

Food Lion Outparcel- 1.73 acres- Pooler, GA



Asking Price: \$1,100,000

Property Size: 1.73 acres

Current Zoning: City of Pooler C-2

HIGHLIGHTS

- Grocery anchored by Food Lion- a Regional traffic driver with over 1,100 locations across the Southeast
- Easy access to I-95 and I-16
- Excellent location in a growing retail corridor
- Pooler is one of the fastest growing cities in Georgia with the Port of Savannah and many large manufacturers fueling the area's economic activity and growth
- 5-mile population exceeds 65,000 with strong incomes and continued migration from the greater Savannah area

PROPERTY OVERVIEW

The site is an outparcel of the 48,144sf Pooler Square shopping center which is currently 100% occupied and anchored by Food Lion and Family Dollar. The site is near Exit 102 of I-95 which is the interchange for US Hwy 80/Louisville Rd. US Hwy 80 has an average daily traffic count of 24,300 per day in front of this location. Access to US Hwy 80 is excellent as the primary drive into the center has a full median break. The site can also be easily accessed from Continental Blvd which has a traffic light on Hwy 80. The City of Pooler's C-2 zoning classification is their "Heavy Commercial District." It allows for a wide range of retail, office, and commercial uses by right. The property cannot be used for a bakery or hotel.



COASTAL
REAL ESTATE SERVICES

Paul Bland- Broker

coastalres.net

(912) 856-6048

paul@coastalres.net

Type: PLAT
 Recorded: 2/21/2022 10:40:00 AM
 Fee Am: \$10.00 Page 1 of 1
 Chatham, Ga. Clerk Superior Court
 Tammy Mosley Clerk Superior Court

Participant ID: 604554748
BK 53 PG 305

THIS AREA RESERVED FOR
 CLERK OF SUPERIOR COURT

CITY OF POOLER APPROVAL
 THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS
 MAP, PLAT OR PLAN FOR FILING
APPROVED BY THE MAYOR & CLERK,
CITY OF POOLER

Rebecca Benton 02/16/2022
 REBECCA BENTON, MAYOR DATE
Kiley Mosley 02/10/2022
 KILEY MOSLEY, CITY CLERK DATE

CERTIFICATE OF OWNER & DEDICATION
 (WE) HEREBY CERTIFY THAT I (AM/WE ARE) THE OWNER(S) OF
 THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE)
 HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY(OUR) FREE
 CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES,
 AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER
 OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

Shailesh Patel 1/10/2022
 OWNER DATE
 Shailesh Patel
 PRINT NAME

REFERENCE
 1. SUBDIVISION MAP BOOK 155, PAGE 97.
 2. SUBDIVISION MAP BOOK 113, PAGE 73.

