

# 138 CANAL ST BUILDING 300 SUITE 303

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## POOLER PARK OFFICE CENTER

Pooler, GA 31322

### PRESENTED BY:

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SECTION 1

# PROPERTY INFORMATION



PROPERTY SUMMARY



LEASE RATE	\$2,600.00 PER MO. [MG]
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OFFERING SUMMARY

AVAILABLE SF:	990 SF
LOT SIZE:	2.62 Acres
YEAR BUILT:	2003
ZONING:	PUD
MARKET:	Savannah
SUBMARKET:	Pooler
APN:	50017B 05033

PROPERTY OVERVIEW

SVN is pleased to offer a Class A office condominium within the Pooler Park Office Center. Suite 303 is located on the 2nd floor and is ±990 square feet with a wide open central area, 3 large offices and a restroom. Available 06/15/25, the suite will be offered in turn-key move-in condition, with detailed finishes that include crown molding, chair railing, new flooring and fresh paint. The Pooler Park Office Center comprises five 2-story brick buildings, and contains an excellent professional office and medical tenant mix. Situated on ±2.62 acres, the property is nicely landscaped with dual access and abundant parking for staff and visitors. Shown by appointment only – do not disturb the tenant.

LOCATION OVERVIEW

The property is located on Canal Street, just off Pooler Parkway, in the Pooler Park of Commerce at Godley Station. Godley Station is a 5,800-acre master-planned development, which has been the center of real estate growth just west of Savannah. The area is home to the Sav/HH International Airport and is logistically centralized for convenient travel to anywhere within the Savannah area, with quick access to both I-95 and I-16. Residential and commercial growth can be attributed to a number of economic drivers including: the Georgia Ports Authority; the tourism industry; employers such as Gulfstream, JCB, Colonial Oil, Amazon, International Paper, GA Pacific, the Air National Guard, Coca Cola, Mitsubishi; and the Fort Stewart and Hunter Army Airfield military bases.



