

138 CANAL STREET, BUILDING 100

POOLER PARK OFFICE CENTER
SUITE 101

Pooler, GA 31322

PRESENTED BY:

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SECTION 1

PROPERTY
INFORMATION



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$2,800.00 per mo. [MG]
AVAILABLE SF:	956 SF
BUILDING SIZE:	7,648 SF
LOT SIZE:	2.62 Acres
YEAR BUILT:	2003
ZONING:	PUD
MARKET:	Savannah
SUBMARKET:	Pooler
APN:	5-0017B-05013

PROPERTY OVERVIEW

SVN is pleased to offer a Class A office condominium for lease within the Pooler Park Office Center. Suite 101 is located on the 1st floor and is ±956 square feet with a reception area, 4 private offices, kitchenette, restroom and storage. Available on 04/01/26, the suite will be offered in turn-key, move-in condition, with an interior that includes details such as crown molding, chair railing and wood cabinetry. The Pooler Park Office Center comprises five 2-story brick buildings, and contains an excellent mix of professional office and medical users. Situated on ±2.62 acres, the property is nicely landscaped and offers dual access and abundant parking for staff and visitors.

LOCATION OVERVIEW

The property is located on Canal Street, just off Pooler Parkway, in the Pooler Park of Commerce at Godley Station. Godley Station is a 5,800-acre master-planned development, which has been the center of real estate growth just west of Savannah for more than a decade. The area is home to the Sav/HH International Airport and is logistically centralized for convenient travel to anywhere within the Savannah area, with quick access to both I-95 and I-16. Residential and commercial growth can be attributed to a number of economic drivers including: the Georgia Ports Authority; the tourism industry; employers such as Gulfstream, JCB, Colonial Oil, GA Pacific, the Air National Guard, Amazon, Mitsubishi, Hyundai; and the Fort Stewart and Hunter Army Airfield military bases.