POINT OF COMMENCEMENT
 NORTH: 788309.593
 EAST: 944546.107

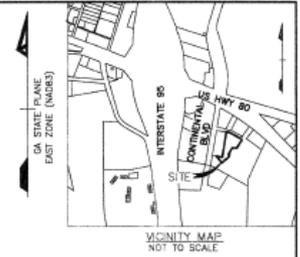
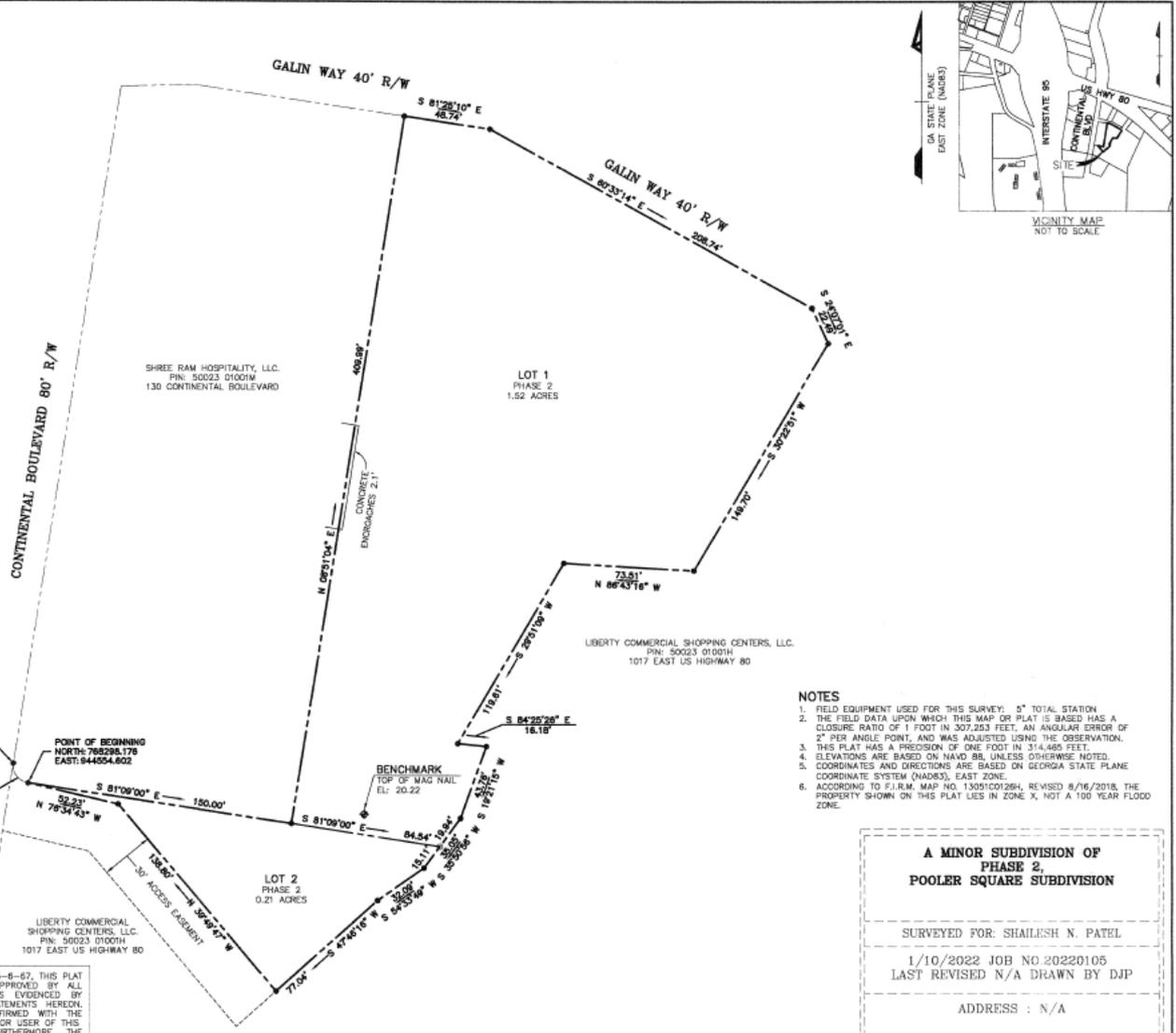
POINT OF BEGINNING
 NORTH: 788309.178
 EAST: 944554.602

ARC = 15.83'
 RADIUS = 10.00'
 BEARING = N 38°36'04" W
 CHORD = 14.23'

LEGEND
 ● REF 5/8" REBAR FOUND
 ○ RBS IRON ROD FOUND

AS REQUIRED BY SUBSECTION (D) OF D.C.G.A. SECTION 15-6-67, THIS PLAT
 HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL
 APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY
 APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON.
 SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE
 APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS
 PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE
 UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH
 THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA
 AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF
 REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS
 SET FORTH IN D.C.G.A. SECTION 15-6-67.

Michael J Gardner 01/24/2022
 MICHAEL J. GARDNER DATE
 GA. REG. LAND SURVEYOR NO. 2285



- NOTES**
1. FIELD EQUIPMENT USED FOR THIS SURVEY: 5" TOTAL STATION
 2. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE RATIO OF 1 FOOT IN 307,253 FEET, AN ANGULAR ERROR OF 2" PER ANGLE POINT, AND WAS ADJUSTED USING THE OBSERVATION.
 3. THIS PLAT HAS A PRECISION OF ONE FOOT IN 314,485 FEET.
 4. ELEVATIONS ARE BASED ON NAVD 88, UNLESS OTHERWISE NOTED.
 5. COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE.
 6. ACCORDING TO F.I.R.M. MAP NO. 13051C01264, REVISED 8/16/2018, THE PROPERTY SHOWN ON THIS PLAT LIES IN ZONE X, NOT A 100 YEAR FLOOD ZONE.

