

# POOLER RETAIL CENTER

## ±1,400 SF RETAIL/OFFICE SPACE

### FOR LEASE

405 W HIGHWAY 80  
SUITE 102  
POOLER, GA 31322

Adam Bryant, CCIM, SIOR  
Partner  
C: 912.667.2740  
[adam.bryant@svn.com](mailto:adam.bryant@svn.com)







## PROPERTY INFORMATION

- Property Summary
- Complete Highlights
- Aerial | Front View
- Aerial | Rear View
- Suite 102 | Building Plan
- Suite 102 | Interior Photos
- Site Plans
- Aerial | Site
- View East from Site
- View West from Site

## LOCATION INFORMATION

- Aerial | Hwy 80
- Aerial | Hwy 80 & I-95
- Aerial | I-16 & I-95
- Aerial | Master-Planned Communities
- Aerial | Savannah Business
- Aerial | Savannah MSA
- Location Maps

## DEMOGRAPHICS

- Demographics Map & Report

## 1 ADVISOR BIO & CONTACT

- Advisor Bio & Contact

## 4

## 2

## 3



# 1 PROPERTY INFORMATION

405 W Highway 80  
Pooler, GA 31322



# Property Summary



Lease Rate **\$30.00 SF/YR, NNN**  
Current CAM: **\$6.00 SF/YR**

## OFFERING SUMMARY

Available SF: 1,400 SF  
Year Built: 2019  
Market: Savannah  
Submarket: Pooler  
Traffic Count: 23,700  
APN: 50003 08008

## PROPERTY OVERVIEW

SVN is pleased to offer professional retail or office space for lease at the Pooler Retail Center. Suite 102 is a ±1,400 square foot inline unit in turn-key, move-in-ready condition and available immediately. The space features an open layout at the front, with one private office, a break room, a restroom, and a rear exit. Constructed in 2019, the property has been meticulously maintained and showcases modern design elements such as canopied glass-front entrances, large windows, and high ceilings. The center is home to a strong mix of long-term tenants, including 40 Volume Salon, Adept HR, and Sumo Sushi & Hibachi. Ample parking is available for both employees and visitors, and the property benefits from prominent highway monument signage for increased visibility.

## LOCATION OVERVIEW

The property is located on US Highway 80 in the heart of Pooler, just 2 blocks from the City of Pooler's new Municipal Complex. It is surrounded by service and retail businesses, established and new residential communities, and continues to serve local traffic and employees from nearby companies, such as Shearouse Lumber, JCB, Amazon and Gulfstream. US Highway 80 is a main corridor between I-95 and Pooler Parkway and experiences traffic counts of 23,700 VPD from locals, commuters and travelers. This corridor provides immediate access to I-95 [at Exit 102, where traffic counts exceed 90,000 VPD], and quick access to I-16. It is only minutes to the Savannah/Hilton Head International Airport, the GA Ports Authority and Historic Downtown.