PROPERTY HIGHLIGHTS



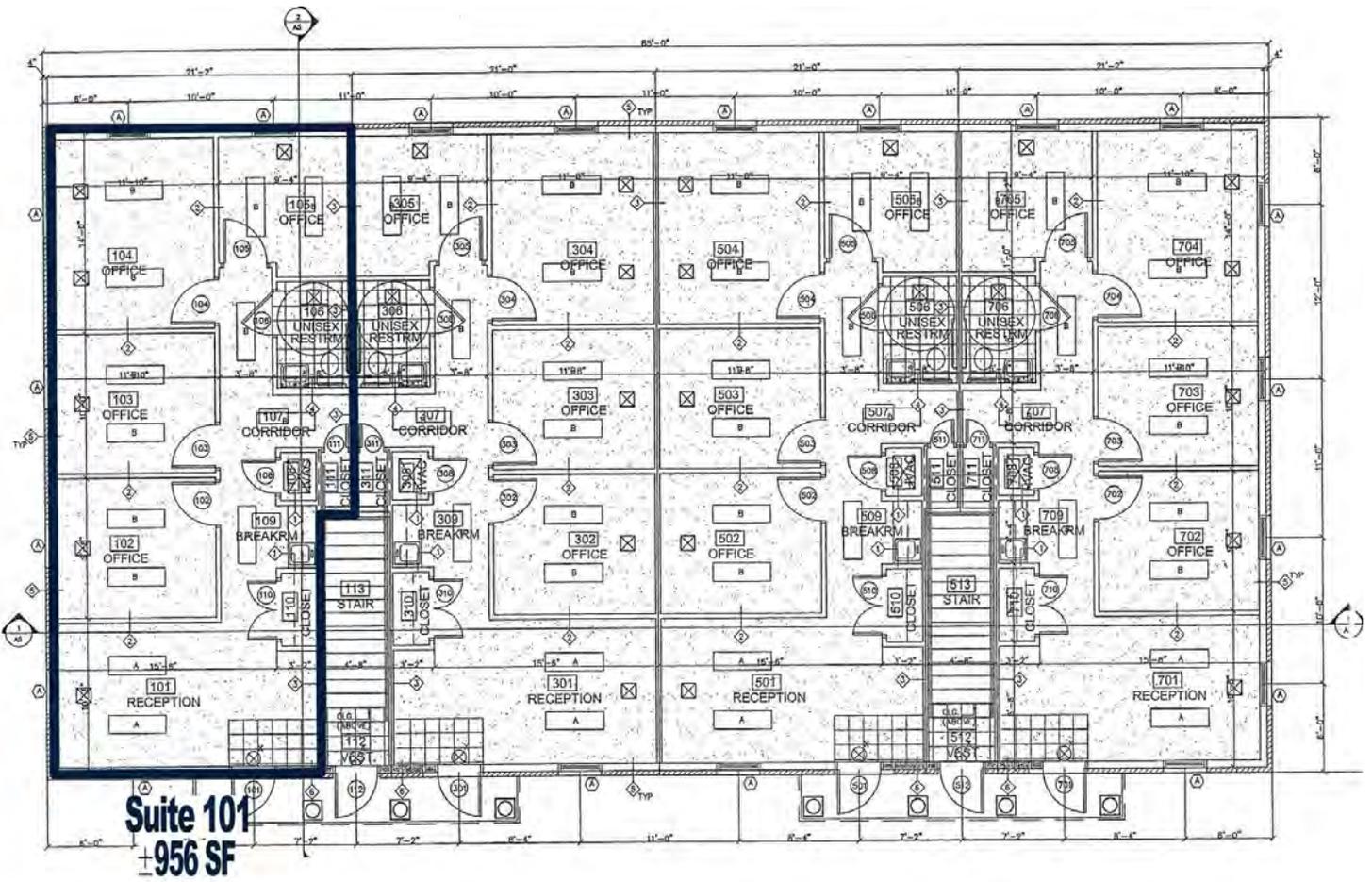
PROPERTY HIGHLIGHTS

- ±956 SF Class A Office Condominium for Lease
- 1st Floor: (4) Private Offices; Kitchenette; Restroom; Storage
- Available on 04/01/26 in Turn-Key Move-In Condition
- Pooler Park Office Center Within the Pooler Park of Commerce
- Nicely Landscaped; Abundant Parking
- Just Off Pooler Pkwy in Godley Station; Near I-16/I-95, Airport