**A MINOR SUBDIVISION OF
 PHASE 2,
 POOLER SQUARE SUBDIVISION**

SURVEYED FOR: SHAILESH N. PATEL
 1/10/2022 JOB NO. 20220105
 LAST REVISED N/A DRAWN BY DJP
 ADDRESS : N/A

**MICHAEL JIM GARDNER
 LAND SURVEYOR**
 120 VARNEDOE AVENUE
 GARDEN CITY, GEORGIA 31408
 PHONE (912) 964-8262



Executive Summary

Galín Way
Galín Way, Pooler, Georgia, 31322
Rings: 1, 3, 5 mile radii

Population	1 mile	3 miles	5 miles
2010 Population	1,655	13,618	43,651
2020 Population	1,720	16,463	57,599
2025 Population	1,811	17,801	65,658
2030 Population	1,915	19,035	70,079
2010-2020 Annual Rate	0.39%	1.92%	2.81%
2020-2025 Annual Rate	0.99%	1.50%	2.53%
2025-2030 Annual Rate	1.12%	1.35%	1.31%

Age

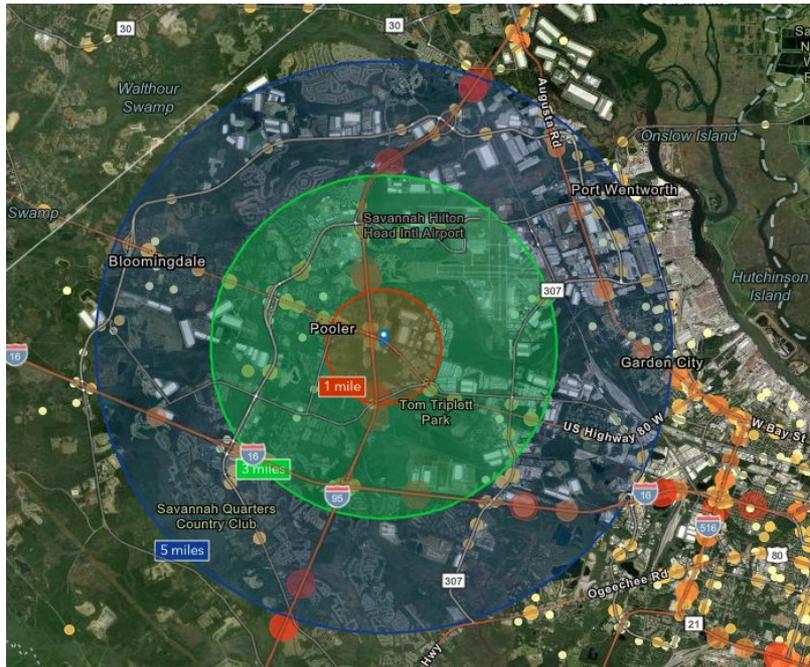
2025 Median Age	40.3	38.6	37.2
U.S. median age is 39.1			

Race and Ethnicity

White Alone	55.4%	53.5%	48.7%
Black Alone	26.6%	27.8%	32.2%
American Indian Alone	0.7%	0.5%	0.5%
Asian Alone	1.9%	5.0%	5.2%
Pacific Islander Alone	0.2%	0.2%	0.1%
Some Other Race Alone	5.7%	4.7%	5.6%
Two or More Races	9.4%	8.3%	7.7%
Hispanic Origin	10.6%	10.4%	11.0%
Diversity Index	68.4	69.5	71.6

