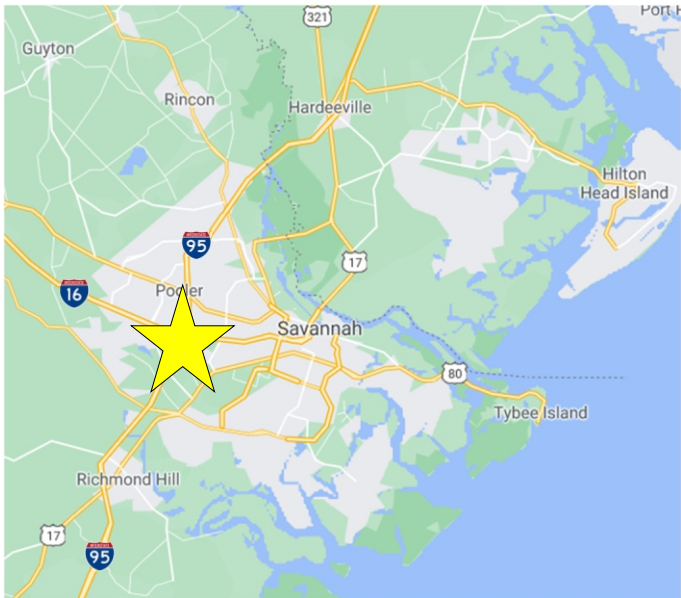


LOWE'S OUTPARCEL POOLER, GA

1565 Pooler Pkwy | Pooler, Georgia 31322 | CHATHAM COUNTY

NOW LEASING



PROPERTY INFORMATION

NOW LEASING/BUILD-TO-SUIT : 3,000 sqft Parcel 1, Parcel 2 & parcel 3. Outparcel located in the Lowe's Home Improvement Retail Development off of Pooler Pkwy and I-16.