## COMPLETE HIGHLIGHTS

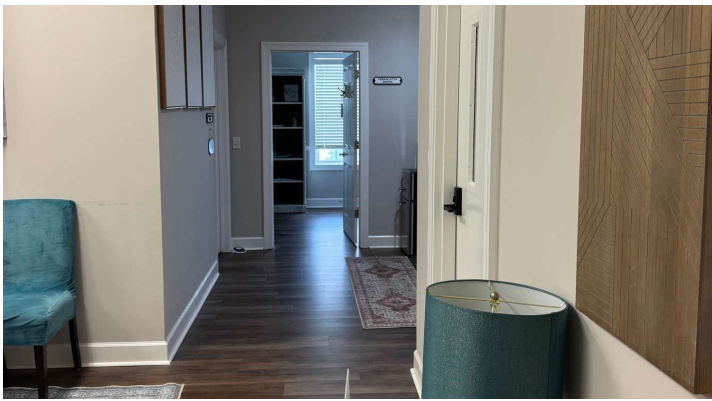


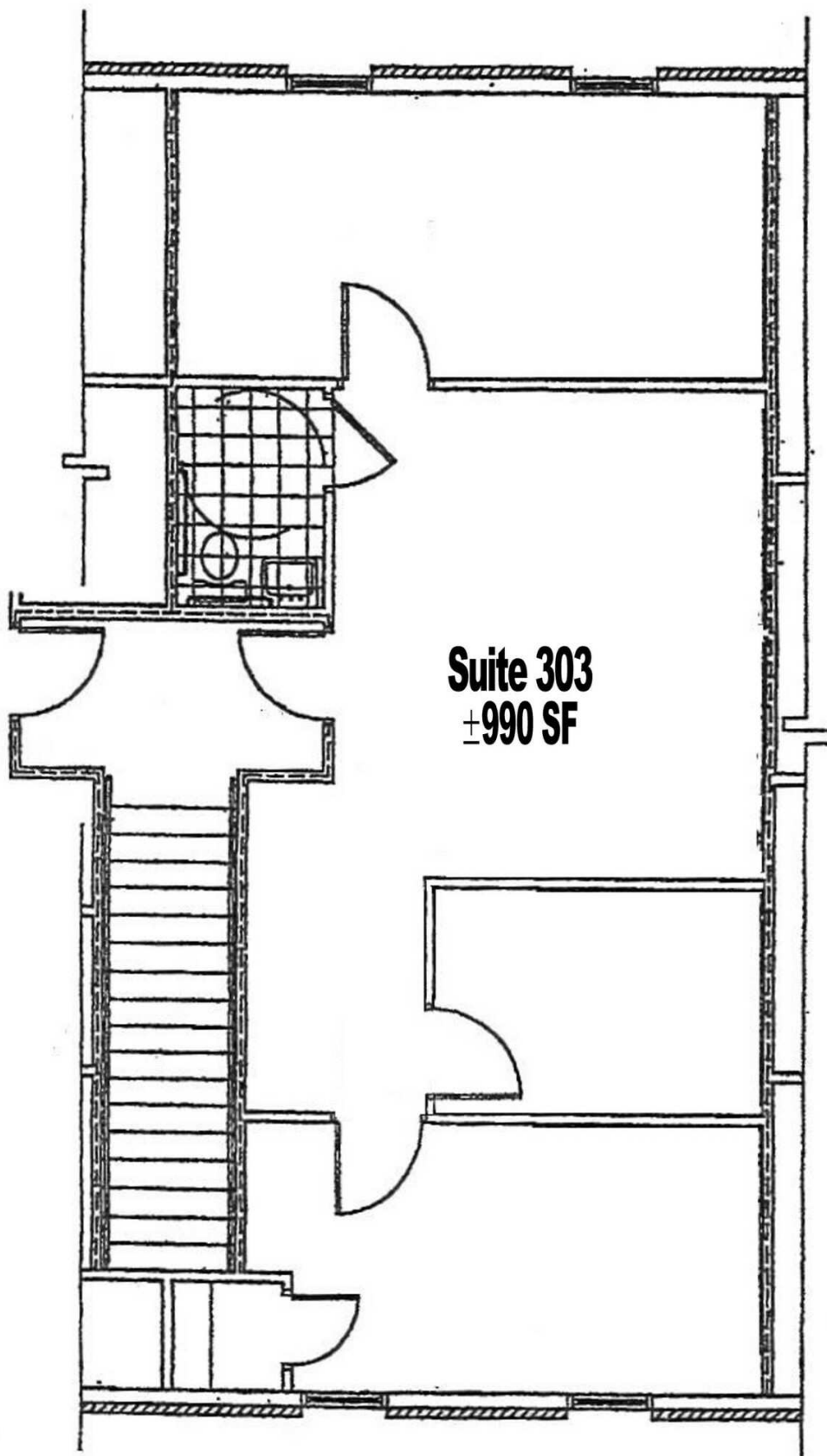
## PROPERTY HIGHLIGHTS

- ±990 SF Class A Office Condominium for Lease
- 2nd Floor; Wide Open Central Area, 3 Large Offices; Restroom
- Turn-Key, Move In Condition; Available 06/15/25
- Within the Pooler Park of Commerce; Abundant Parking
- Just Off Pooler Pkwy in Godley Station; Near I-16/I-95, Airport
- Only 15 Minutes to Downtown Savannah