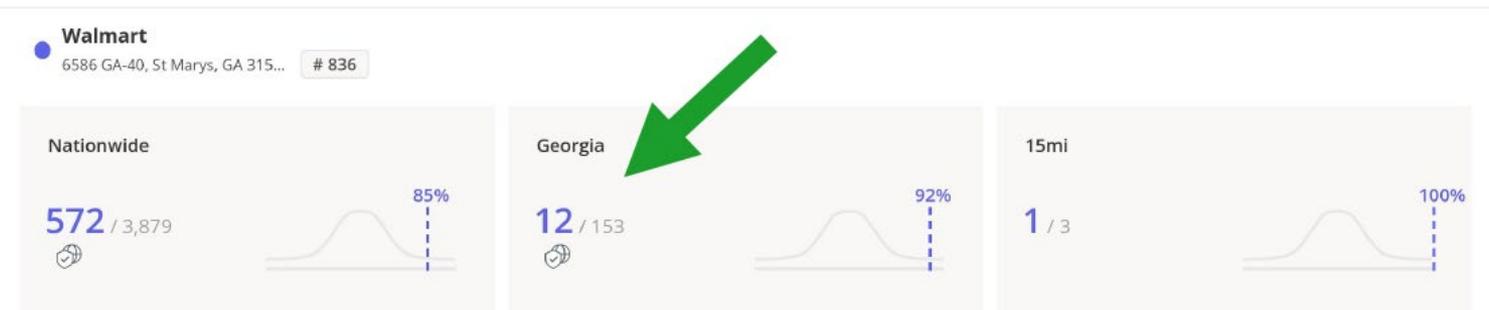
Households

2010 Total Households	566	5,396	15,548
2020 Total Households	594	6,826	21,825
2025 Total Households	658	7,498	25,596
2030 Total Households	704	8,125	27,651
2010-2020 Annual Rate	0.48%	2.38%	3.45%
2020-2025 Annual Rate	1.97%	1.80%	3.08%
2025-2030 Annual Rate	1.36%	1.62%	1.56%
2025 Average Household Size	2.68	2.35	2.45
Wealth Index	43	77	82



According to Placer.ai, the neighboring Super-Walmart is ranked 12th out of 153 Super-Walmarts in GA and is experiencing strong growth in YoY visits.

