









## ABOUT THE PROPERTY

Only one retail space is available for lease in the thriving area of Pooler, GA. This remaining unit spans 1,775 square feet and is ready for occupancy today. Located at 810 Towne Center Blvd., this modern retail development encompasses a total of 29,490 square feet. The well-appointed design makes it an ideal location for both new and established businesses seeking to enhance their visibility to consumers. Tenants will benefit from easy access via Towne Center Blvd, Benton Blvd, Pooler Parkway, and I-95, along with high traffic counts in a rapidly growing market. The current unit is an empty shell, and the landlord is flexible regarding specifications and delivery schedule.

## HIGHLIGHTS

-  +/- \$39 PSF MG LEASE  
STRUCTURE -  
LANDLORD IS FLEXIBLE ON  
TIA AND DELIVERY.
-  1,775 SQ FT
-  RETAIL DEVELOPMENT  
COMPLETED IN 2020
-  5- YEAR MINIMUM
-  115 PARKING SPOTS AVAILABLE
-  EASILY ACCESSIBLE FROM  
TOWNE CENTER BLVD,  
BENTON BLVD, POOLER  
PARKWAY, AND I-95,

## PROPERTY IMAGE



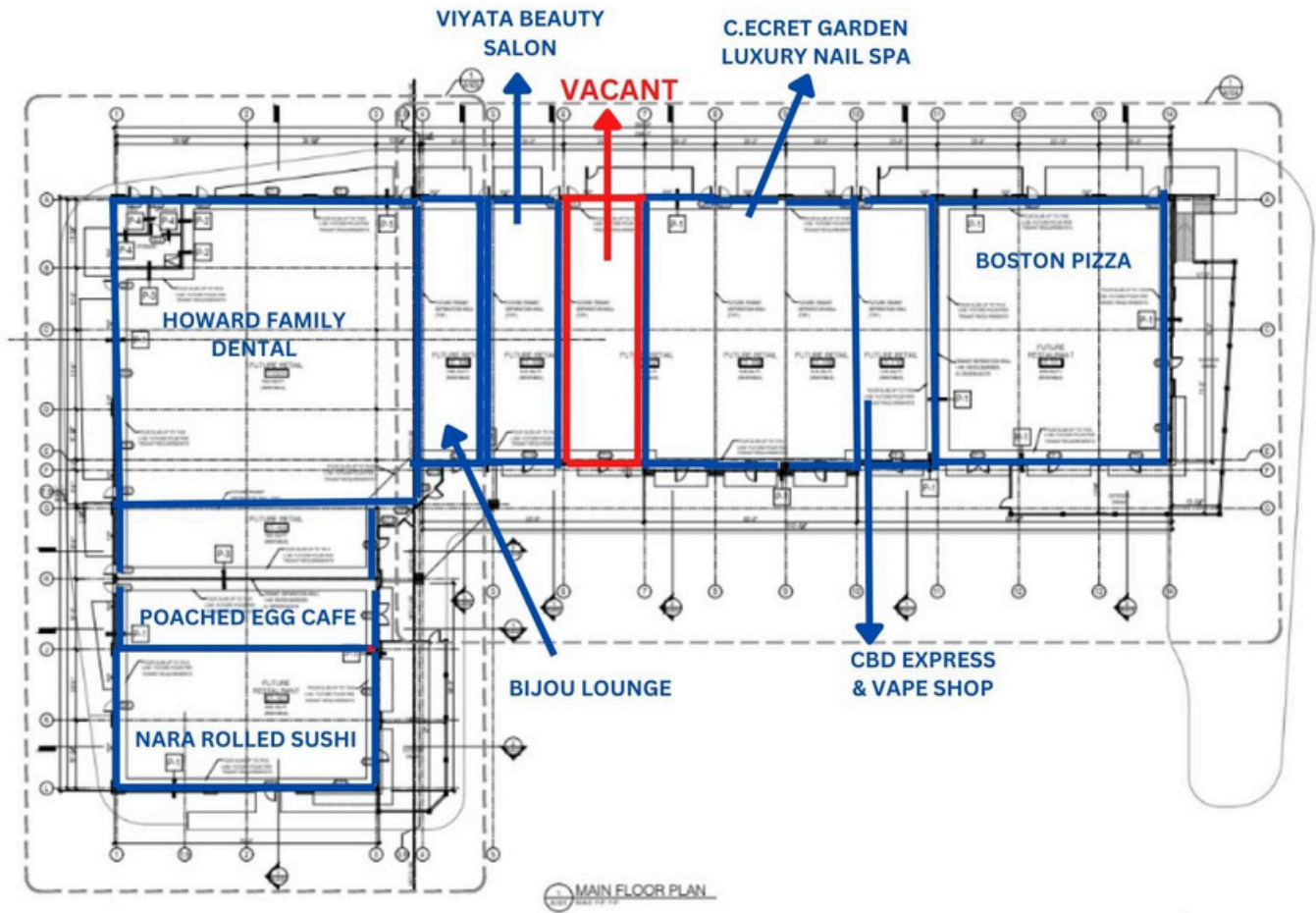
## LOCATION MAP



# PROPERTY IMAGES



## FLOOR PLAN



### TENANT MIX AND AVAILABLE UNITS:

Suite 101 - Boston Pizza

Suite 102 - CBD Express & Vape Shop

Suite 103 - C.ecret Garden Nails

Suite 104 - Vacant - 1,775 Sq ft

Suite 105 - Viyata Beauty Salon

Suite 106 - Bijou Lounge

Suite 107, 108, 109 - Howard Dental

Suite 110 & 111 - Poached Egg Cafe

Suite 112 & 113 - Nara Rolled Sushi