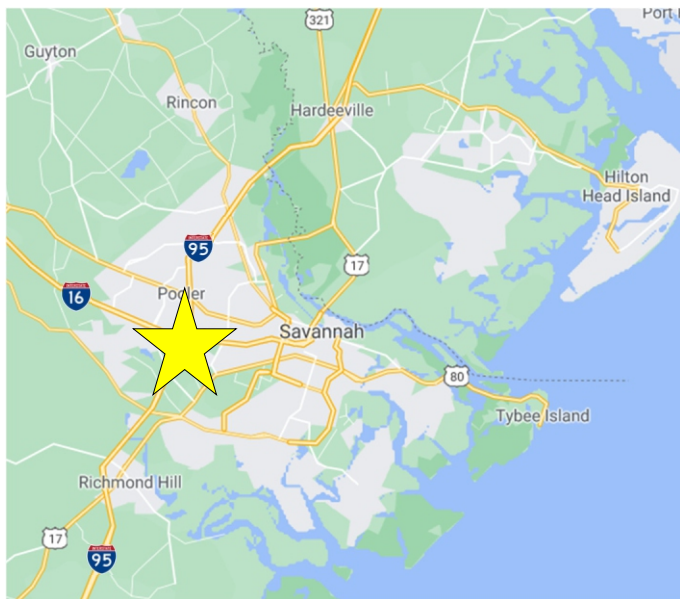


LOWE'S OUTPARCEL POOLER, GA

1565 Pooler Pkwy | Pooler, Georgia 31322 | CHATHAM COUNTY

NOW LEASING



PROPERTY INFORMATION

NOW LEASING/BUILD-TO-SUIT : 1,245 SF & 2099 SF 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.

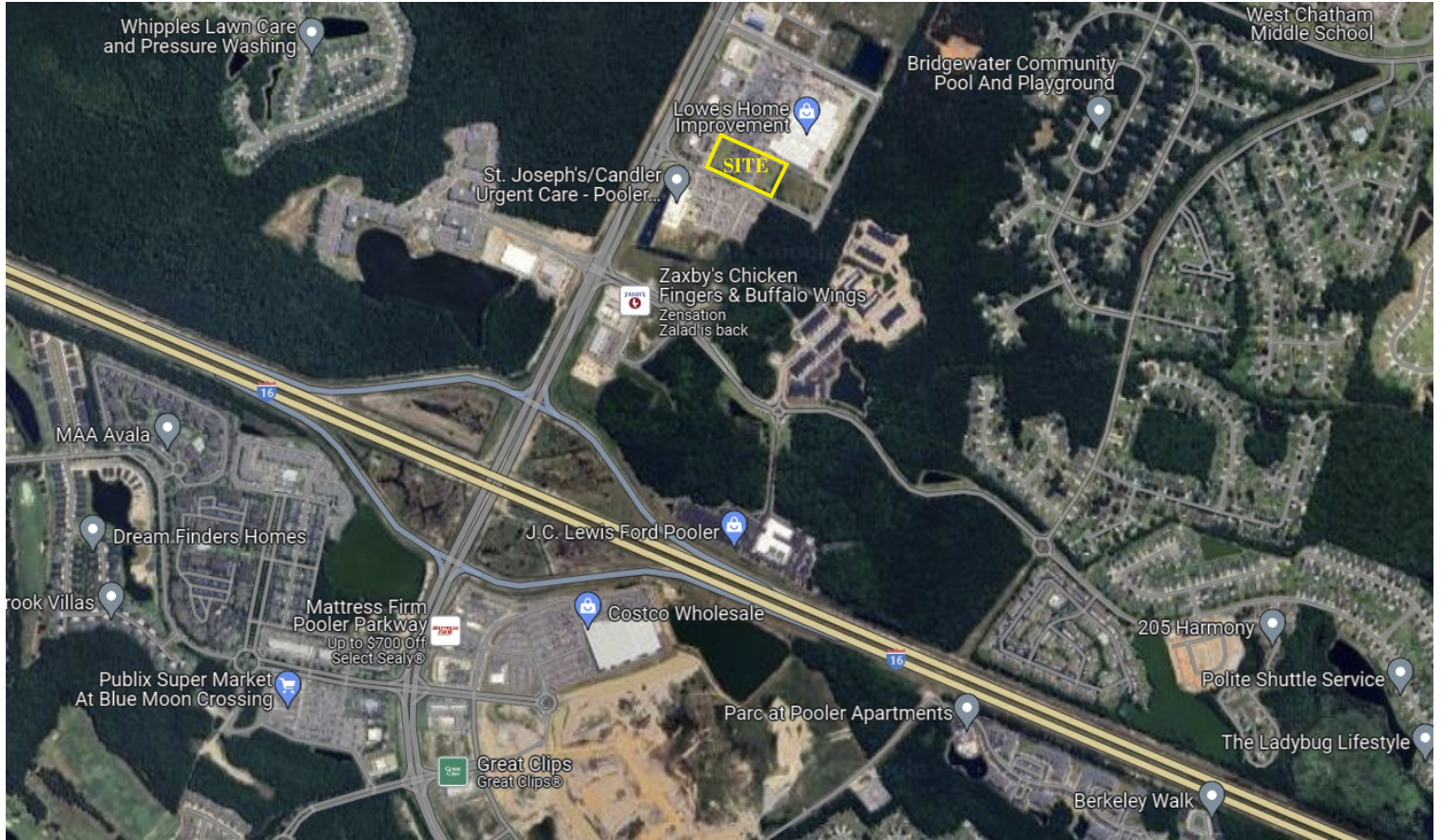
Near the Mosaic Town Center, the 170 acre mixed-use development consisting of Costco, HCA Healthcare, Starbucks, Chick Fil-A, and many more.