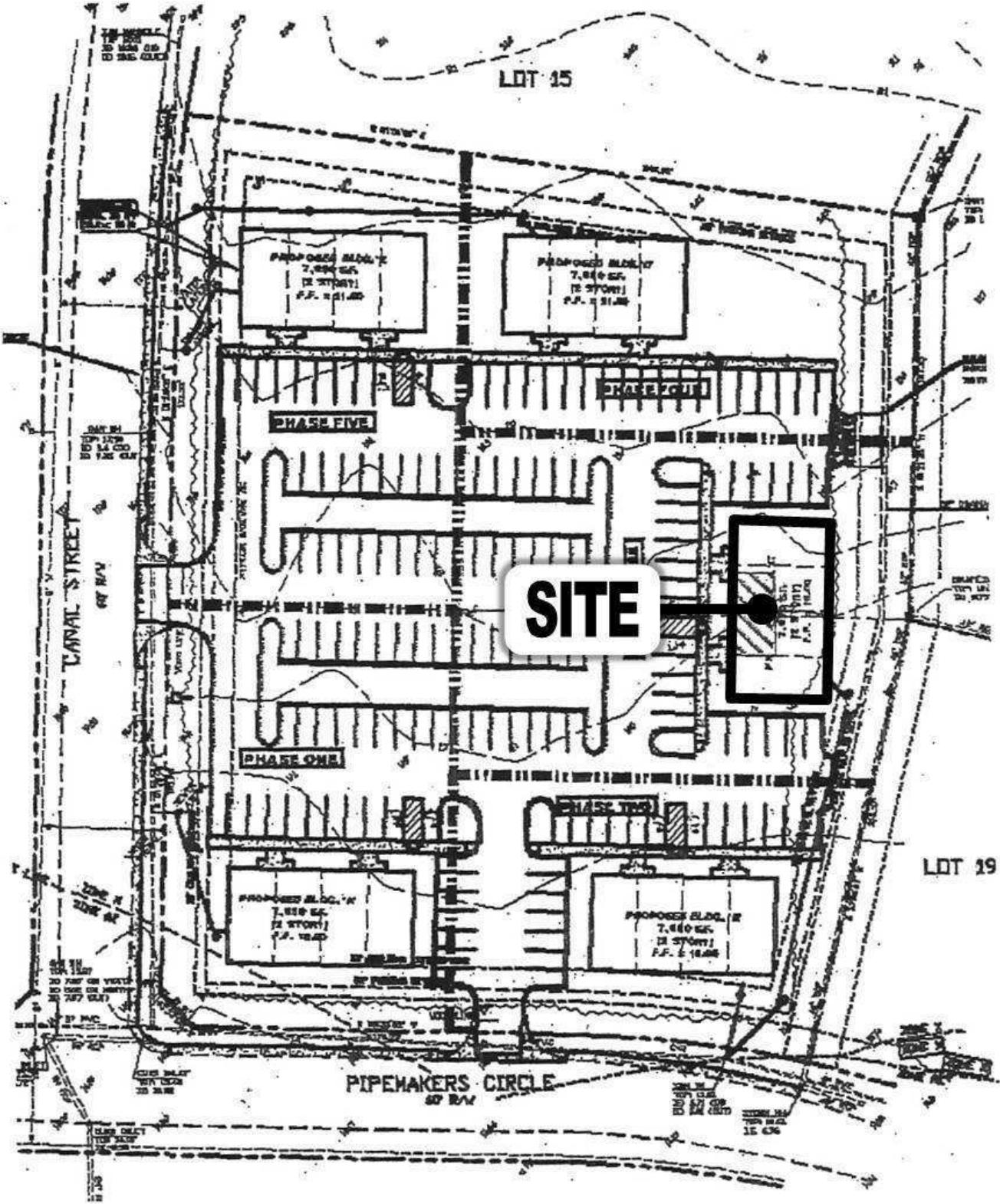
INTERIOR PHOTOS | SUITE 303







SITE PLAN





SECTION 2

LOCATION  
INFORMATION







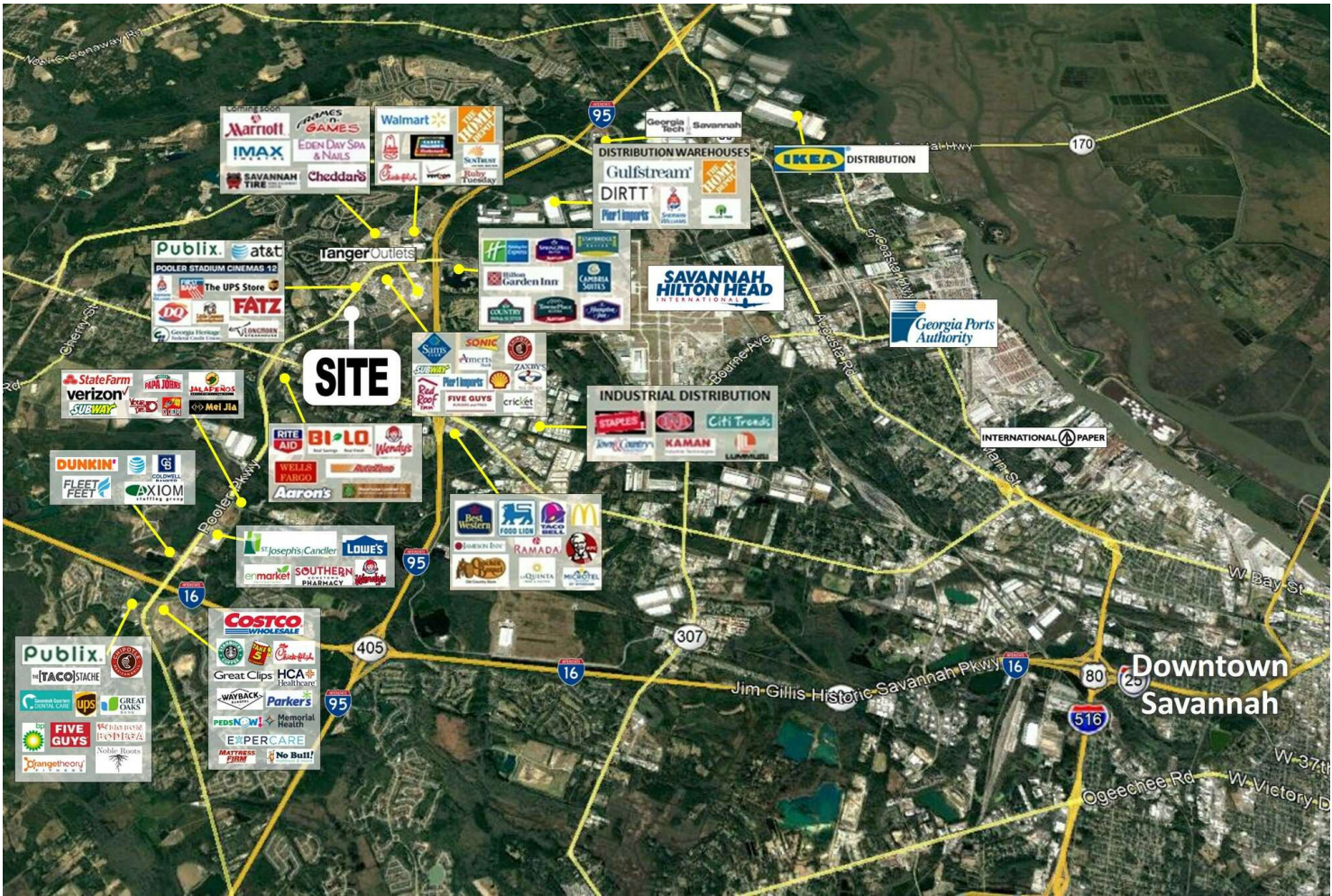






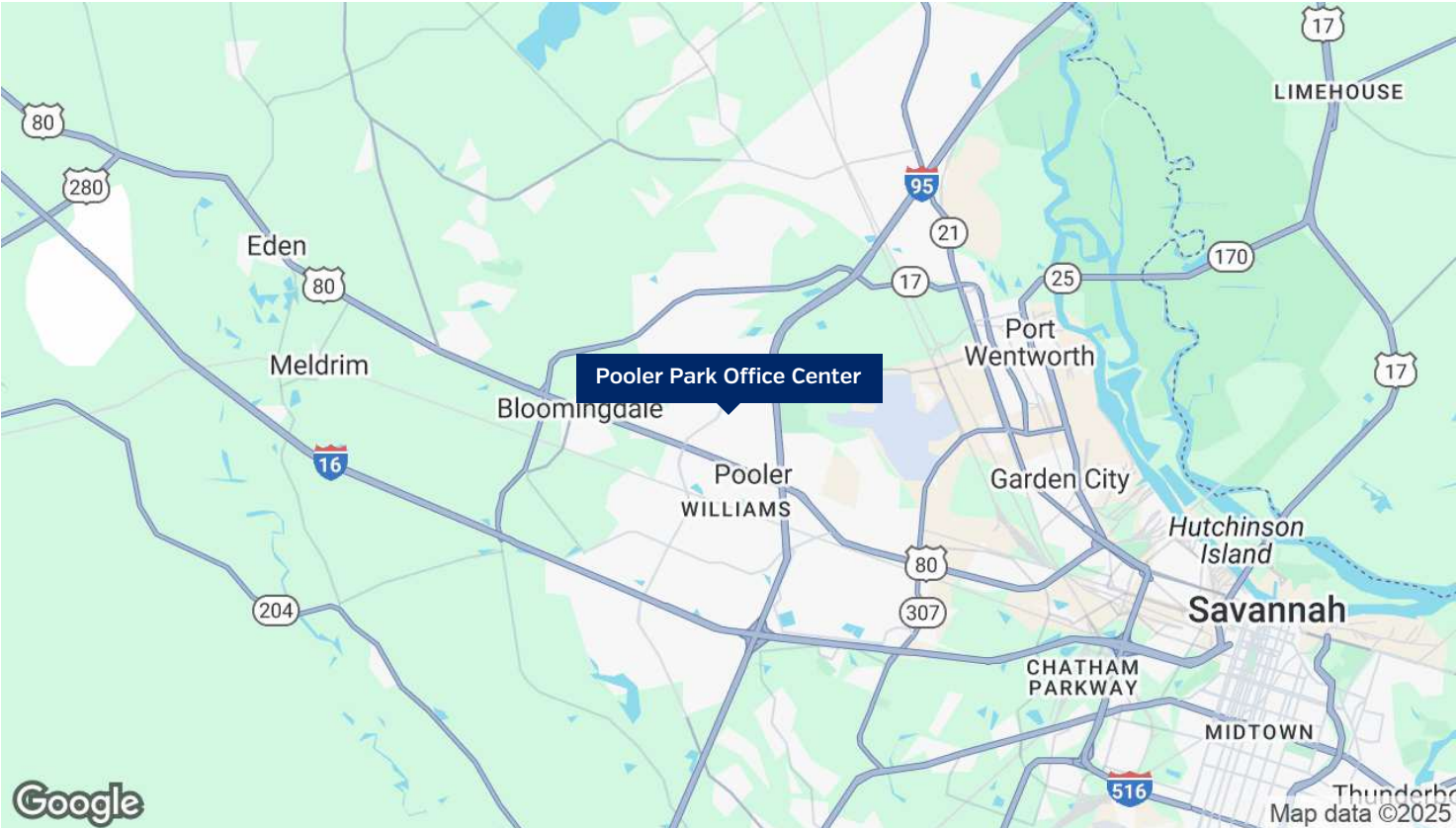








LOCATION MAPS



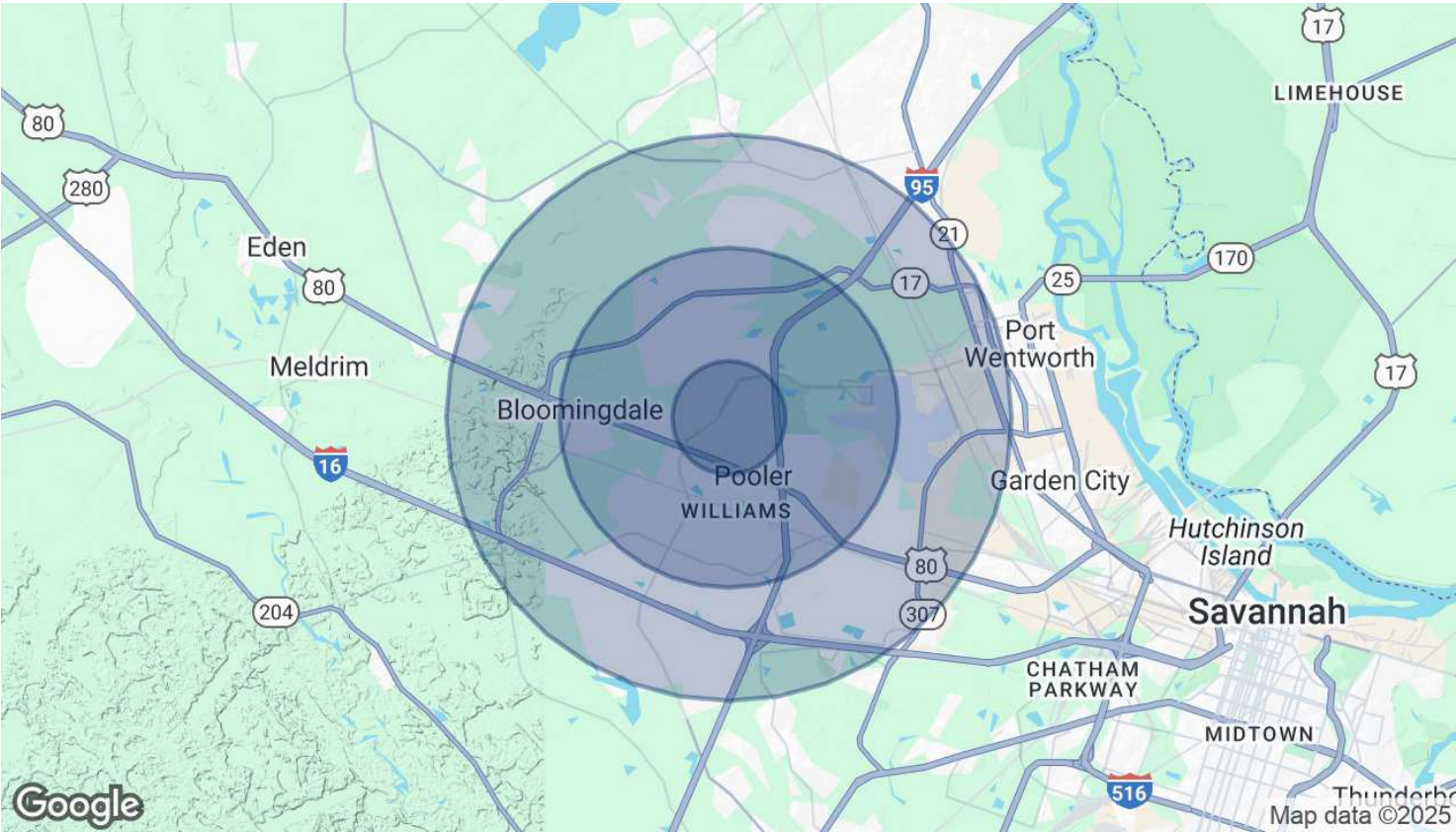
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DEMOGRAPHICS





DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,833	23,794	55,682
AVERAGE AGE	41	38	37
AVERAGE AGE [MALE]	40	37	36
AVERAGE AGE [FEMALE]	42	39	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,111	9,561	21,063
# OF PERSONS PER HH	2.3	2.5	2.6
AVERAGE HH INCOME	\$96,159	\$111,958	\$111,093
AVERAGE HOUSE VALUE	\$303,415	\$296,174	\$307,771

\* Demographic data derived from 2020 ACS - US Census

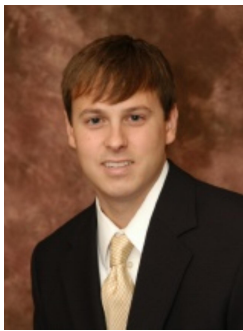
SECTION 4

# ADVISOR BIO & CONTACT





ADVISOR BIO & CONTACT



ADAM BRYANT, CCIM, SIOR

Partner

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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]

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