# Complete Highlights

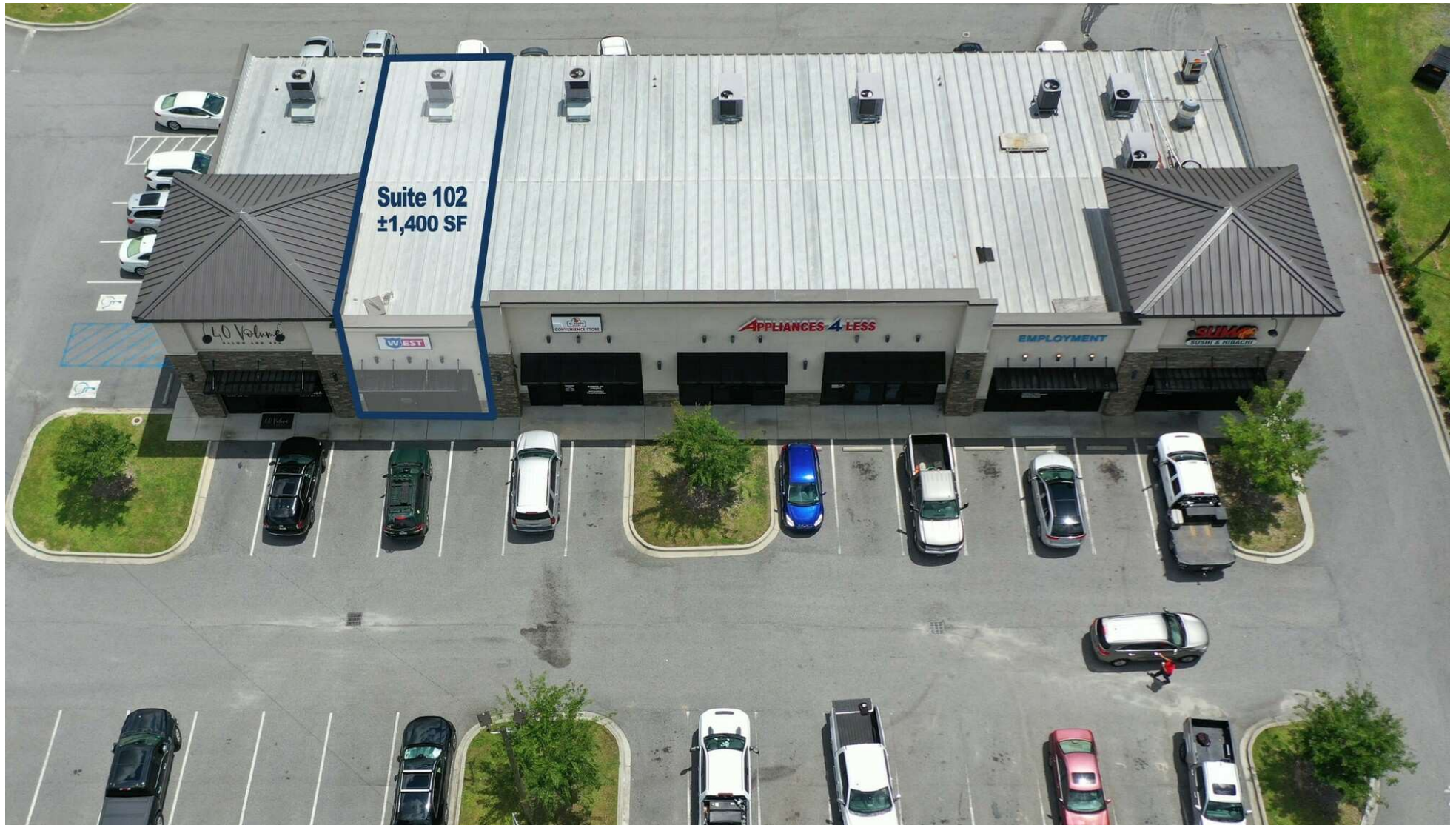


## PROPERTY HIGHLIGHTS

- ±1,400 SF Retail/Office Space at Pooler Retail Center | For Lease
- Inline Unit with Wide Open Front Layout plus a Private Office, Break Room, Restroom
- Turn-Key, Move-in Ready Condition and Available Immediately
- Meticulously Maintained Center; Strong Mix of Long-Term Tenants
- 2 Blocks from Municipal Complex; On US Hwy 80 between Pooler Pkwy and I-95
- Immediate Access to I-95 & Pooler Pkwy; Quick Access I-16