Ranking Overview

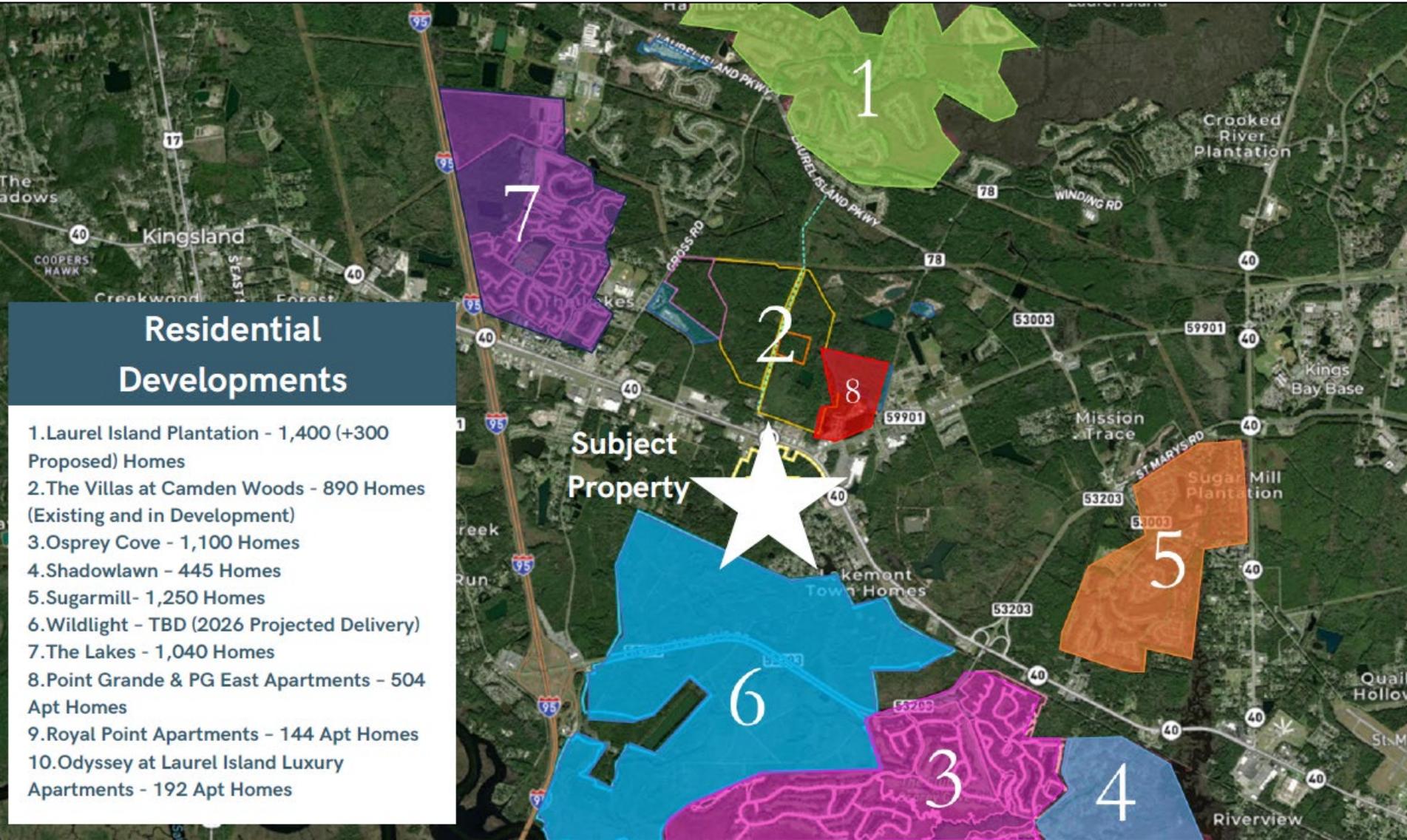


Chain: Walmart | Feb 1st, 2024 - Jan 31st, 2025
Data provided by Placer Labs Inc. (www.placer.ai)



Walmart
6586 GA-40, St Marys, GA 31558 # 836

Visits	2.7M	Sales	\$108.4M
Visits / sq ft	13.56	Sales / sq ft	\$551.9
Size - sq ft	196.5K	Average Ticket Size	\$71
Visitors	194.6K	Visits YoY	+6.1%
Visit Frequency	13.74	Visits Yo2Y	+10.8%
Avg. Dwell Time	33 min	Visits Yo3Y	+19.2%



Residential Developments

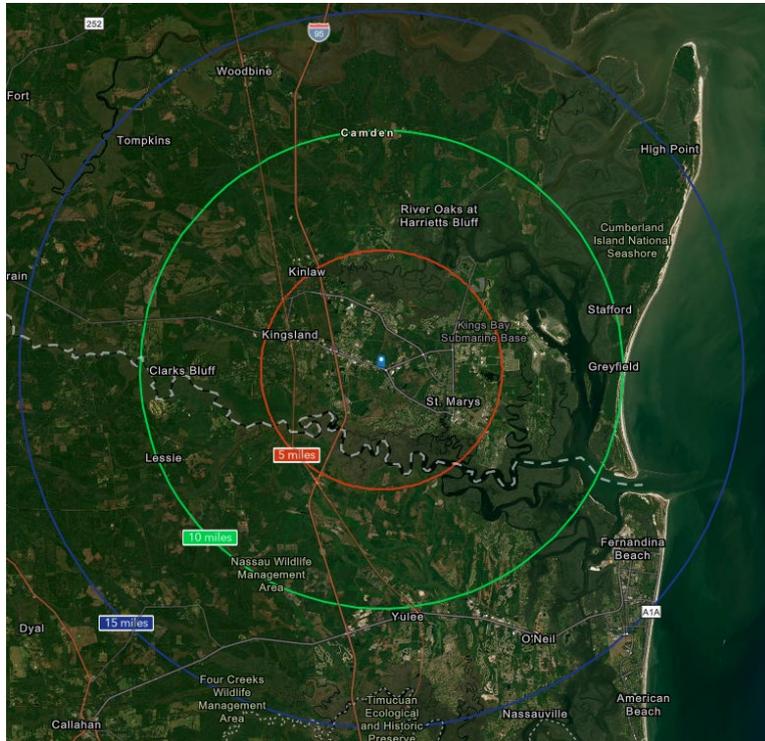
- 1. Laurel Island Plantation - 1,400 (+300 Proposed) Homes
- 2. The Villas at Camden Woods - 890 Homes (Existing and in Development)
- 3. Osprey Cove - 1,100 Homes
- 4. Shadowlawn - 445 Homes
- 5. Sugarmill - 1,250 Homes
- 6. Wildlight - TBD (2026 Projected Delivery)
- 7. The Lakes - 1,040 Homes
- 8. Point Grande & PG East Apartments - 504 Apt Homes
- 9. Royal Point Apartments - 144 Apt Homes
- 10. Odyssey at Laurel Island Luxury Apartments - 192 Apt Homes



