



Pooler's 3rd and largest  
Chick-fil-A

109 Southern Junction Blvd.

## ABOUT THE PROPERTY

DAI Commercial is excited to present a unique development opportunity in Pooler, GA. 1.39 acres of commercial land is for sale at 109 Southern Junction Blvd, adjacent to the new Chick-fil-A. The property is strategically surrounded by new retail, office, and special-use developments and is visible from Grand Central Blvd and Southern Junction Blvd. It has master detention and utilities stubbed to the site and easy access to Interstate 95, Interstate 16, and Highway 80. The land is ideal for developing a new retail center, stand-alone retail use, office building, medical office, and more. Pooler is a thriving suburb of Savannah, GA, with strong demographics, impressive household income, and increasing growth statistics.

## HIGHLIGHTS



\$1,035,000/  
\$745,000 PER ACRE



PARCEL ID: 50017A01066



1.39 ACRES



MIXED-USE, RETAIL, OFFICE,  
MEDICAL



ZONING PUD -  
COMMERCIAL



QUICK ACCESS TO I-95,  
I-16, HWY 80 AND POOLER  
PARKWAY










## AREA INFORMATION

### 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.

| 2023 AREA DEMOGRAPHICS  | 2 MILES | 5 MILES | 10 MILES |
|---|---------|---------|----------|
|  POPULATION        | 14,387  | 49,805  | 142,042  |
|  AVG. HH INCOME    | \$97.3K | \$95.9K | \$82.9K  |
|  NO. OF HOUSEHOLDS | 5,705   | 18,998  | 52,232   |

|  DAILY TRAFFIC COUNT |        |
|---|--------|
| POOLER PARKWAY  | 18,409 |
| I-95  | 72,180 |
| HWY 80  | 30,800 |

|  TRAVEL DISTANCES |  |
|---|--|
| 0.2 MILES TO POOLER PARKWAY   |  |
| 1.1 MILES TO INTERSTATE 80  |  |
| 1.5 MILES TO INTERSTATE 95  |  |
| 6 MILES TO INTERSTATE 16  |  |
| 3 MILES TO SAVANNAH INTERNATIONAL AIRPORT   |  |