# Aerial | Front View

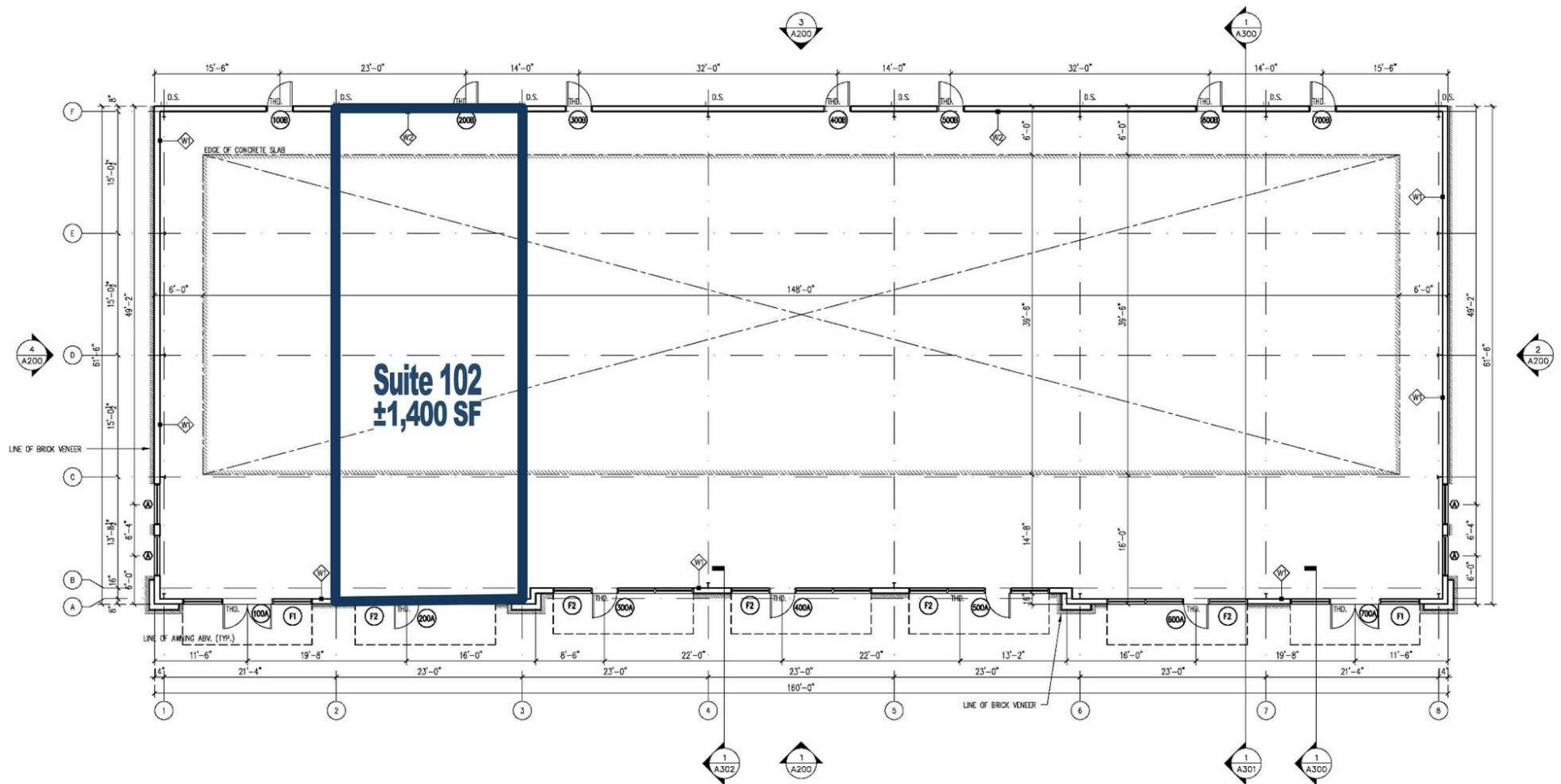




# Aerial | Rear View



# Suite 102 | Building Plan



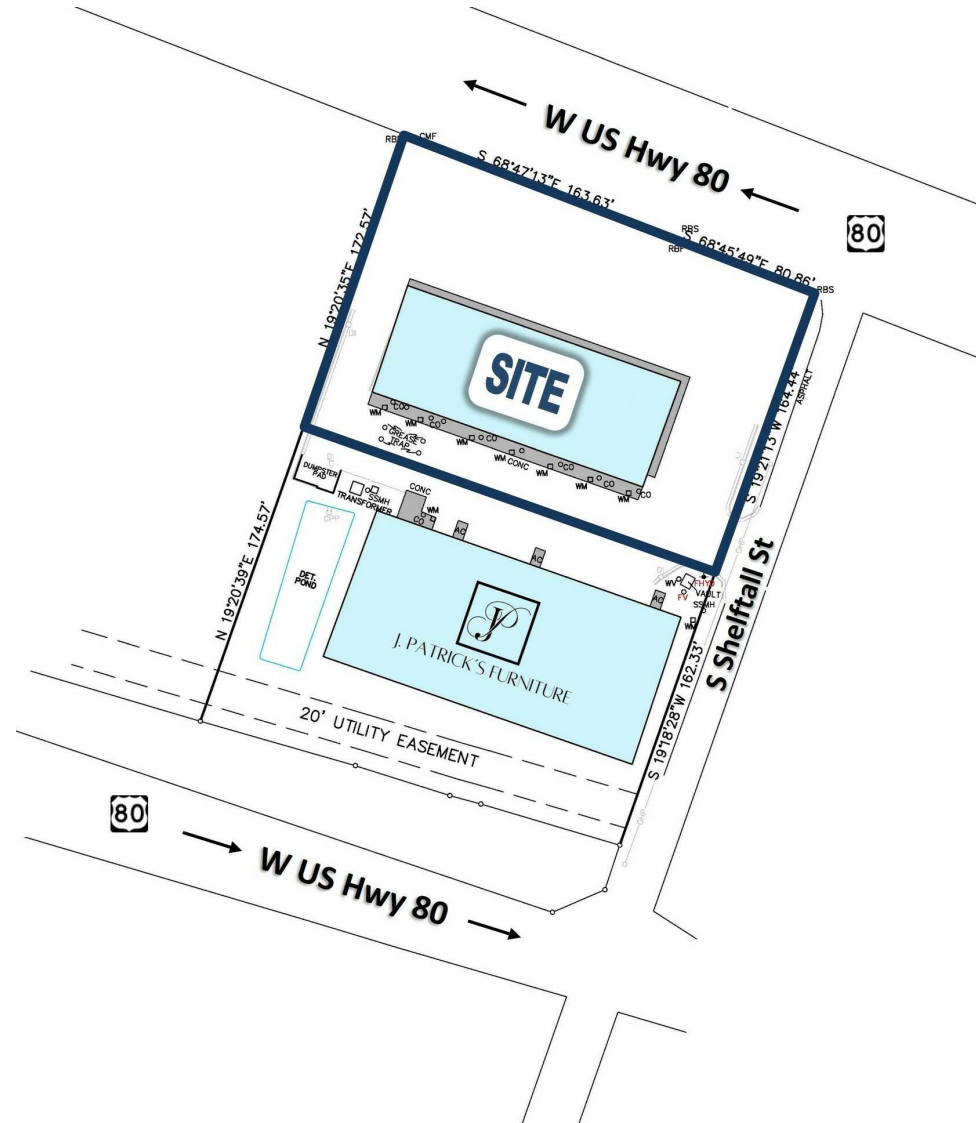
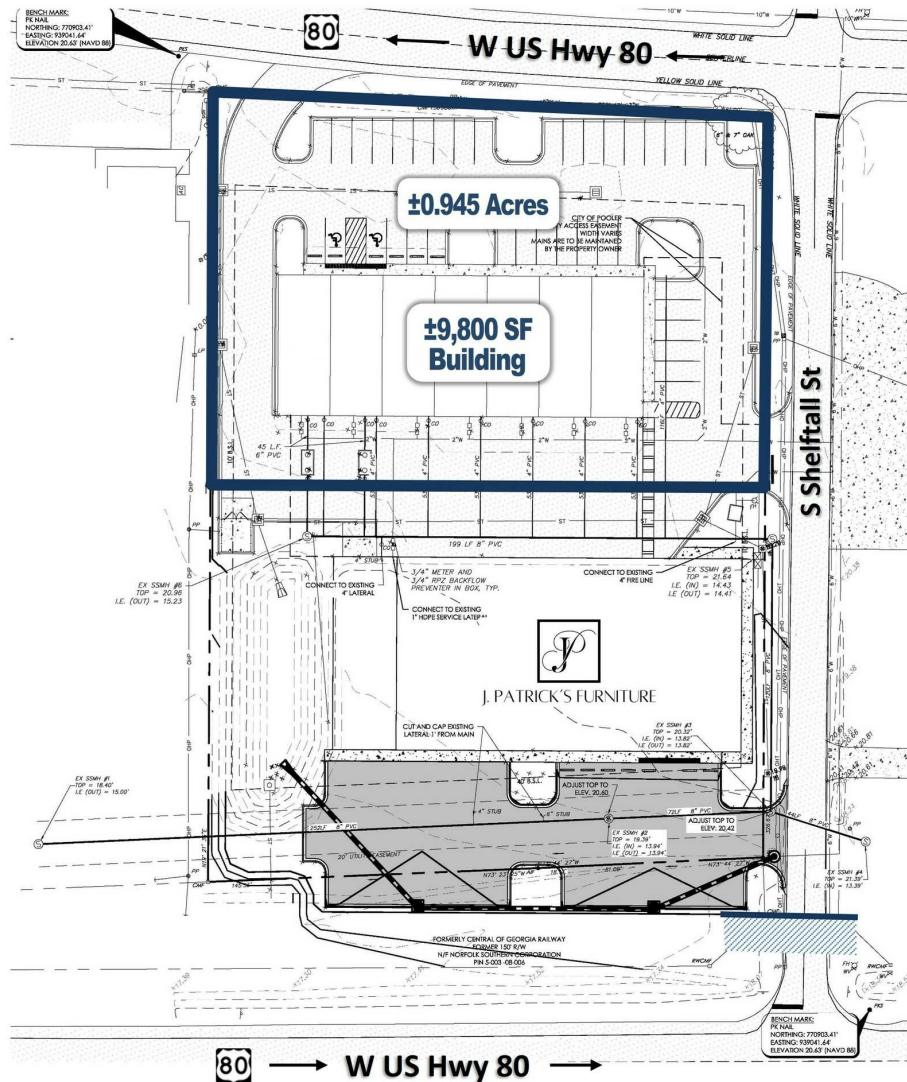


