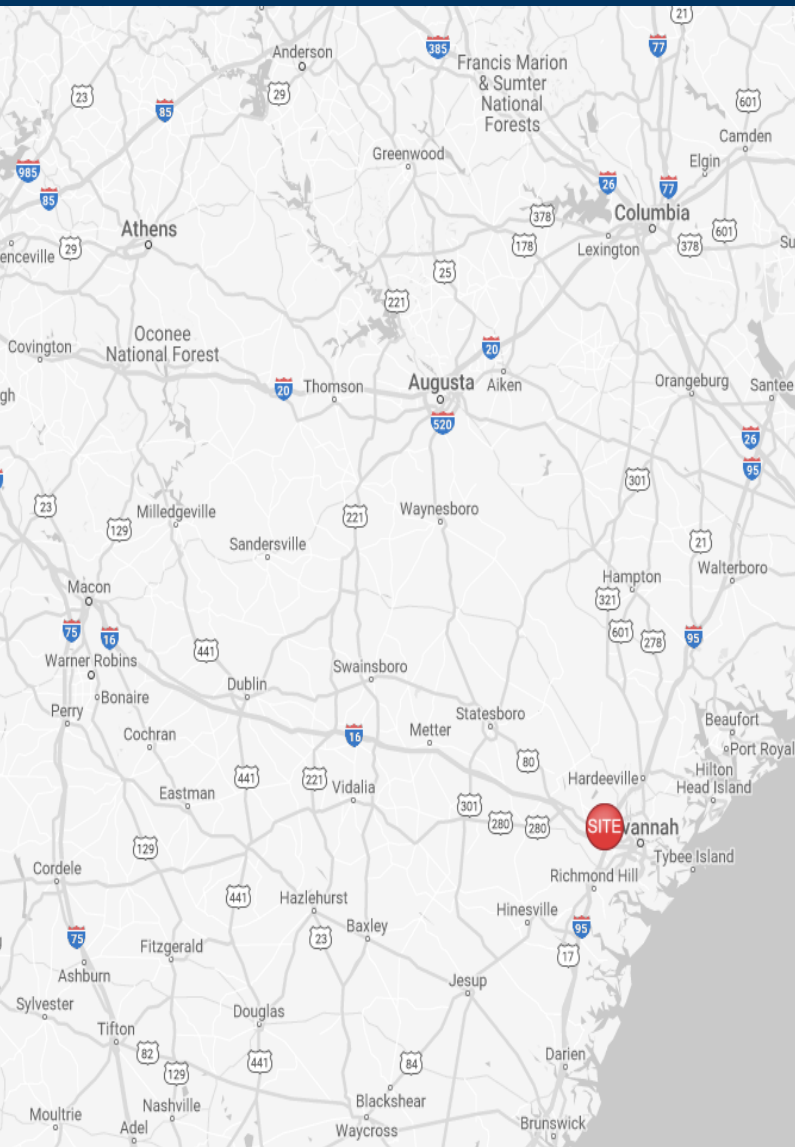


The Crossing at Godley Station

1 N Godley Station Blvd
Pooler, GA 31322



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FOR
LEASE



Property Highlights

- The Crossing at Godley Station sits directly in the main retail corridor of Pooler, GA.
- This center offers great visibility & quick access from I-16 and I-95.
- 10-minute drive to Savannah-Hilton Head International Airport and Gulfstream Aerospace headquarters.
- 30,400 VPD on Pooler Parkway
- Retail / Restaurant Space for Lease | 1,182 – 2,243 SF
- Zoned PUD | Planned Unit Development

Site Access: Via Pooler Parkway.



The Crossing at Godley Station

A-107-109	Sola Salon Studios	5,808
A-106	Deka Lash	1,488
A-105	Gillard & Co.	1,383
A-104	Budget Blinds	2,025
A-103	World of Smoke	1,863
A-102	Retail / Restaurant Space Available	1,831
A-101	BonBon Chicken	1,961
B	Ember Lotus	3,286
C-101-102	Del Sur Taqueria & Cantina	4,907
C-103	Stretch Zone	1,863
C-104	Retail Space Available	1,182
C-105-106	Naan Appetit	2,005
C-107	Wild Ginger	2,005
C-108	Hire Dynamics	1,923
C-109	Gigi's Cupcakes	906
C-110	HotWorx	2,239
C-111	Restaurant Space Available	2,243
GLA		38,919 SF
Availability		1,182 – 2,243 SF



THE CROSSING AT GODLEY STATION

Site Plan



AREA DEMOGRAPHICS



2024
Population

1 MILE	5,637
3 MILE	25,333
5 MILE	55,832



2024 Daytime
Population

1 MILE	187,749
3 MILE	856,338
5 MILE	1,772,829



Household 2024

1 MILE	2,470
3 MILE	10,022
5 MILE	21,046



Household
Income

1 MILE	\$115,500
3 MILE	\$115,600
5 MILE	\$111,700



THE CROSSING AT GODLEY STATION

Trade Area Overview