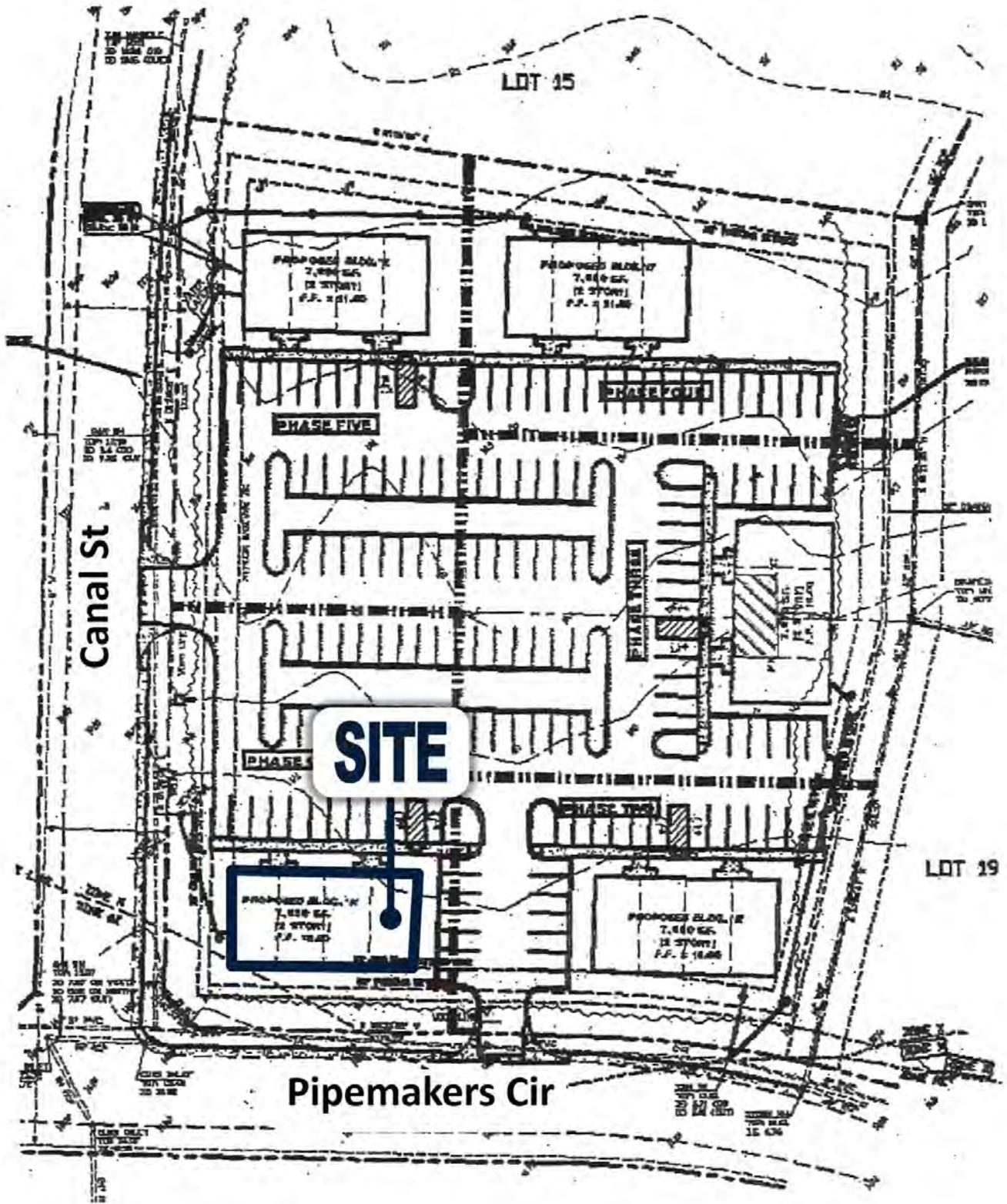
INTERIOR PHOTOS - SUITE 101



