



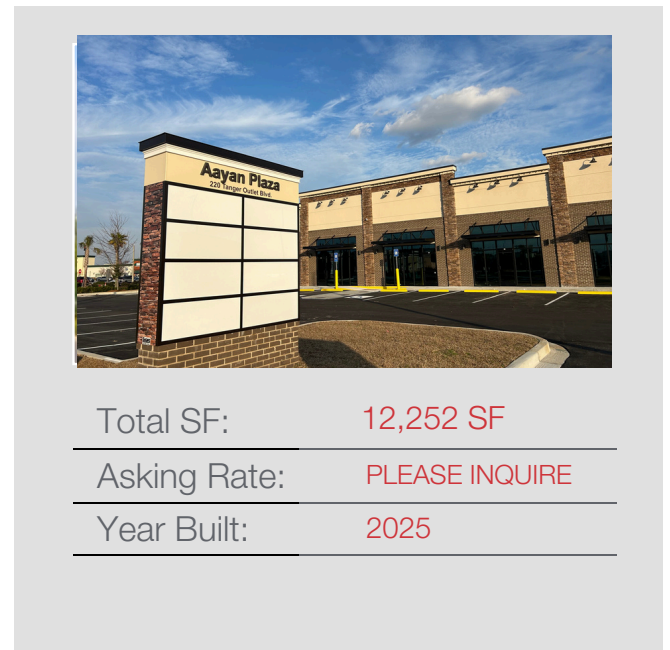
## 220 Tanger Outlets Blvd Savannah, Georgia 31322

### Executive Summary

NAI Mopper | Benton is proud to present this 12,252 SF shopping center located in the heart of Pooler, Savannah, Georgia. Pooler, one of the fastest-growing areas of Savannah, is experiencing significant growth in retail, office, and multi-family/single-family development. Additionally, Pooler is home to the Tanger Outlets, providing a central retail hub for countless surrounding communities.

This property, located on Tanger Outlets Boulevard, offers a rare opportunity for a wide variety of retail businesses to join a center with high traffic, ideal accessibility, and excellent visibility.

In addition to its prime location, the site also offers monument signage and ample parking.



Total SF:	12,252 SF
Asking Rate:	PLEASE INQUIRE
Year Built:	2025

For more information:

**Zack Allen**

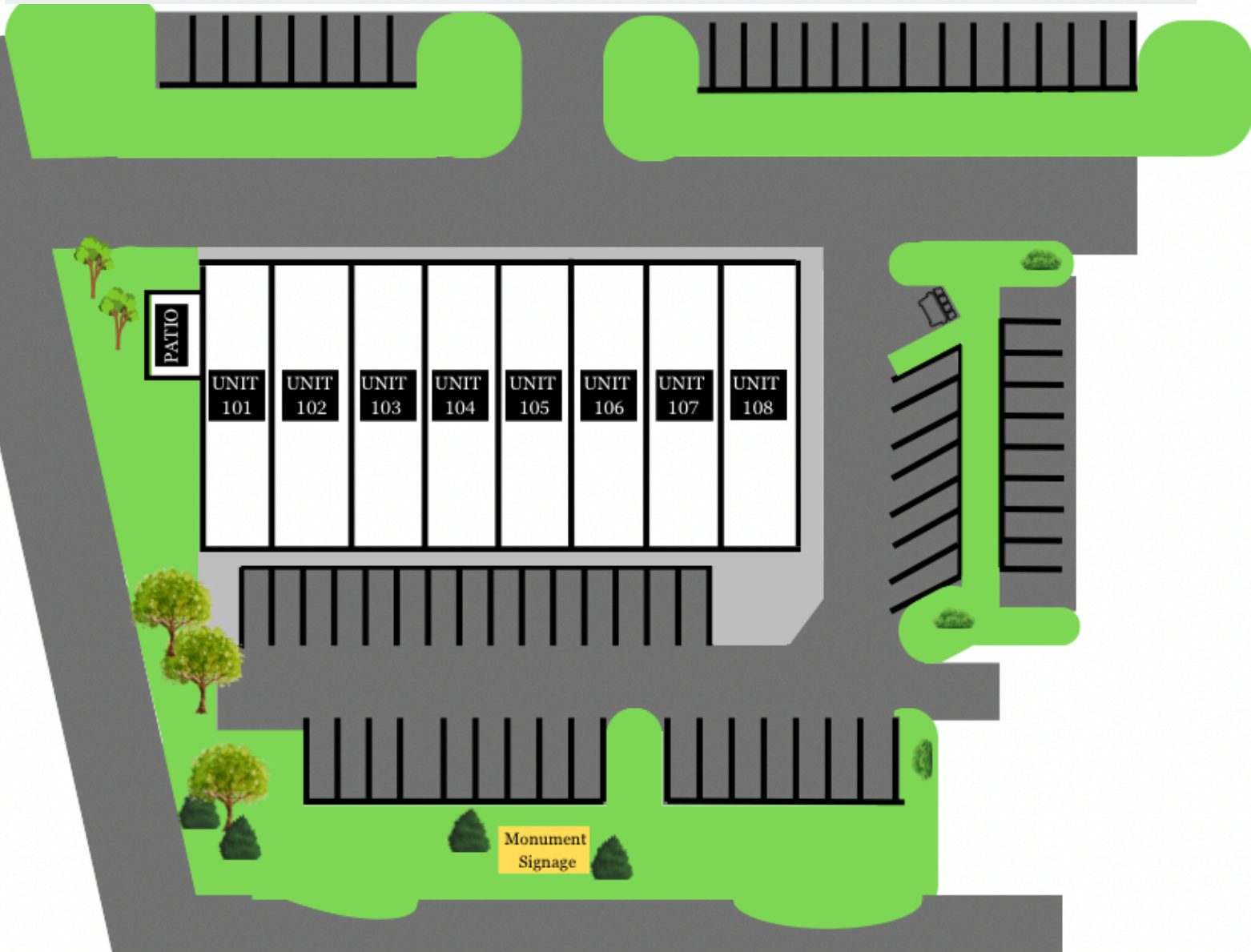
+1 912-655-2135

zallen@naisavannah.com

UNIT	SQ/FT	LEASE TYPE	DESCRIPTION
101	1,514	NNN	RETAIL BOX
102	1,535	NNN	RETAIL BOX
103	1,535	NNN	RETAIL BOX
<b>LEASED</b> 104	1,535	NNN	RETAIL BOX
<b>LEASED</b> 105	1,535	NNN	RETAIL BOX
<b>LEASED</b> 106	1,535	NNN	RETAIL BOX
<b>LEASED</b> 107	1,535	NNN	RETAIL BOX
108	1,486	NNN	RETAIL BOX



**FOR LEASE**  
**12,252 SQ/FT**



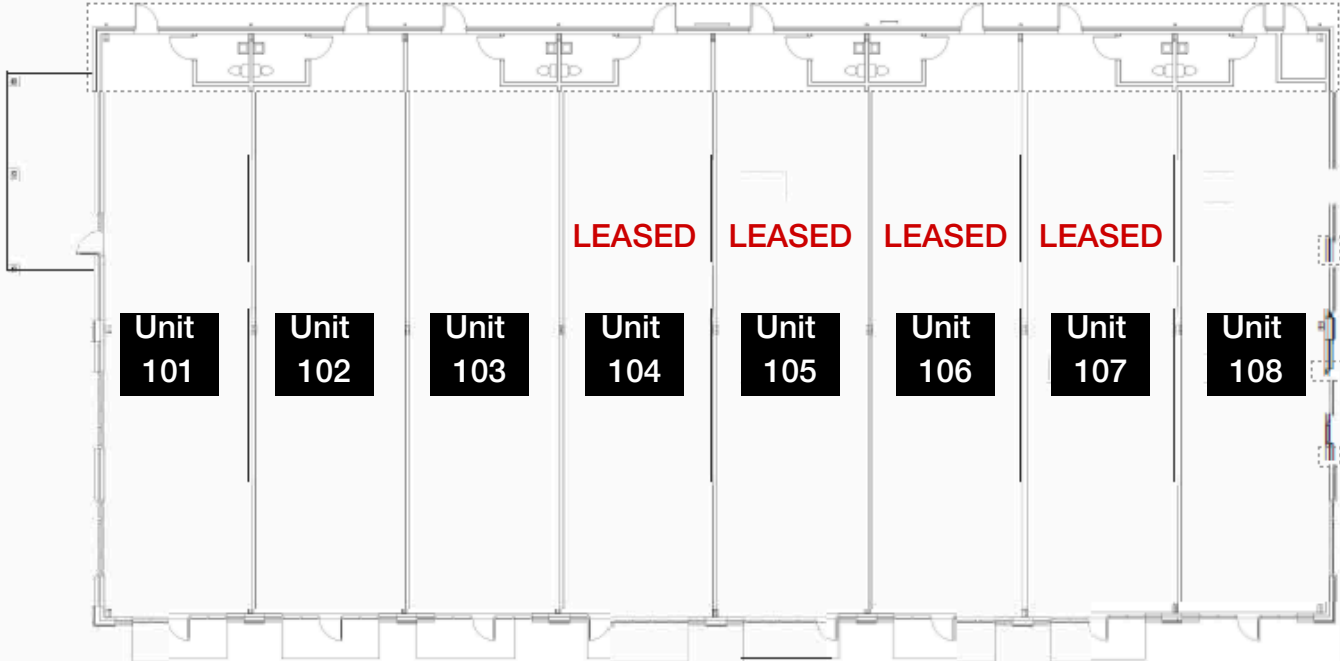
1650 E VICTORY DRIVE  
Savannah, GA  
+1 912-358-5600  
naisavannah.com

