



ABOUT THE PROPERTY

The Shops at Godley Station in Pooler, GA, offers a unique inline space available for immediate occupancy. Located at 107 Grand Central Blvd., Suite 204, is 1,731 sq ft of office/retail space with a conference room, three private offices, a break room, and a private restroom. This is the ideal location for new or existing businesses seeking visibility in one of the fastest-growing cities in Georgia. With easy access from Grand Central Blvd, Pooler Parkway, I-95, I-16, and Hwy 80, tenants benefit from high traffic counts in a rapidly growing and dynamic market.

Key Highlights:

- Layout: Conference room, three private offices, break room, and private restroom
- Condition: Move-in ready office/retail configuration
- Visibility: Excellent exposure within a high-traffic commercial area
- Market: Positioned in one of Georgia's fastest-growing cities with robust residential and commercial development

HIGHLIGHTS

 **\$32/SF RENT**
\$6.575/SF NNN

 **1,731 SF**

 **RETAIL/ OFFICE / MEDICAL SPACE**

 **LEASE TERM - 5 YEARS MIN PREFERRED**

 **CONVENIENTLY LOCATED NEAR POOLER PARKWAY, I-95, I-16, AND HWY 80**

EXTERIOR PROPERTY IMAGES



INTERIOR PROPERTY IMAGES



LOCATION MAP



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.

LOCATION OVERVIEW

The Shops at Godley Station is strategically positioned within Pooler's premier commercial hub, surrounded by major retailers, restaurants, and professional service providers. The property benefits from high traffic counts and immediate access to major regional thoroughfares, including I-95, I-16, and Pooler Parkway, offering unparalleled connectivity throughout the Savannah metropolitan area. Pooler continues to experience rapid population and business growth, making it one of Georgia's most desirable markets for commercial investment and tenancy.

AREA DEMOGRAPHICS

2024 AREA DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
 POPULATION	15,568	49,505	139,008
 AVG. HH INCOME	\$107K	\$105K	\$86.7K
 NO. OF HOUSEHOLDS	6,500	20,444	55,980

DAYTIME EMPLOYMENT DEMOGRAPHICS

2024 AREA DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
LEISURE & HOSPITALITY	3,357	4,468	8,828
TRADE TRANSPORTATION	1,833	5,049	13,241
FINANCIAL/PROFESSIONAL	1,488	3,366	9,854
EDUCATION & HEALTH	1,441	2,970	7,247

CONSUMER SPENDING DEMOGRAPHICS

2024 DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
FOOD & ALCOHOL	\$55.2M	\$180M	\$445M
TRANSPORTATION & MAINTENANCE	\$53.6M	\$189M	\$456M
HOUSEHOLD	\$33.2M	\$113M	\$272M
ENTERTAINMENT, ETC.	\$31.2M	\$103M	\$257M