FLOOR PLAN | SUITE 101



SITE PLAN



SECTION 2

LOCATION INFORMATION



BIRD'S EYE VIEW



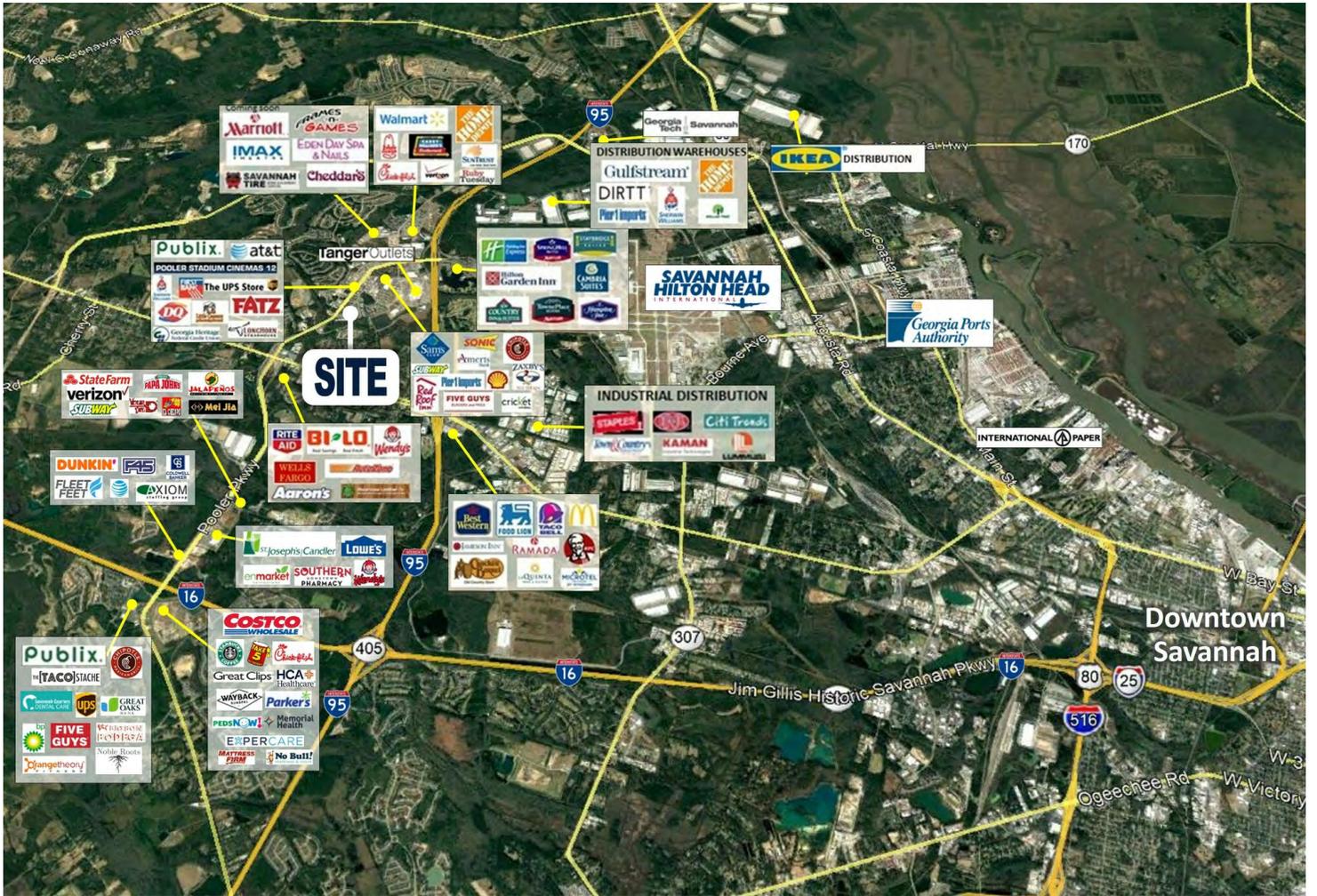
SITE AERIAL



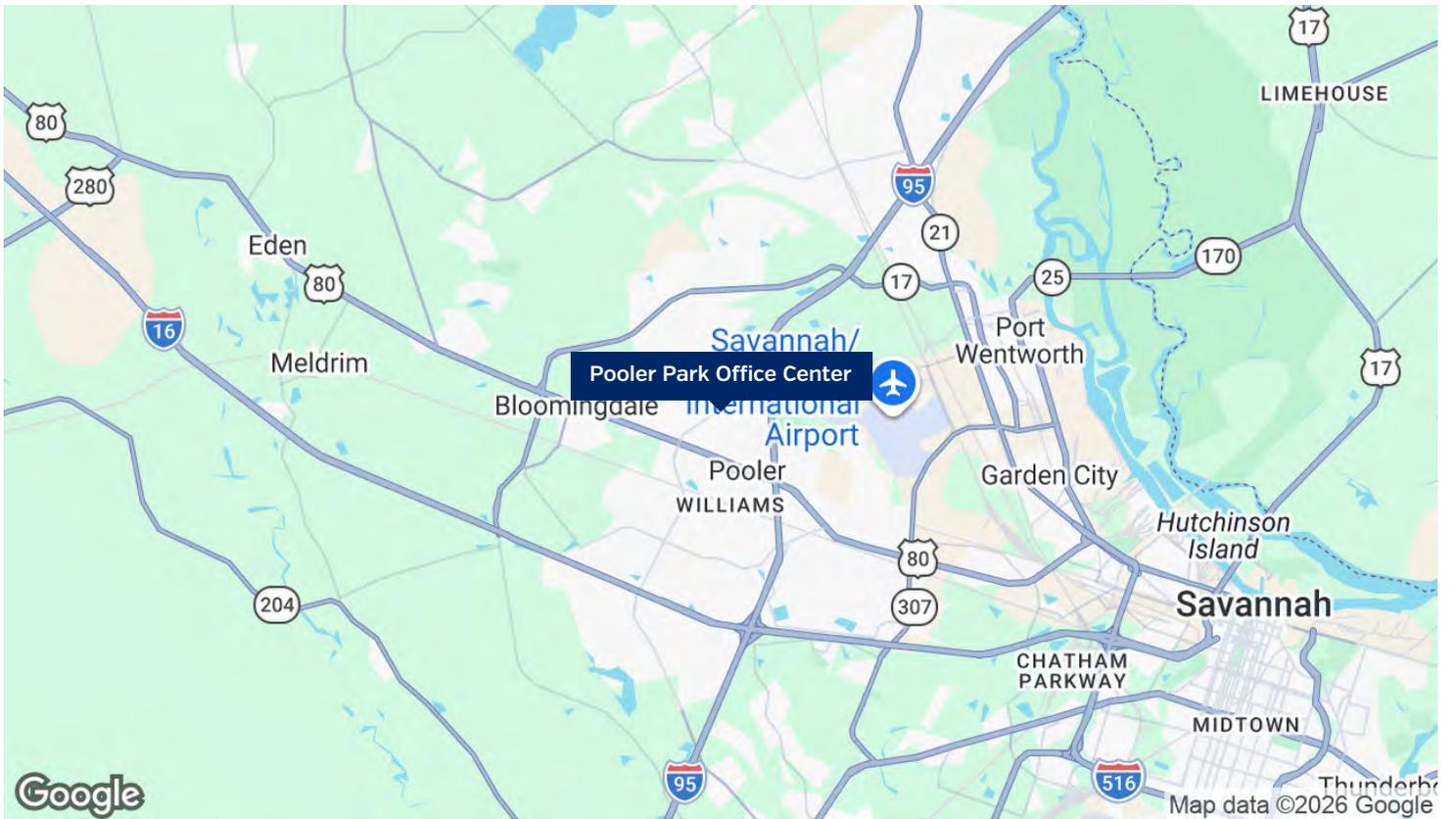
