



## ABOUT THE PROPERTY

DAI Commercial Realty, LLC is excited to offer a new construction development in Pooler, GA, with approximately 20,000 sq ft of space for retail and office use. The first floor offers around 10,000 sq ft of retail space, while the second floor has approximately 10,000 sq ft of office space. This mixed-use property is conveniently located off Towne Center Blvd and provides excellent visibility and access to Benton Blvd, Pooler Parkway, I-95, and more. Pooler is a thriving suburb of Savannah, GA, with impressive household income, strong demographics, and increasing growth statistics. Delivery scheduled for December 1st, 2025.

## HIGHLIGHTS

### FIRST FLOOR



1,146 – 9,416 SQ FT



MIXED-USE, RETAIL  
DRIVE THROUGH AVAILABLE

### SECOND FLOOR



1,526 – 9,171 SQ FT



OFFICE, MEDICAL

### KATIE CHANCY

Managing Broker

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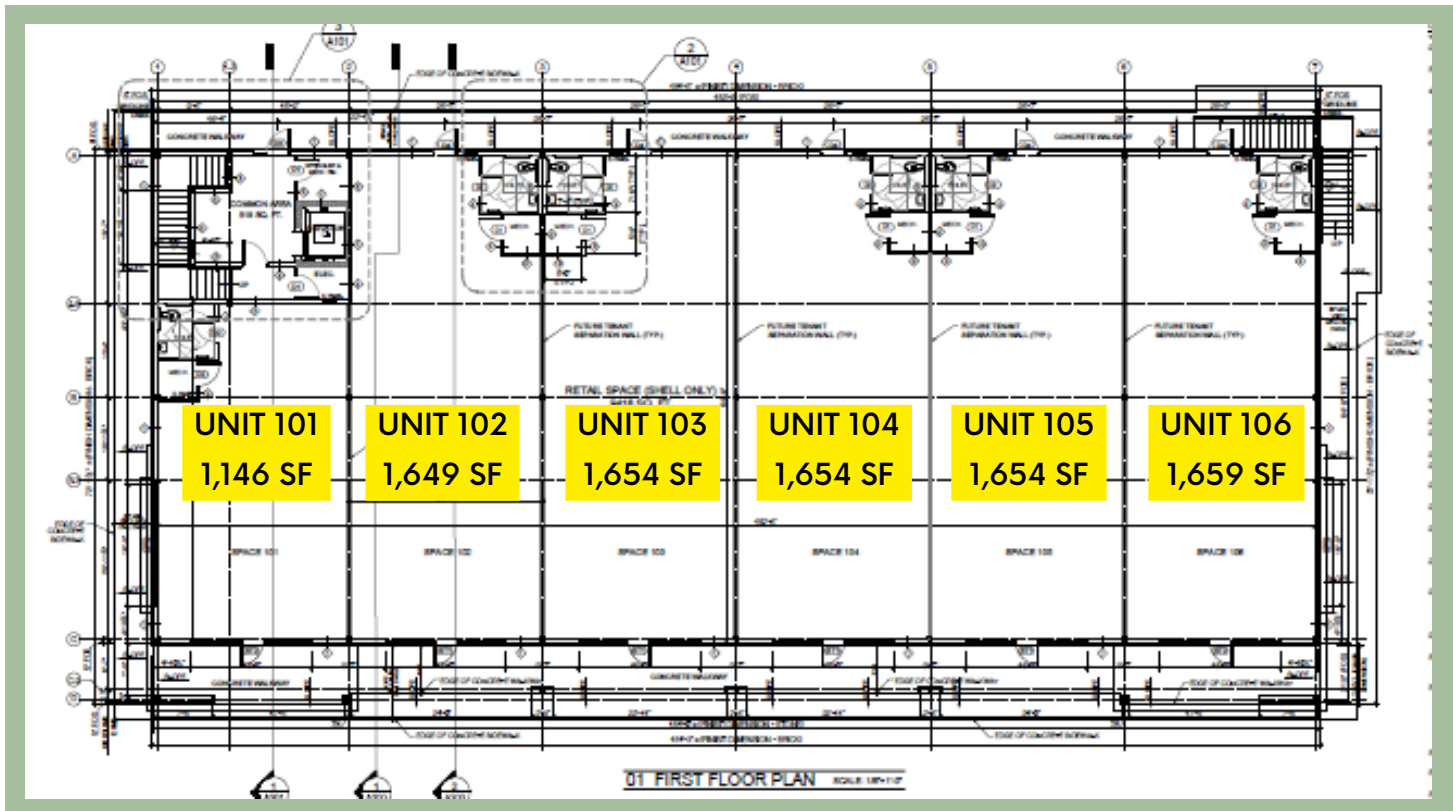
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## FIRST FLOOR PLAN- RETAIL