Executive Summary

2003 Commerce Dr, Kingsland, Georgia, 31548
Rings: 5, 10, 15 mile radii

Prepared by Esri
Latitude: 30.77954
Longitude: -81.62626



	5 miles	10 miles	15 miles
Mortgage Income			
2024 Percent of Income for Mortgage	21.9%	22.6%	26.3%
Median Household Income			
2024 Median Household Income	\$71,333	\$75,799	\$86,804
2029 Median Household Income	\$81,460	\$85,723	\$99,596
2024-2029 Annual Rate	2.69%	2.49%	2.79%
Average Household Income			
2024 Average Household Income	\$91,982	\$94,592	\$109,124
2029 Average Household Income	\$104,619	\$108,043	\$124,976
2024-2029 Annual Rate	2.61%	2.69%	2.75%
Per Capita Income			
2024 Per Capita Income	\$35,181	\$36,137	\$42,882
2029 Per Capita Income	\$40,557	\$41,898	\$49,787
2024-2029 Annual Rate	2.88%	3.00%	3.03%
GINI Index			
2024 Gini Index	38.5	37.6	35.6
Households by Income			
Current median household income is \$86,804 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$99,596 in five years, compared to \$91,442 all U.S. households.			
Current average household income is \$109,124 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$124,976 in five years, compared to \$130,581 for all U.S. households.			
Current per capita income is \$42,882 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$49,787 in five years, compared to \$51,203 for all U.S. households.			
Housing			
2024 Housing Affordability Index	111	108	94
2010 Total Housing Units	13,643	19,193	37,174
2010 Owner Occupied Housing Units	7,035	10,664	22,236
2010 Renter Occupied Housing Units	4,924	6,126	9,887
2010 Vacant Housing Units	1,684	2,403	5,051
2020 Total Housing Units	14,871	20,877	44,137
2020 Owner Occupied Housing Units	8,003	12,175	28,562
2020 Renter Occupied Housing Units	5,708	7,063	11,510
2020 Vacant Housing Units	1,158	1,752	4,220
2024 Total Housing Units	16,125	22,364	50,143
2024 Owner Occupied Housing Units	8,751	13,201	33,377
2024 Renter Occupied Housing Units	6,165	7,504	12,500
2024 Vacant Housing Units	1,209	1,659	4,266
2029 Total Housing Units	16,652	23,380	55,656
2029 Owner Occupied Housing Units	9,380	14,304	38,688
2029 Renter Occupied Housing Units	6,046	7,377	12,355
2029 Vacant Housing Units	1,225	1,699	4,612
Socioeconomic Status Index			
2024 Socioeconomic Status Index	48.1	49.4	52.1