# Suite 102 | Interior Photos





# Site Plans





# Aerial | Site





# View East From Site





# View West From Site





## 2 LOCATION INFORMATION

405 W Highway 80  
Pooler, GA 31322



# Aerial | Hwy 80



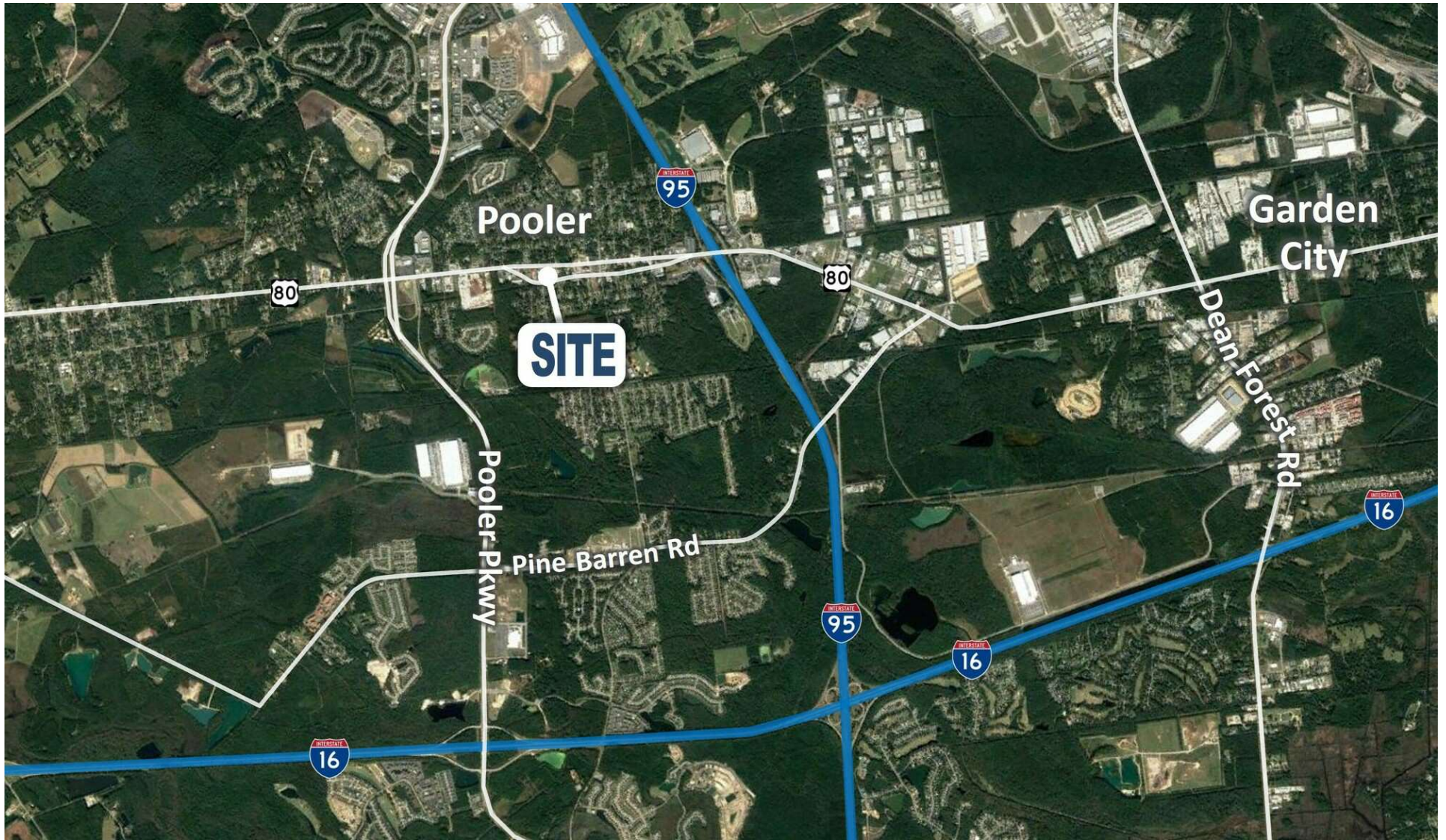