Next to the future Walmart Superstore, which is part of the Lowe's Home Improvement retail development with the region's newest micro-hospital owner by St. Joseph's/Candler Health System.

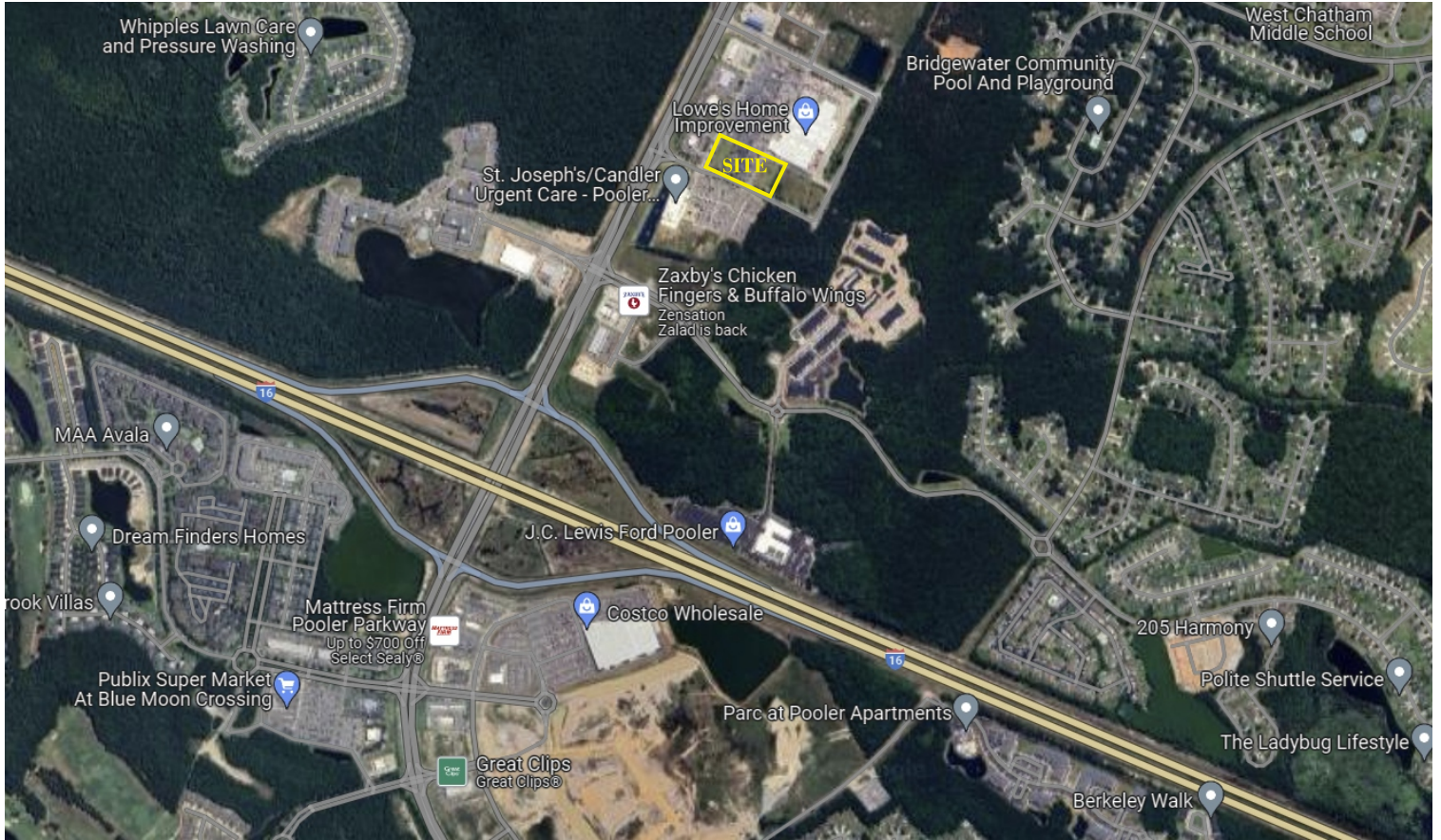
Near the Mosaic Town Center, the 170 acre mixed-use development consisting of Costco, HCA Healthcare, Starbucks, Chick Fil-A, and many more.