## FIRST FLOOR DETAILS

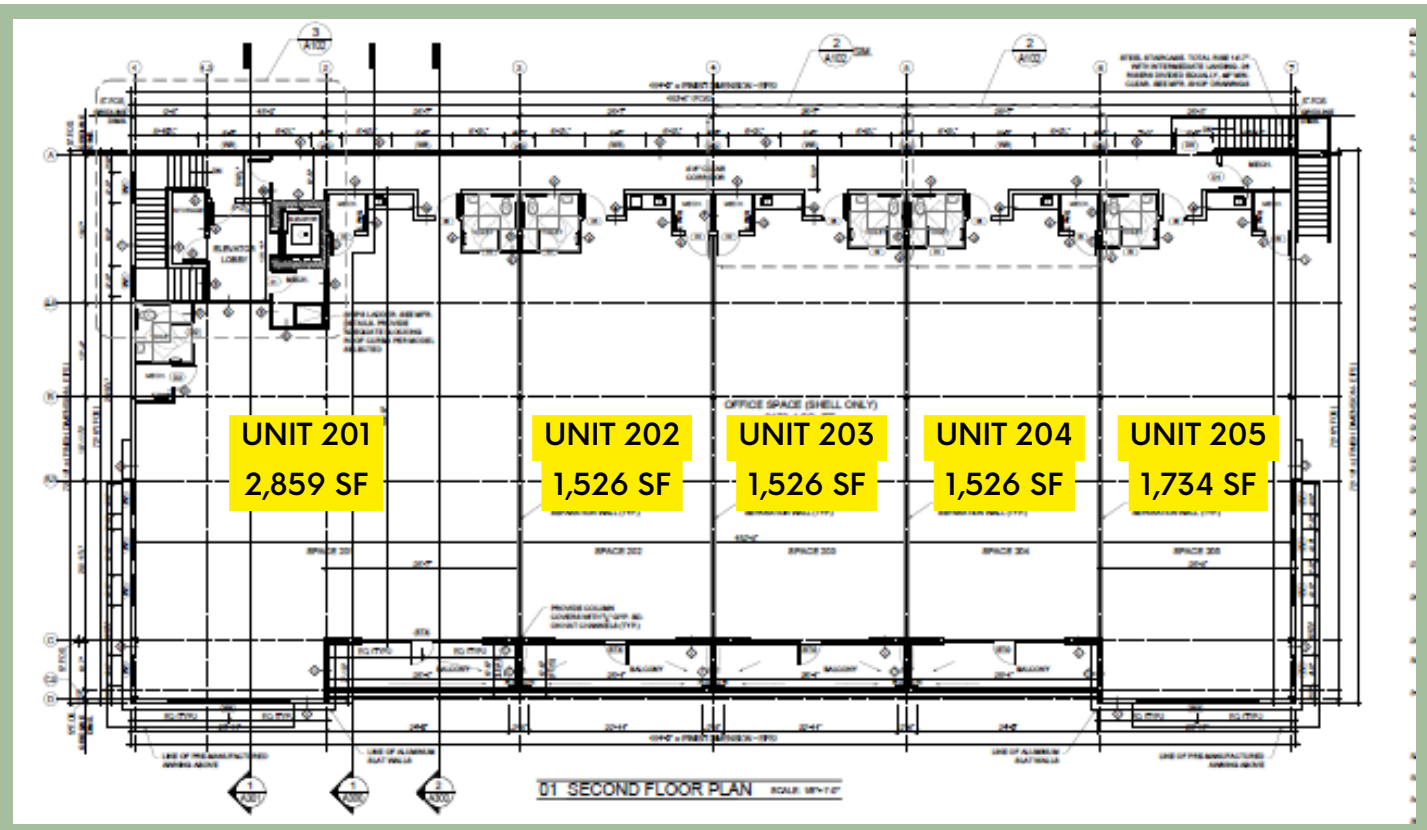
The first floor will have +/- 9,461 sq ft of mixed-use space with an available drive-through. The landlord will provide HVAC that is ready for distribution, a concrete slab and demising walls. The tenant will be responsible for HVAC distribution, plumbing, ceiling, etc.

## PRICING



\$40 PSF MODIFIED GROSS LEASE STRUCTURE

## SECOND FLOOR PLAN- OFFICE



## SECOND FLOOR DETAILS

The second floor will have +/- 9,171 sq ft of mixed-use space accessible via elevator. The landlord will provide HVAC that is ready for distribution, electrical, demising walls, a concrete slab/floor covering, and an ADA-compliant restroom.