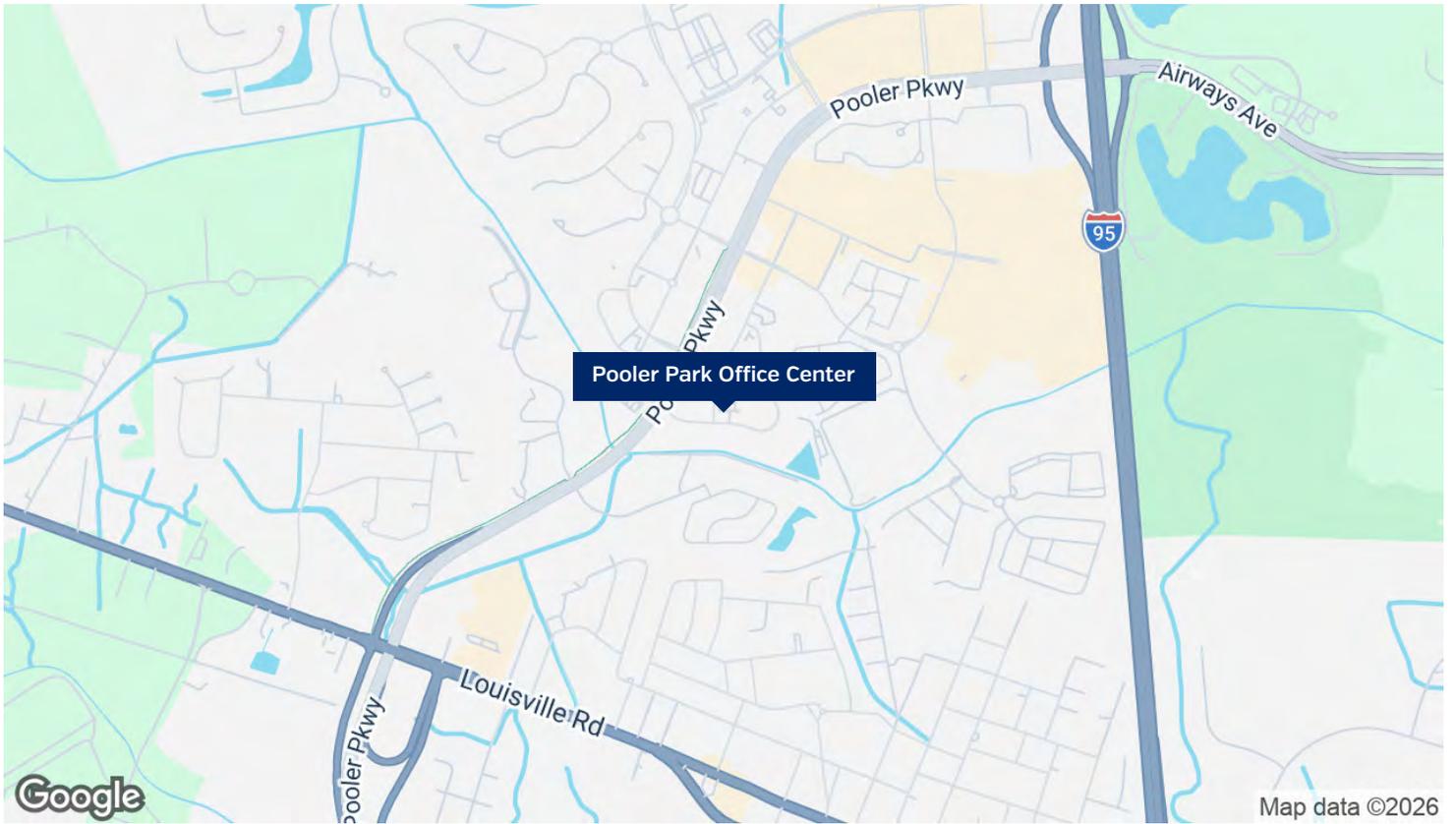
GODLEY STATION/I-95 AERIAL