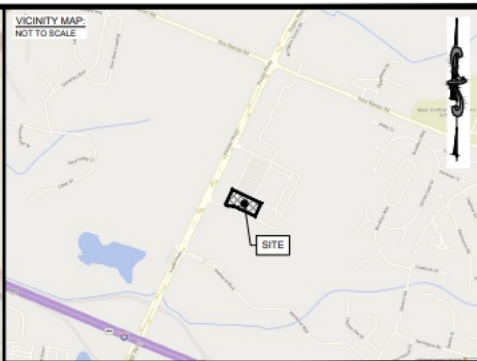
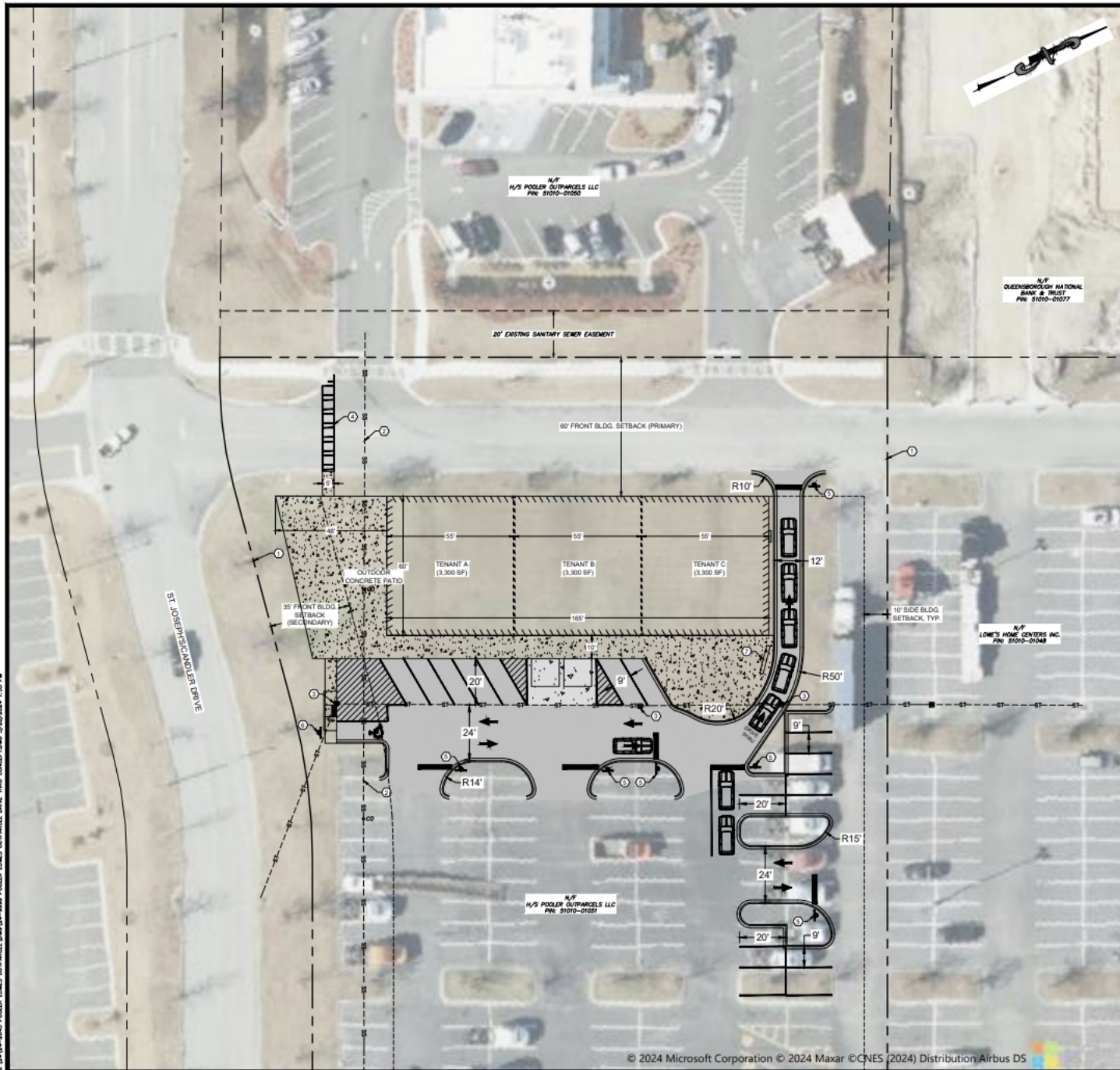
TRAFFIC COUNTS
 22,050 VPD –Pooler Parkway
 59,239 VPD –Interstate 16
 21,092 VPD –Interstate 95