# Aerial | Hwy 80 & I-95





# Aerial | I-16 & I-95



POOLER RETAIL CENTER | 405 W HIGHWAY 80 POOLER, GA 31322

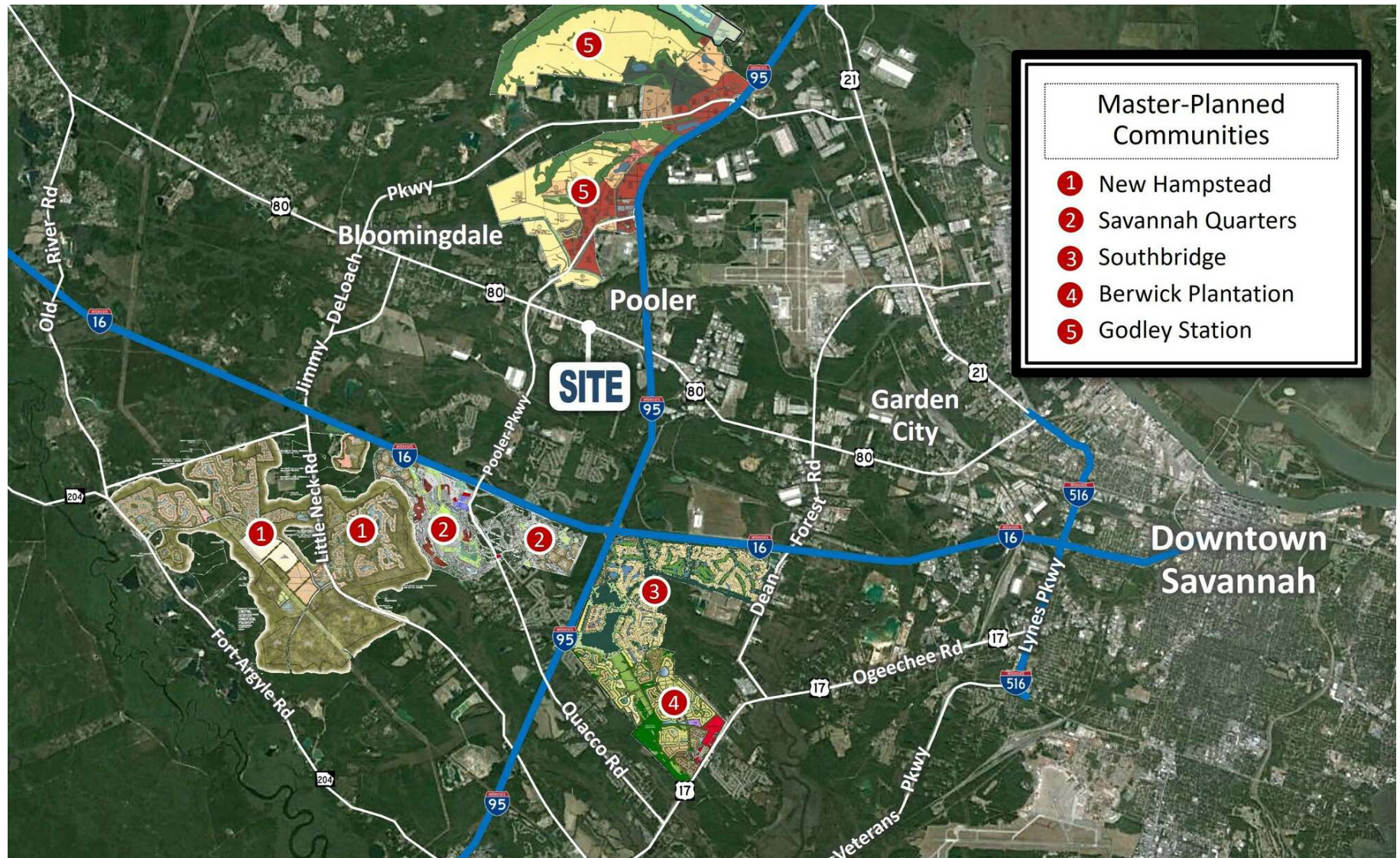
SVN | GASC | Page 17

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.

