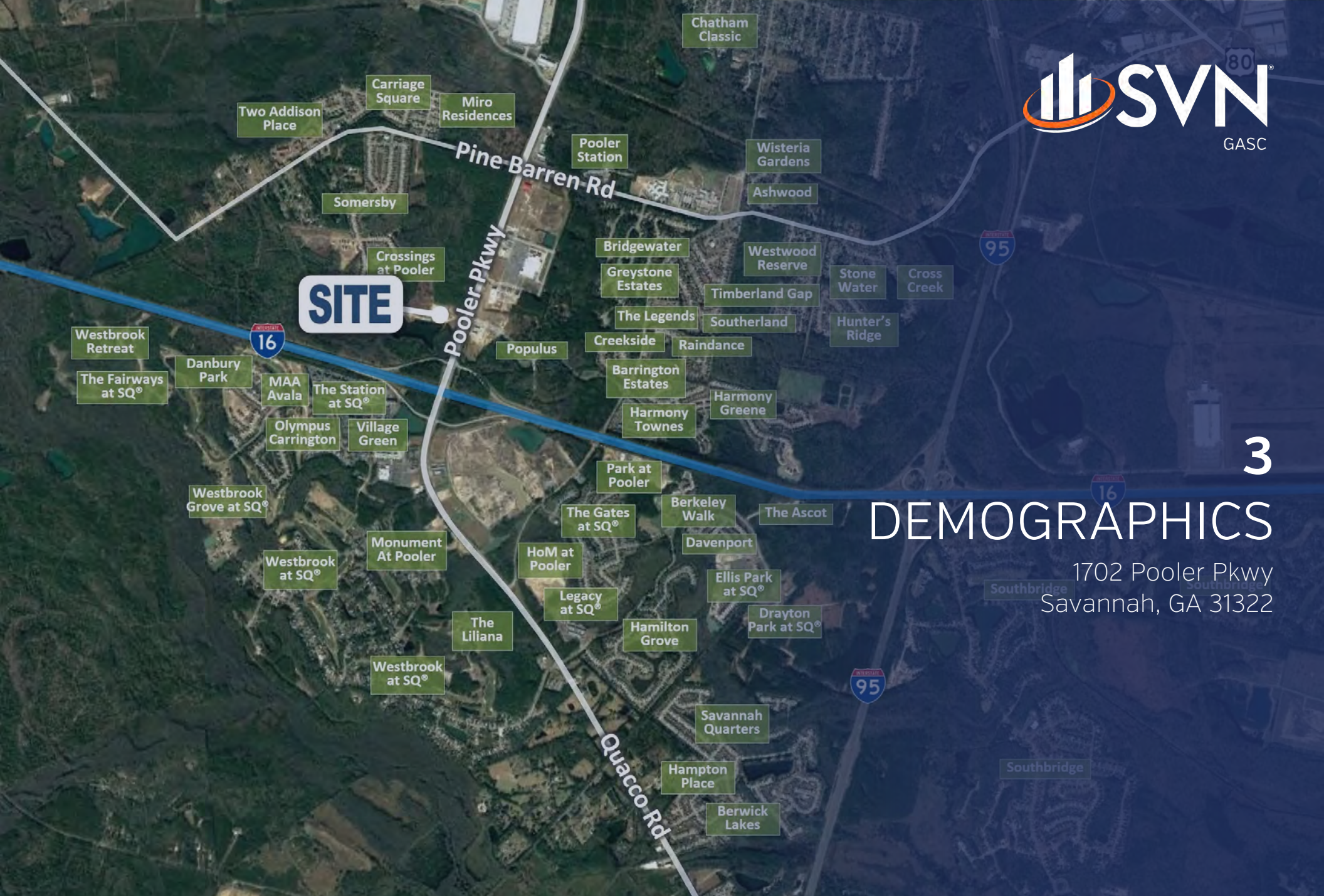


Aerial | Savannah Communities



Location Maps



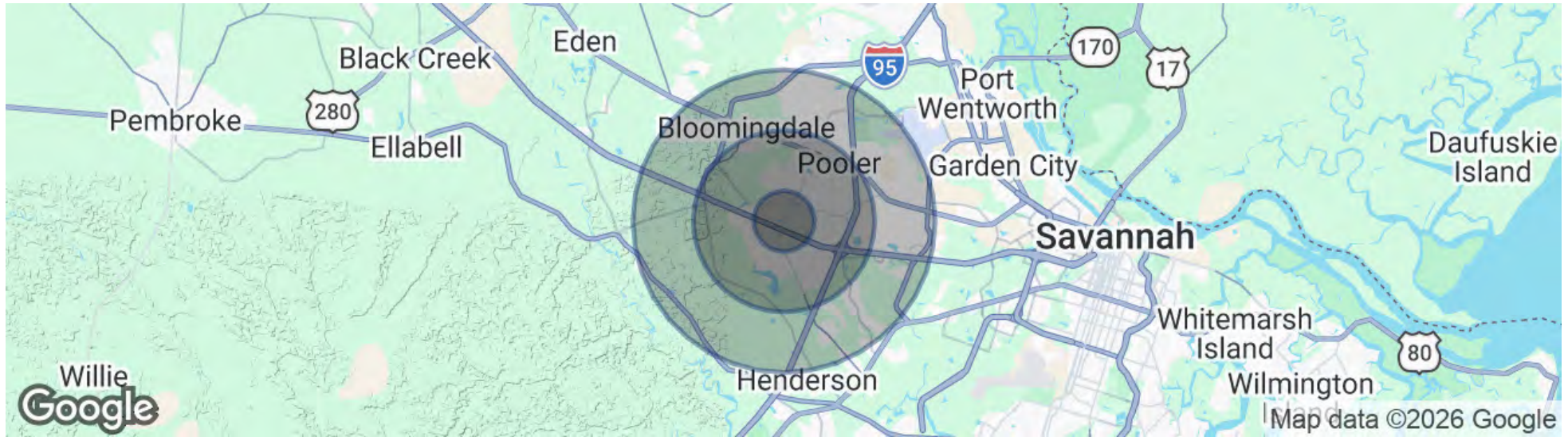


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DEMOGRAPHICS

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Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,949	19,149	44,112
Average Age	39.9	40.3	39.6
Average Age (Male)	38.2	38.3	38.0
Average Age (Female)	45.5	44.1	42.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,407	7,368	17,449
# of Persons per HH	2.1	2.6	2.5
Average HH Income	\$108,276	\$109,434	\$106,423
Average House Value	\$294,513	\$300,066	\$298,677

2023 American Community Survey (ACS)

4 ADVISOR BIO & CONTACT

1702 Pooler Pkwy
Savannah, GA 31322

Advisor Bio & Contact



ADAM BRYANT, CCIM, SIOR

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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 throughout Savannah, Georgia and the surrounding coastal markets.

Bryant holds both a Master of Business Administration (MBA) and a Bachelor of Business Administration (BBA) from Georgia Southern University. He has earned the prestigious Certified Commercial Investment Member (CCIM) designation from the CCIM Institute and the SIOR designation from the Society of Industrial and Office Realtors. The CCIM designation is awarded to commercial real estate professionals who complete a rigorous graduate-level curriculum and demonstrate extensive transactional experience.

Since joining SVN | GASC in 2006, Bryant has completed more than \$500 million in transaction volume and has been recognized for his production, ranking among the Top 5 Advisors nationwide out of more than 2,000 SVN Advisors on multiple occasions.

Bryant previously served as President of the Savannah / Hilton Head Realtors Commercial Alliance (RCA) and remains actively involved in the region's commercial real estate community.

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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