SAVANNAH AERIAL



LOCATION MAPS



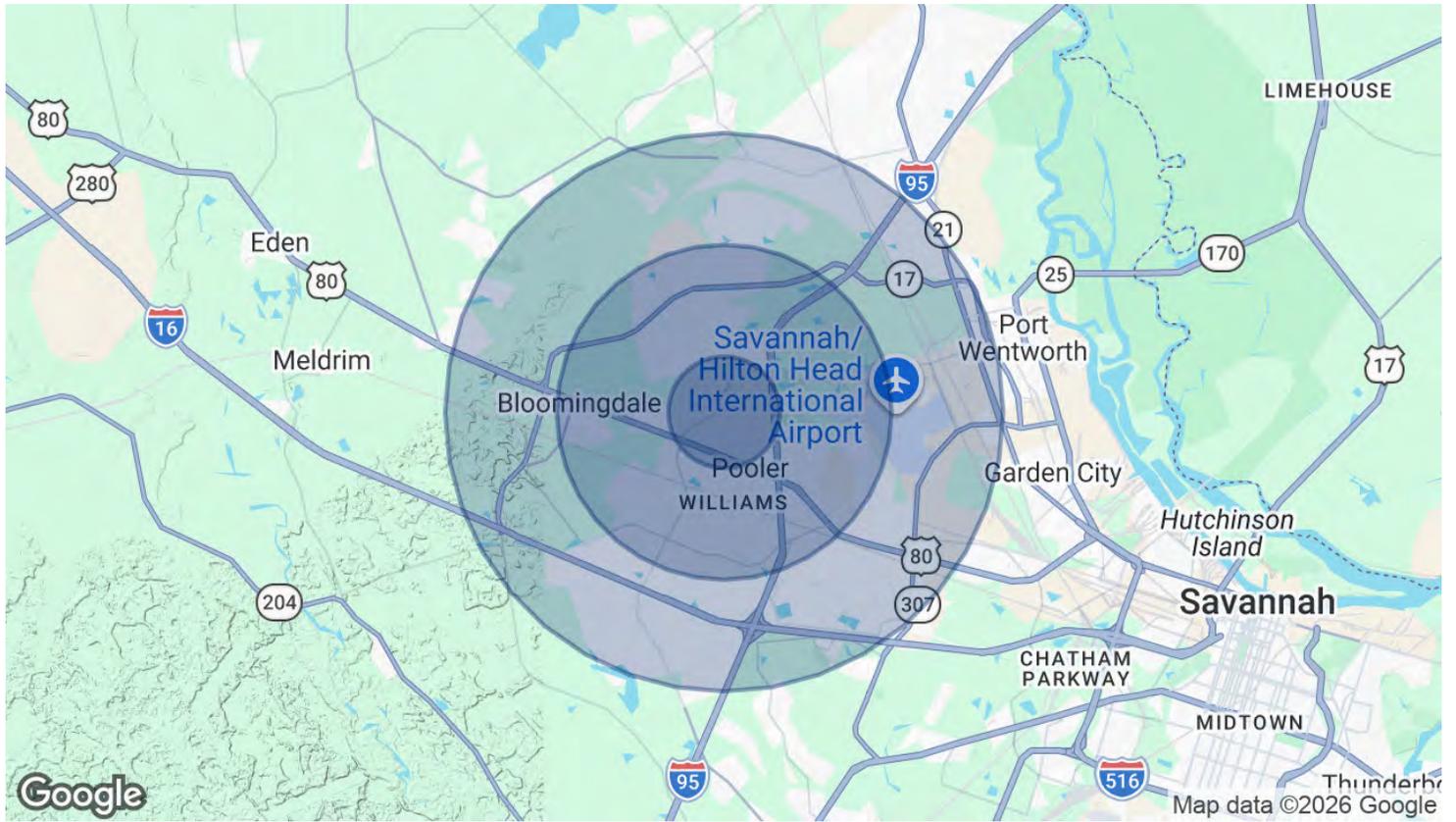


SECTION 3

DEMOGRAPHICS



DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,275	20,700	52,483
AVERAGE AGE	33.9	38.8	37.8
AVERAGE AGE (MALE)	35.3	38.1	35.9
AVERAGE AGE (FEMALE)	36.9	41.2	40.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,391	8,876	20,344
# OF PERSONS PER HH	2.2	2.3	2.6
AVERAGE HH INCOME	\$91,294	\$98,657	\$102,005
AVERAGE HOUSE VALUE	\$296,142	\$279,662	\$281,914

* Demographic data derived from 2020 ACS - US Census



SECTION 4

**ADVISOR BIO &
CONTACT**



ADVISOR BIO & CONTACT



ADAM BRYANT, CCIM, SIOR

Partner

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PROFESSIONAL BACKGROUND

Adam Bryant, CCIM, SIOR is a Partner with SVN | GASC, focusing on the sale and leasing of land, office, retail, and investment properties in Savannah, Georgia, and surrounding areas.

Bryant holds a Master of Business Administration and a Bachelor of Business Administration from Georgia Southern University. He has also completed the Certified Commercial Investment Member [CCIM] designation by the CCIM Institute as well as the SIOR designation from the Society of Office and Industrial Realtors. The CCIM designation is given to commercial real estate professionals upon successful completion of a graduate-level education curriculum and presentation of a portfolio of qualifying industry experience.

Since joining SVN | GASC in 2006, Bryant has completed over \$350 million in transaction volume and has been recognized for his sales performance at SVN, ranking in the top 5 producers nationwide out of more than 2,000 Advisors on multiple occasions.

Bryant has also served as President for the Savannah / Hilton Head Realtors Commercial Alliance [RCA] Board.

EDUCATION

- Master of Business Administration [MBA] - Georgia Southern University
- Bachelor of Business Administration [BBA] - Georgia Southern University

MEMBERSHIPS

- Certified Commercial Investment Member [CCIM]
- Society of Industrial and Office Realtors [SIOR]

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