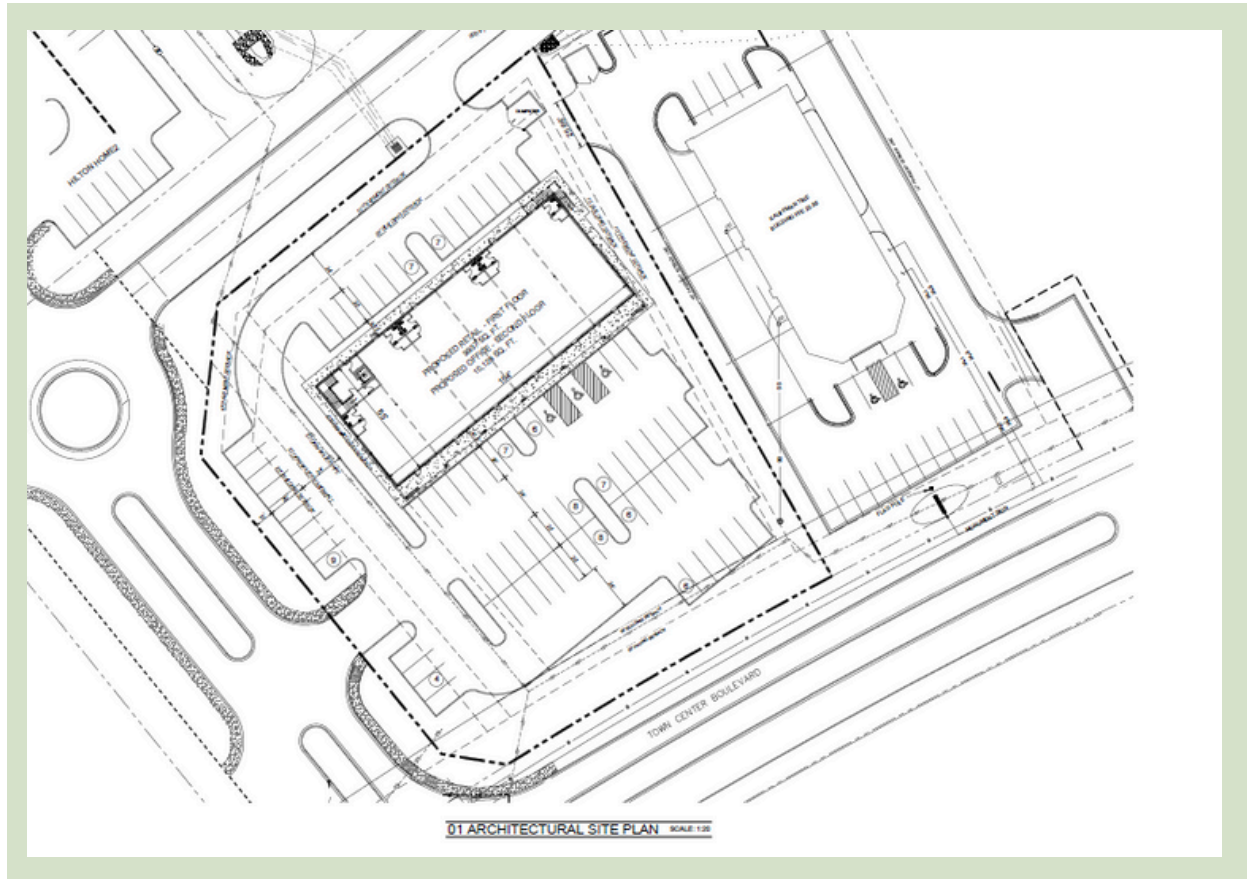
## PRICING



**\$37 PSF MODIFIED GROSS LEASE STRUCTURE**



## SITE PLAN






## LOCATION MAP




# AREA INFORMATION

## ABOUT POOLER

The city of Pooler, Georgia, is situated in Chatham County, where I-95 and I-16 intersect. It's located 10 miles to the west of Savannah and within a two-mile radius of the Savannah/Hilton Head International Airport. The city covers an area of about 31 square miles and currently has a population of around 28,738. Since its establishment in 1907, Pooler has experienced significant growth with the development of financial institutions, retail shops, professional offices, warehouses and restaurants. Today, Pooler is the hub of commercial development in west Chatham County. The area's exponential growth is attributed to low crime rates and the small-town community feel.

2023 AREA DEMOGRAPHICS		2 MILES	5 MILES	10 MILES
	POPULATION	14,387	49,805	142,042
	AVG. HH INCOME	\$97.3K	\$95.9K	\$82.9K
	NO. OF HOUSEHOLDS	5,705	18,998	52,232

	DAILY TRAFFIC COUNT	
POOLER PARKWAY		18,409
I-95		72,180

	TRAVEL DISTANCES
0.3 MILES TO POOLER PARKWAY	
1 MILE TO INTERSTATE 95	
5 MILES TO INTERSTATE 16	
8 MILES TO GA PORTS AUTHORITY	
2.8 MILES TO SAVANNAH INTERNATIONAL AIRPORT	

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