



1128 Louisville Road, Pooler, GA 31422



Gary W. Mankin, CCIM, Re/Max Savannah

(p) +1 912 355 7711 (p) +1 912 650 2720 (m) +1 404 590 3096 gwmankin@gmail.com

**PROPERTY
SUMMARY:**

**Prime Corner
Location
At Hwy 80 &
Coleman Blvd
Traffic Signal.**

**Approximately 1 Acre
Lot with a Canopy of
4644 RSF and
Small Office Space
480RSF.**

**Zoned C-2
(City of Pooler)**

**Pylon Sign and
Electronic Sign**

**Rent- \$4500/Monthly
NNN, 5 Year Term,
4% annual Increases;
Estimated RE Taxes are
\$6930/Annually; Insur-
ance and Upkeep at
Tenant's Expense.**



This Information is provided for advertising and general information purposes only and is subject to errors, omissions, prior sales/leases and withdrawal without notice. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION contained herein. You assume without limitation all risk, all liability for loss and damages resulting from reliance on this information. **Tenant/Buyer has the responsibility to verify all information contained herein.**