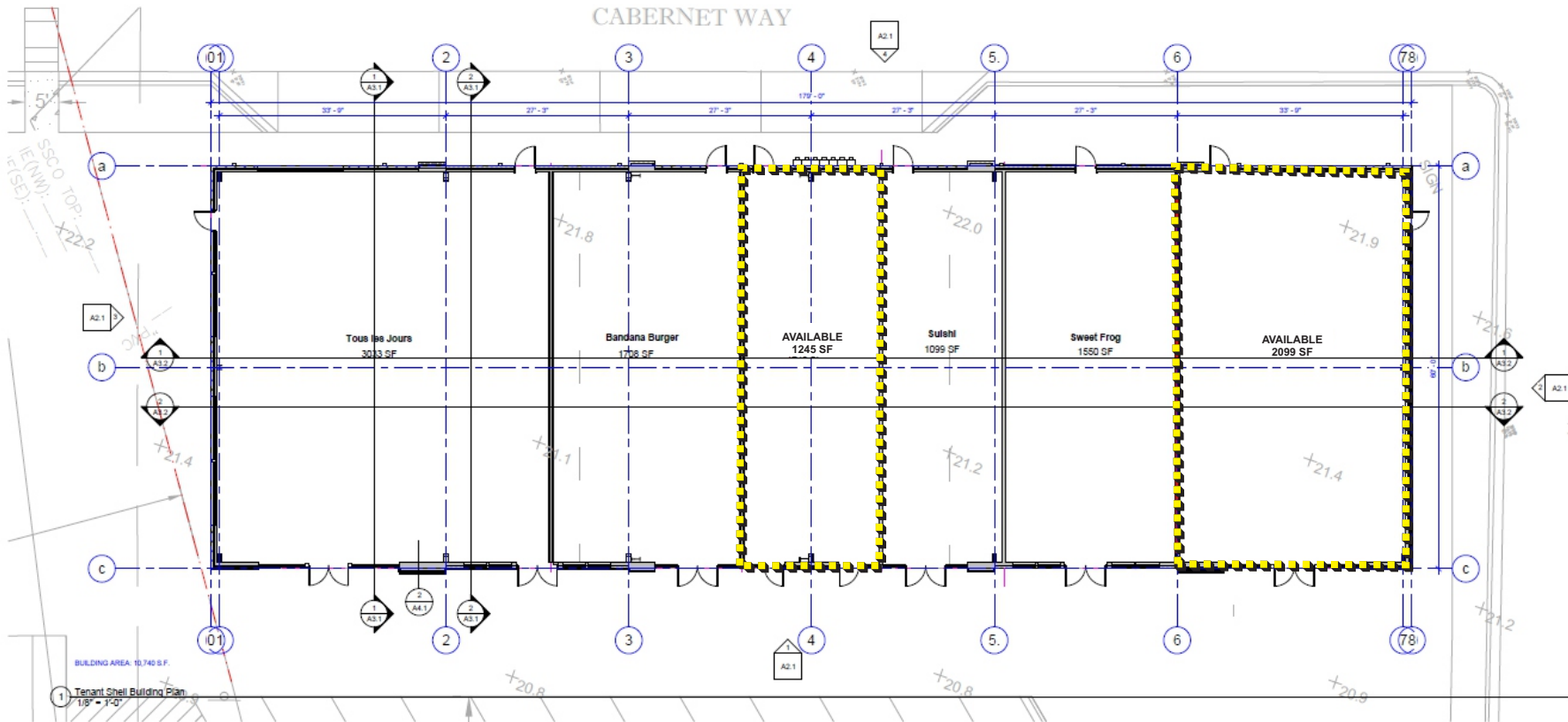
TRAFFIC COUNTS
 22,050 VPD –Pooler Parkway
 59,239 VPD –Interstate 16
 21,092 VPD –Interstate 95

	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.