	3-Mile	5-Mile	10-Mile
Total Population:	19,758	42,461	141,086
Total Households:	7,239	15,834	51,781
Daytime Employees:	2,434	15,299	56,522
Avg HH Income:	\$87,996	\$90,345	\$79,898

Information contained herein has been obtained from sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it.



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SITE NOTES:

PROJECT DESCRIPTION: THE SUBJECT SITE CONSISTS OF AN OPENGRASSSED AREA, EXISTING PARKING AND EXISTING ACCESS ROAD, LYING ON ONE PARCEL OF LAND. IT IS THE INTENTION OF THE DEVELOPER TO CONSTRUCT A RETAIL SHOPPING CENTER CONTAINING APPROXIMATELY 35,508 TOTAL SF AND ASSOCIATED SITE IMPROVEMENTS.

PROPERTY DESCRIPTION: LOT 4 - ARMSTRONG TRACT (LOWE'S OUTPARCEL) PIN# 51010-01051

AREA: 3.24-ACRES
DISTURBED AREA ±1.8 ACRES (EXACT ACREAGE TBD)

ZONING: EXISTING C-2 (HEAVY COMMERCIAL)
PROPOSED C-2 (HEAVY COMMERCIAL)

SETBACKS: FRONT SETBACK: 60-FT
SIDE SETBACK: 10-FT
REAR SETBACK: 10-FT

BUILDING HEIGHT: REQUIRED MAXIMUM: 60-FT

UTILITIES: WATER: CONNECT TO EXISTING WATER AND SANITARY SEWER MAIN SERVING THE SURROUNDING DEVELOPMENTS
SANITARY SEWER: CONNECT TO EXISTING WATER AND SANITARY SEWER MAIN SERVING THE SURROUNDING DEVELOPMENTS

OFF STREET PARKING NOTES:

REQUIRED PARKING: 5 SPACES PER 1,000 SF TOTAL FLOOR AREA
33,468 SF

REQUIRED PARKING DESIGN CONSTRAINT: 5 SPACE PER 1,000 SF * (33,468 SF) = 170 SPACES

PARKING PROVIDED: 170 TOTAL SPACES PROVIDED IN EXISTING PARKING LOT

HATCH LEGEND:

	PROPOSED STANDARD DUTY ASPHALT PAVEMENT		PROPOSED CONCRETE PAVEMENT / SIDEWALK
	PROPOSED HEAVY DUTY CONCRETE PAVEMENT		

CONCEPTUAL PLAN SPECIAL NOTES

①	PROPERTY BOUNDARIES, AS SHOWN, ARE APPROXIMATE AND ARE BASED ON GIS INFORMATION. EMC ENGINEERING SERVICES, INC. HAS NOT PERFORMED A BOUNDARY OR TOPOGRAPHIC SURVEY ON THIS PROPERTY AT THE TIME OF THIS CONCEPTUAL PLAN.
②	APPROXIMATE LOCATION OF EXISTING SANITARY SEWER STRUCTURES AND PIPES. SHOWN FOR COORDINATION PURPOSES ONLY.
③	APPROXIMATE LOCATION OF EXISTING STORMWATER STRUCTURES AND PIPES. SHOWN FOR COORDINATION PURPOSES ONLY.
④	5' PEDESTRIAN CROSSWALK (THERMOPLASTIC, PAINTED WHITE)
⑤	STOP SIGN, 36" R1-1
⑥	HANDICAP SIGN / VAN ACCESSIBLE SIGN
⑦	MENU BOARD



THIS CONCEPTUAL SITE PLAN IS INTENDED TO ILLUSTRATE DEVELOPMENT POTENTIAL. THIS PLAN DOES NOT BIND OR LIMIT THE OWNER / DEVELOPER, NOR SHALL THE ENGINEER BE BOUND OR LIMITED BY THE PLAN. ALL ILLUSTRATIONS / DRAWINGS ARE SUBJECT TO CHANGE.

NO.	REVISION DESCRIPTION	DATE

EMC ENGINEERING SERVICES, INC.
1211 Main Street, Suite 201
PO Box 2084
COLUMBUS, GA 31904
PH: (706) 733-4800
FAX: (706) 733-4899
WWW.EMC-ES.COM