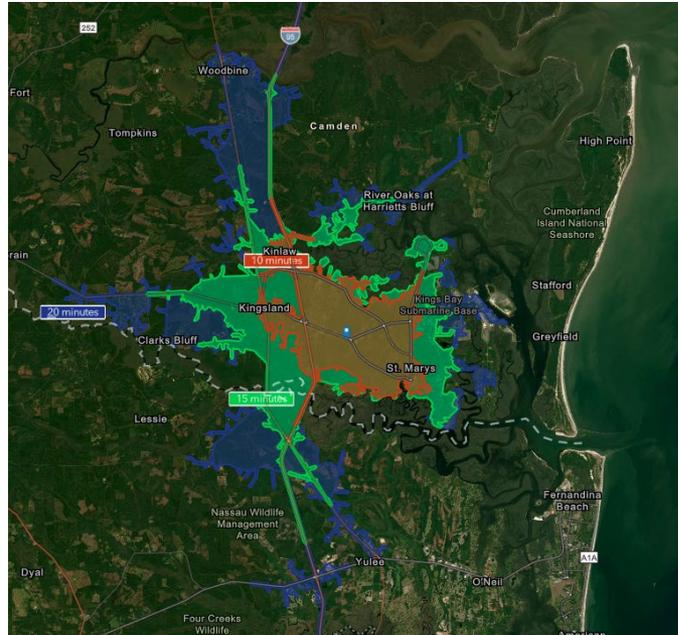
Currently, 66.6% of the 50,143 housing units in the area are owner occupied; 24.9%, renter occupied; and 8.5% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 44,137 housing units in the area and 9.6% vacant housing units. The annual rate of change in housing units since 2020 is 3.05%. Median home value in the area is \$364,979, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 2.84% annually to \$419,920.



Executive Summary

2003 Commerce Dr, Kingsland, Georgia, 31548 3
 2003 Commerce Dr, Kingsland, Georgia, 31548
 Drive time: 10, 15, 20 minute radii

Prepared by Esri
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Population

	10 minutes	15 minutes	20 minutes
2010 Population	20,237	35,553	40,725
2020 Population	22,222	38,508	43,971
2024 Population	24,565	41,152	47,199
2029 Population	24,987	41,730	49,130
2010-2020 Annual Rate	0.94%	0.80%	0.77%
2020-2024 Annual Rate	2.39%	1.57%	1.68%
2024-2029 Annual Rate	0.34%	0.28%	0.81%
2020 Male Population	48.5%	49.9%	49.8%
2020 Female Population	51.5%	50.1%	50.2%
2020 Median Age	32.6	33.0	33.9
2024 Male Population	49.2%	50.6%	50.5%
2024 Female Population	50.8%	49.4%	49.5%
2024 Median Age	33.5	33.9	34.7

In the identified area, the current year population is 47,199. In 2020, the Census count in the area was 43,971. The rate of change since 2020 was 1.68% annually. The five-year projection for the population in the area is 49,130 representing a change of 0.81% annually from 2024 to 2029. Currently, the population is 50.5% male and 49.5% female.

Median Age

The median age in this area is 34.7, compared to U.S. median age of 39.3.

Race and Ethnicity

	10 minutes	15 minutes	20 minutes
2024 White Alone	64.4%	66.5%	67.4%
2024 Black Alone	20.3%	19.4%	18.7%
2024 American Indian/Alaska Native Alone	0.6%	0.5%	0.5%
2024 Asian Alone	2.5%	2.0%	1.9%
2024 Pacific Islander Alone	0.2%	0.2%	0.2%
2024 Other Race	2.6%	2.6%	2.5%
2024 Two or More Races	9.4%	8.8%	8.8%
2024 Hispanic Origin (Any Race)	8.6%	8.3%	8.0%

Persons of Hispanic origin represent 8.0% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 57.5 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

	10 minutes	15 minutes	20 minutes
2024 Wealth Index	71	72	72
2010 Households	7,230	12,645	14,555
2020 Households	8,335	14,285	16,408
2024 Households	9,339	15,468	17,865
2029 Households	9,653	15,955	18,900
2010-2020 Annual Rate	1.43%	1.23%	1.21%
2020-2024 Annual Rate	2.71%	1.89%	2.02%
2024-2029 Annual Rate	0.66%	0.62%	1.13%
2024 Average Household Size	2.63	2.57	2.57