CABERNET WAY



Storefront & Entrance Areas		
Mark	Storefront	Area
	Curbin Wall: Storefront	81 SF
	Curbin Wall: Storefront	62 SF
	Curbin Wall: Storefront	174 SF
	Curbin Wall: Storefront	205 SF
	Curbin Wall: Storefront	152 SF
	Curbin Wall: Storefront	153 SF
	Curbin Wall: Storefront	324 SF
	Curbin Wall: Storefront	426 SF
	Curbin Wall: Storefront	482 SF
	Grand total: 20	1969 SF

NOTE: STOREFRONT IS NOT CURTAIN WALL MATERIAL.

Metal Panel Area		
Material Name	Material Area	
Metal Siding 4" Horizontal	229 SF	
Metal Siding 4" Horizontal	290 SF	
Metal Siding 4" Horizontal	581 SF	
Metal Siding 4" Horizontal	302 SF	
Metal Siding 4" Horizontal	309 SF	
Metal Siding 4" Horizontal	410 SF	
Grand total: 7	2025 SF	

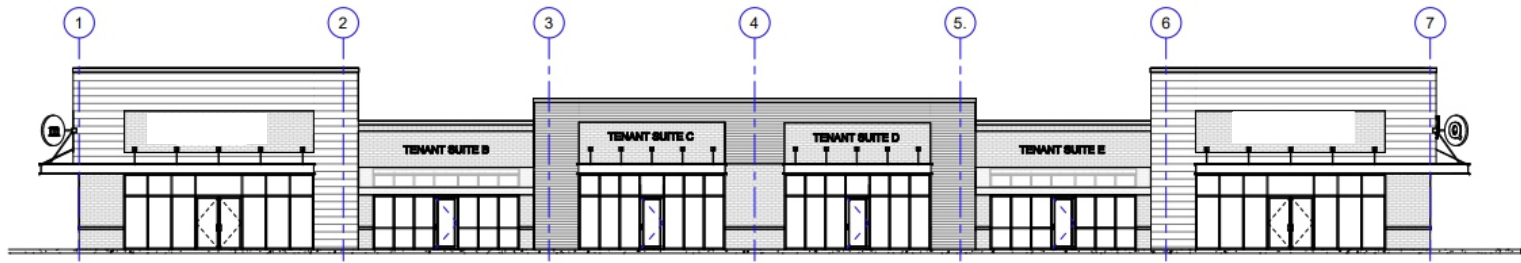
Brick Veneer		
Material Name	Material Area	
Brick	0 SF	
Brick	11 SF	
Brick	12 SF	
Brick	20 SF	
Brick	21 SF	
Brick	23 SF	
Brick	128 SF	
Brick	87 SF	
Brick	88 SF	
Brick	284 SF	
Brick	284 SF	
Brick	412 SF	
Brick	438 SF	
Brick	615 SF	
Brick	693 SF	
Brick	694 SF	
Brick	740 SF	
Grand total: 16	4984 SF	

EIFS Stucco		
Material Name	Material Area	
EIFS STUCCO	844 SF	
EIFS STUCCO	844 SF	
EIFS STUCCO	583 SF	
EIFS STUCCO	404 SF	
EIFS STUCCO	404 SF	
Grand total: 5	1879 SF	