**FOR LEASE**  
**12,252 SQ/FT**



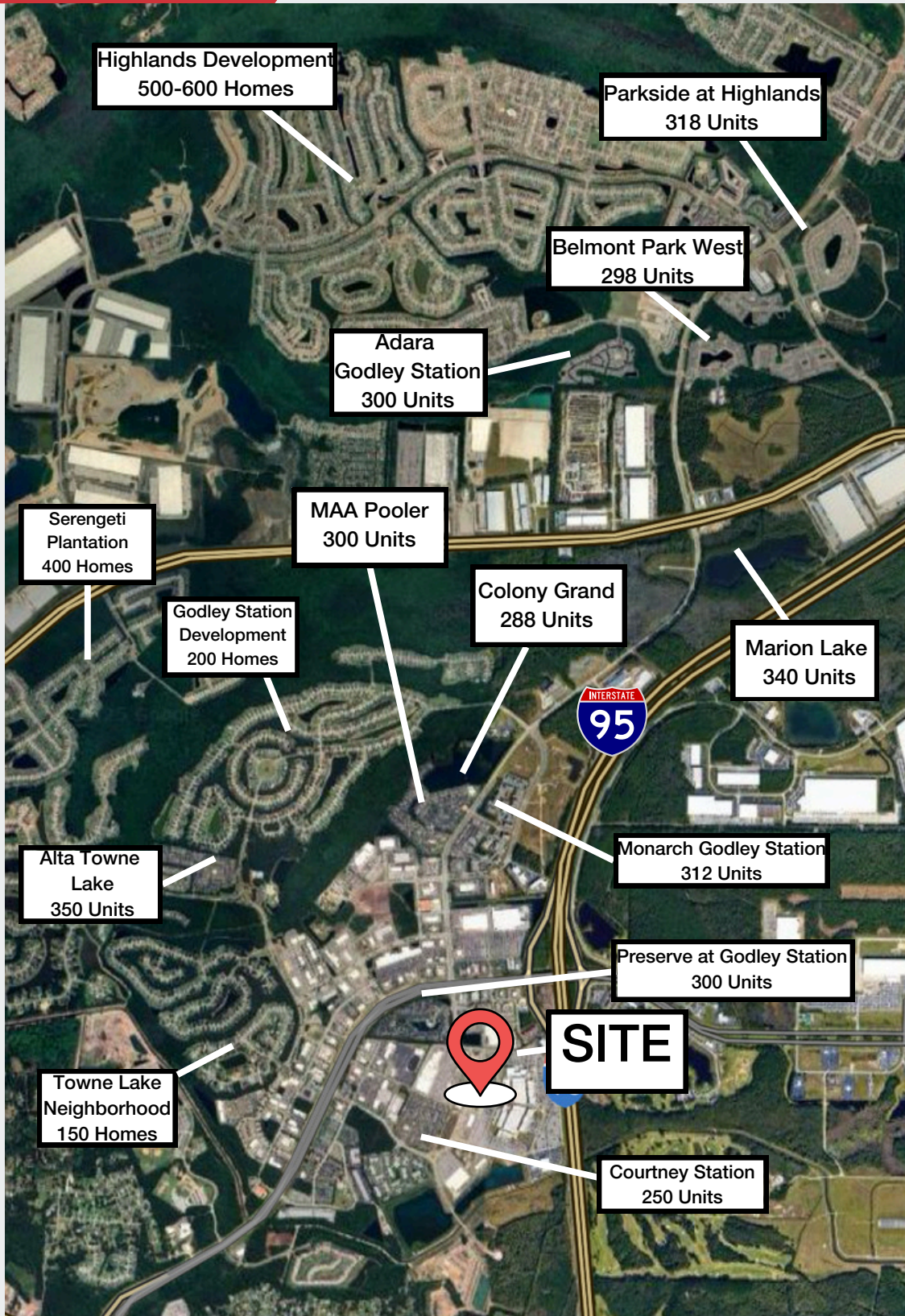


**FOR LEASE**  
**12,252 SQ/FT**



# FOR LEASE

## 12,252 SQ/FT





# FOR LEASE

## 12,252 SQ/FT



### Demographics

<u>Miles From Property</u>	<u>1</u>	<u>3</u>	<u>5</u>
Population	5,419	31,648	64,649
Income	\$98,362	\$111,976	\$114,461
Age	36.10	36.50	36.70
Households	2,546	9,860	22,335
Total Consumer Spending	\$71,314	\$297,427	\$717,803