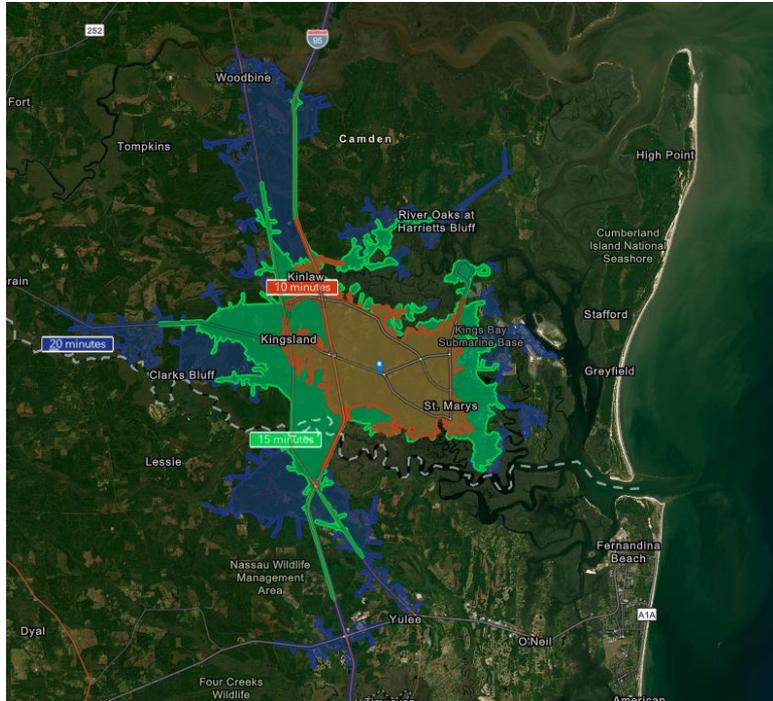
The household count in this area has changed from 16,408 in 2020 to 17,865 in the current year, a change of 2.02% annually. The five-year projection of households is 18,900, a change of 1.13% annually from the current year total. Average household size is currently 2.57, compared to 2.60 in the year 2020. The number of families in the current year is 12,307 in the specified area.



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 Drive time: 10, 15, 20 minute radii

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Mortgage Income

	10 minutes	15 minutes	20 minutes
2024 Percent of Income for Mortgage	21.3%	22.2%	22.3%

Median Household Income

2024 Median Household Income	\$71,575	\$70,117	\$70,727
2029 Median Household Income	\$81,534	\$80,522	\$81,780
2024-2029 Annual Rate	2.64%	2.81%	2.95%

Average Household Income

2024 Average Household Income	\$92,350	\$90,737	\$90,695
2029 Average Household Income	\$104,730	\$103,532	\$104,548
2024-2029 Annual Rate	2.55%	2.67%	2.88%

Per Capita Income

2024 Per Capita Income	\$35,478	\$34,870	\$35,056
2029 Per Capita Income	\$40,883	\$40,352	\$40,981
2024-2029 Annual Rate	2.88%	2.96%	3.17%

GINI Index

2024 Gini Index	38.0	38.6	38.4
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Households by Income

Current median household income is \$70,727 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$81,780 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$90,695 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$104,548 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$35,056 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$40,981 in five years, compared to \$51,203 for all U.S. households.

Housing

2024 Housing Affordability Index	115	110	110
2010 Total Housing Units	8,075	14,515	16,790
2010 Owner Occupied Housing Units	4,234	7,628	9,027
2010 Renter Occupied Housing Units	2,996	5,017	5,529
2010 Vacant Housing Units	845	1,870	2,235
2020 Total Housing Units	8,896	15,535	17,908
2020 Owner Occupied Housing Units	4,792	8,411	9,934
2020 Renter Occupied Housing Units	3,543	5,874	6,474
2020 Vacant Housing Units	600	1,242	1,524
2024 Total Housing Units	9,966	16,766	19,449
2024 Owner Occupied Housing Units	5,299	9,166	10,885
2024 Renter Occupied Housing Units	4,040	6,302	6,980
2024 Vacant Housing Units	627	1,298	1,584
2029 Total Housing Units	10,307	17,295	20,562
2029 Owner Occupied Housing Units	5,684	9,792	11,925
2029 Renter Occupied Housing Units	3,969	6,163	6,975
2029 Vacant Housing Units	654	1,340	1,662

Socioeconomic Status Index

2024 Socioeconomic Status Index	48.5	48.0	48.4
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Currently, 56.0% of the 19,449 housing units in the area are owner occupied; 35.9%, renter occupied; and 8.1% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 17,908 housing units in the area and 8.5% vacant housing units. The annual rate of change in housing units since 2020 is 1.96%. Median home value in the area is \$251,684, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 1.57% annually to \$272,012.