CONCEPTUAL PLAN

POOLER LOWE'S OUTPARCEL
POOLER PARKWAY & ST. JOSEPH'S/CANDLER DRIVE
POOLER, CHATHAM COUNTY, GEORGIA

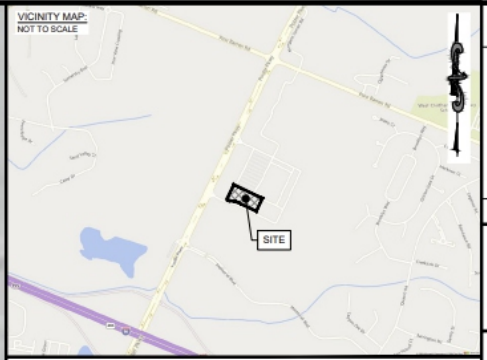
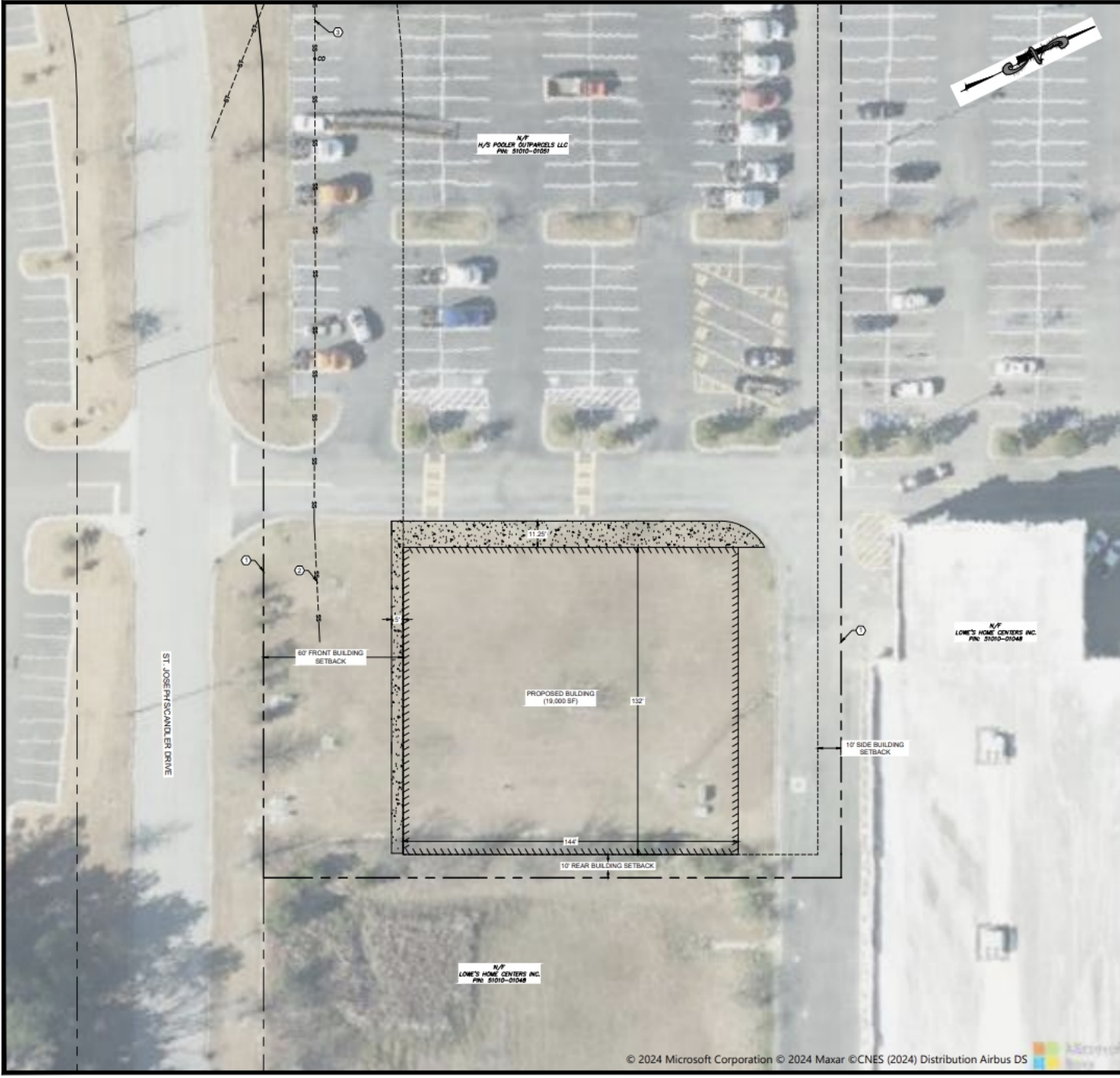
Prepared for:
COR PROPERTIES, LLC.