Ownership Stake

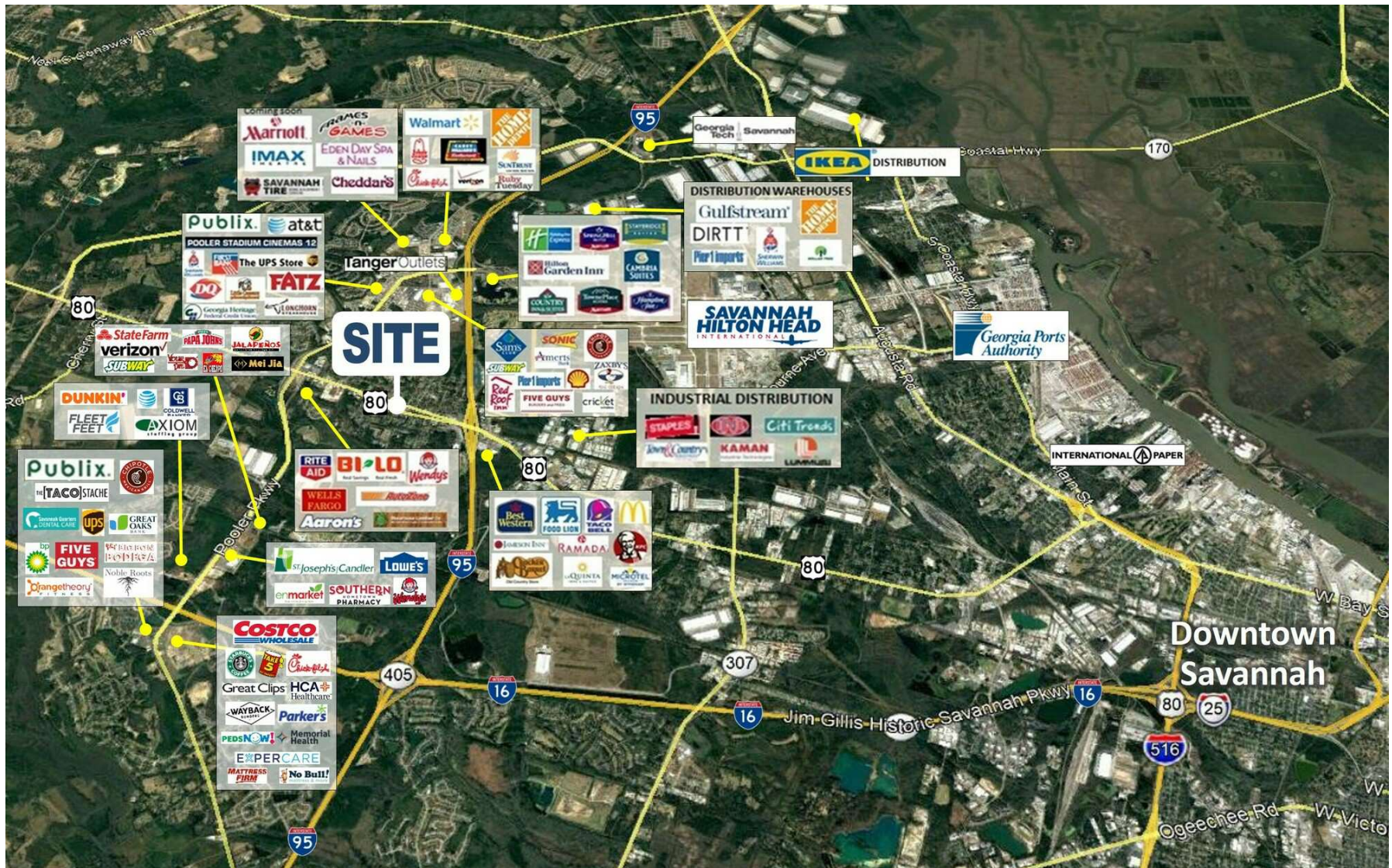


# Aerial | Master-Planned Communities



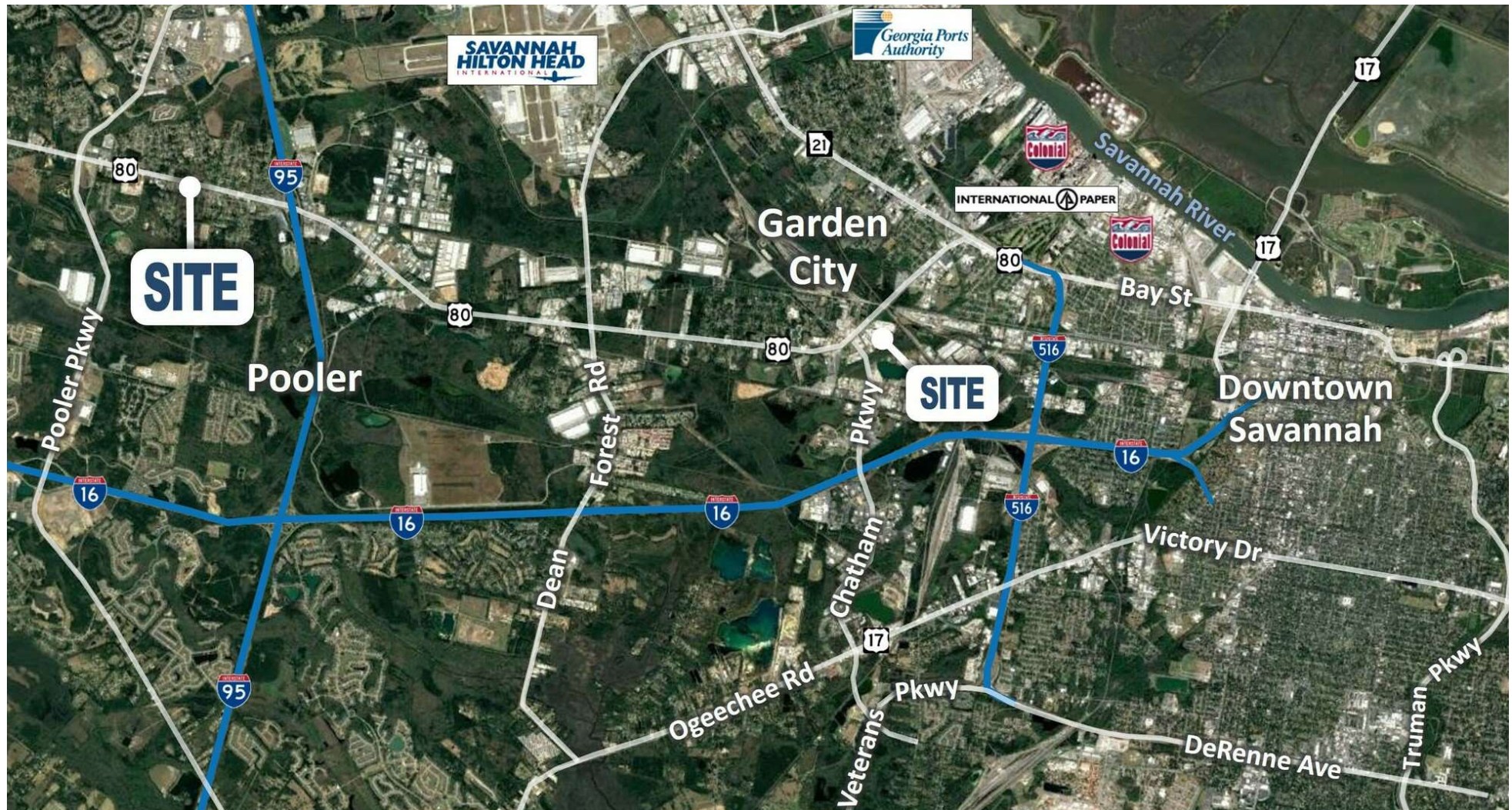


# Aerial | Savannah Business





# Aerial | Savannah MSA





# Location Maps





# 3 DEMOGRAPHICS

405 W Highway 80  
Pooler, GA 31322



# Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,897	25,695	54,833
Average Age	41	39	38
Average Age [Male]	39	37	37
Average Age [Female]	43	40	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,985	10,612	20,843
# of Persons per HH	2.5	2.4	2.6
Average HH Income	\$76,739	\$112,065	\$114,404
Average House Value	\$211,741	\$302,135	\$320,472

Demographics data derived from AlphaMap

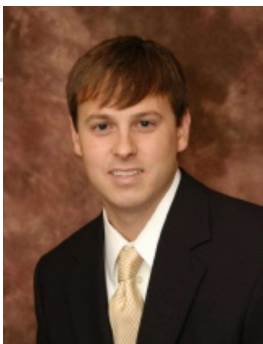


# 4 ADVISOR BIO & CONTACT

405 W Highway 80  
Pooler, GA 31322



# Advisor Bio & Contact



**ADAM BRYANT, CCIM, SIOR**

Partner

adam.bryant@svn.com

Cell: 912.667.2740

GA #279255 // SC #88499

## 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]

SVN | GASC  
svnsavhh.com