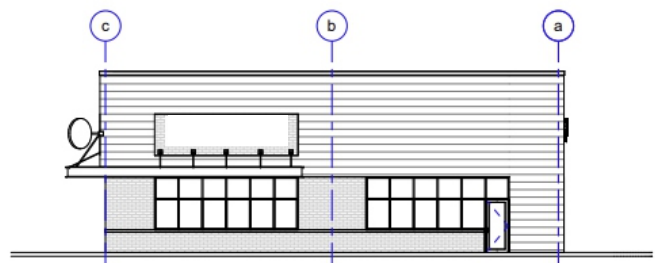
Light Gauge Metal		
Material Name	Material Area	
Metal Stud Layer	0 SF	
Metal Stud Layer	9 SF	
Metal Stud Layer	34 SF	
Metal Stud Layer	42 SF	
Metal Stud Layer	34 SF	
Metal Stud Layer	126 SF	
Metal Stud Layer	144 SF	
Metal Stud Layer	254 SF	
Metal Stud Layer	179 SF	
Metal Stud Layer	145 SF	
Metal Stud Layer	310 SF	
Metal Stud Layer	313 SF	
Metal Stud Layer	228 SF	
Metal Stud Layer	290 SF	
Metal Stud Layer	251 SF	
Metal Stud Layer	254 SF	
Metal Stud Layer	551 SF	
Metal Stud Layer	551 SF	
Metal Stud Layer	302 SF	
Metal Stud Layer	303 SF	
Metal Stud Layer	381 SF	
Metal Stud Layer	383 SF	
Metal Stud Layer	384 SF	
Metal Stud Layer	809 SF	
Metal Stud Layer	410 SF	
Metal Stud Layer	412 SF	
Metal Stud Layer	435 SF	
Metal Stud Layer	515 SF	
Metal Stud Layer	583 SF	
Metal Stud Layer	994 SF	
Metal Stud Layer	146 SF	
Metal Stud Layer	1375 SF	
Metal Stud Layer	1375 SF	
Grand total: 43	14966 SF	



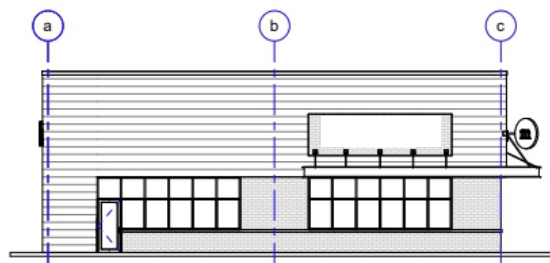
2.408 - THIS DRAWING IS THE PROPERTY OF BARNARD ARCHITECTS AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART WITHOUT THE PERMISSION OF BARNARD ARCHITECTS. IF IT IS NOT TO BE USED IN ANY OTHER PROJECT, IT IS TO BE RETURNED TO BARNARD ARCHITECTS. SCALE: STATED HEREON ARE VALID ON THE ORIGINAL DRAWING ONLY AND MAY BE CHANGED IN PROPORTION TO THE DIFFERENCE IN SIZE BETWEEN THE PRINT AND THE ORIGINAL. DO NOT SCALE DIMENSIONS FROM PRINTS. PLANS AND DETAILS ARE NOT ALWAYS DRAWN TO SCALE. USE DIMENSIONS GIVEN FIRST. CONSULT WITH ARCHITECT FOR CLARIFICATION.



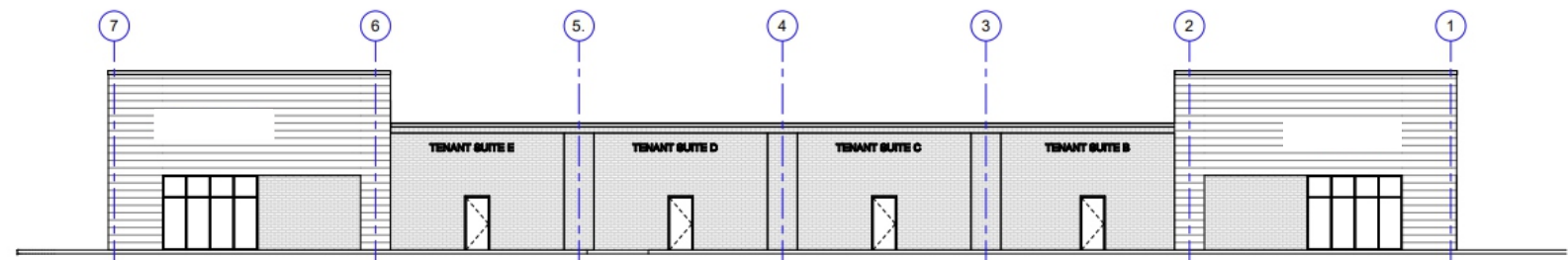
1 East Main Entrance Elevation
1/8" = 1'-0"



2 North Side Elevation
1/8" = 1'-0"



3 South Side Elevation
1/8" = 1'-0"



4 West Rear Elevation
1/8" = 1'-0"

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Project Status:
Schematic Design
Author
Date: 4.30.25
Full Scale @ 24x36
Half Scale @ 12x18
Revisions:
Number Date

B