PROJECT NO.: 24-009
DRAWN BY: HES
DESIGNED BY: HES
SURVEYED BY: HES
SURVEY DATE: HES
CHECKED BY: OPR
SCALE: 1" = 20'
DATE: 04/29/2024

SHEET 1

OF 1

© 1/14/24-8899 POOLER LOWE'S OUTPARCELS/1/14-8899 POOLER LOWE'S OUTPARCELS C:\BOLINE 1/17/2024 8:14 AM



SITE NOTES:

PROJECT DESCRIPTION THE SUBJECT SITE CONSISTS OF AN OPENGRASSED AREA, EXISTING PARKING AND EXISTING ACCESS ROAD, LYING ON ONE PARCEL OF LAND. IT IS THE INTENTION OF THE DEVELOPER TO CONSTRUCT A RETAIL SHOPPING CENTERS CONTAINING APPROXIMATELY 12,580 TOTAL SF AND ASSOCIATED SITE IMPROVEMENTS.

PROPERTY DESCRIPTION LOT 4 - ARMSTRONG TRACT (LOWE'S OUTPARCEL)
PWR 5110-01051

AREA PROPERTY AREA 3.24 ACRES
DISTURBED AREA <1.0 ACRES (EXACT ACREAGE TBD)

ZONING EXISTING C-2 (HEAVY COMMERCIAL)
PROPOSED C-2 (HEAVY COMMERCIAL)

SETBACKS FRONT SETBACK: 60-FT
SIDE SETBACK: 10-FT
REAR SETBACK: 10-FT

BUILDING HEIGHT REQUIRED MAXIMUM 60-FT

UTILITIES WATER CONNECT TO EXISTING WATER AND SANITARY SEWER MAIN SERVING THE SURROUNDING DEVELOPMENTS
SANITARY SEWER

OFF STREET PARKING NOTES:

REQUIRED PARKING 5 SPACES PER 1,000 SF TOTAL FLOOR AREA

REQUIRED PARKING DESIGN CONSTRAINT 19,000 SF

REQUIRED PARKING CALCULATION 5 SPACE PER 1,000 SF * (19,000 SF) = 95 SPACES

PARKING PROVIDED 95 TOTAL SPACES PROVIDED IN EXISTING PARKING LOT

HATCH LEGEND:

	PROPOSED STANDARD DUTY ASPHALT PAVEMENT		PROPOSED CONCRETE PAVEMENT / SIDEWALK
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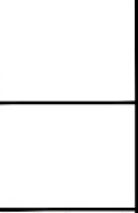
CONCEPTUAL PLAN SPECIAL NOTES

①	PROPERTY BOUNDARIES, AS SHOWN, ARE APPROXIMATE AND ARE BASED ON GIS INFORMATION. EMC ENGINEERING SERVICES, INC. HAS NOT PERFORMED A BOUNDARY OR TOPOGRAPHIC SURVEY ON THIS PROPERTY AT THE TIME OF THIS CONCEPTUAL PLAN.
②	APPROXIMATE LOCATION OF EXISTING SANITARY SEWER STRUCTURES AND PIPES SHOWN FOR COORDINATION PURPOSES ONLY.
③	7' PEDESTRIAN CROSSWALK (THERMOPLASTIC, PAINTED WHITE)



THIS CONCEPTUAL SITE PLAN IS INTENDED TO ILLUSTRATE DEVELOPMENT POTENTIAL. THIS PLAN DOES NOT BIND OR LIMIT THE OWNER / DEVELOPER, NOR SHALL THE ENGINEER BE BOUND OR LIMITED BY THE PLAN. ALL ILLUSTRATIONS / DRAWINGS ARE SUBJECT TO CHANGE.

NO.	REVISION DESCRIPTION	DATE



EMC ENGINEERING SERVICES, INC.
 1211 Marsh Rd., Suite 201
 Pooler, GA 31068
 Tel: (912) 764-7322
 Fax: (912) 233-4898
 www.emc-engineering.com

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CONCEPTUAL PLAN PART 2
POOLER LOWE'S OUTPARCEL
 POOLER PARKWAY & ST. JOSEPH/SCANDLER DRIVE
 POOLER, CHATHAM COUNTY, GEORGIA
 Prepared for:
COR PROPERTIES, LLC.

PROJECT NO.:	24-0009
DRAWN BY:	RES
DESIGNED BY:	RES
SURVEYED BY:	-
SURVEY DATE:	-
CHECKED BY:	QPR
SCALE:	1" = 20'
DATE:	2/19/2024