

FOR LEASE
8,770 SQ/FT



260 Tanger Outlets Blvd
Savannah, Georgia 31322

Executive Summary

NAI Mopper | Benton is excited to present this 8,770 SF shopping center situated in the heart of Pooler in Savannah, Georgia. As one of Savannah's fastest-growing areas, Pooler is undergoing substantial growth in retail, office spaces, and residential developments, both multi-family and single-family. The area also boasts the Tanger Outlets, serving as a major retail hub for the surrounding communities with the addition of nearby national retail anchors such as Sam's Club, Dick's Sporting Goods, Home Goods, Publix, and more.

Along with its ideal location, the retail center offers monument signage and abundant parking, making it an excellent choice for any retail or restaurant business.



Total SF:	8,770 SF
Asking Rate:	PLEASE INQUIRE
Year Built:	2025

For more information:

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	UNIT	SQ/FT	LEASE TYPE	DESCRIPTION
LEASED	100	3,600	NNN	RETAIL BOX
	200	1,570	NNN	RETAIL BOX
	300	1,200	NNN	RETAIL BOX
	400	1,200	NNN	RETAIL/OFFICE
	500	1,620	NNN	RESTAURANT 420 SF PATIO

CAN COMBINE

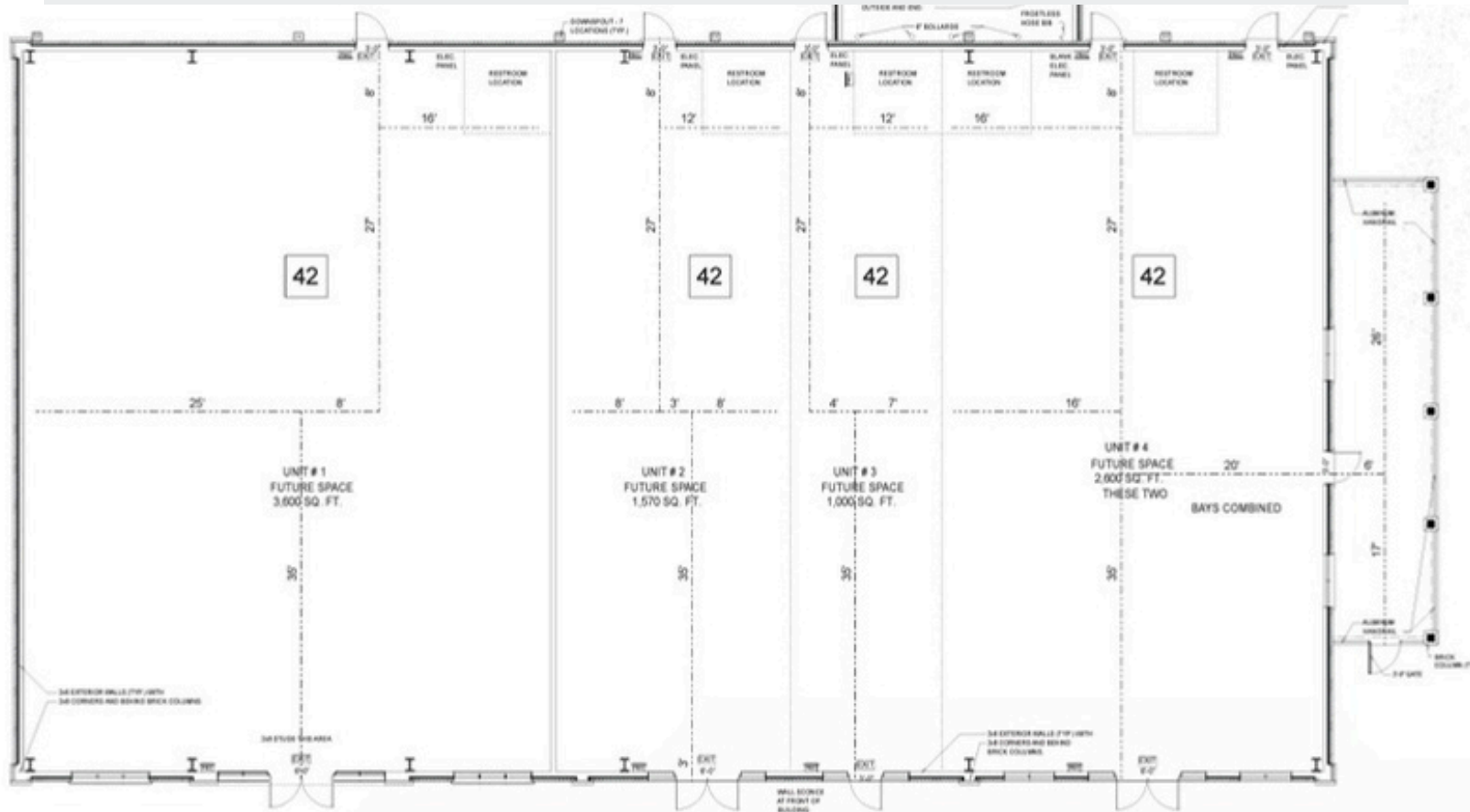
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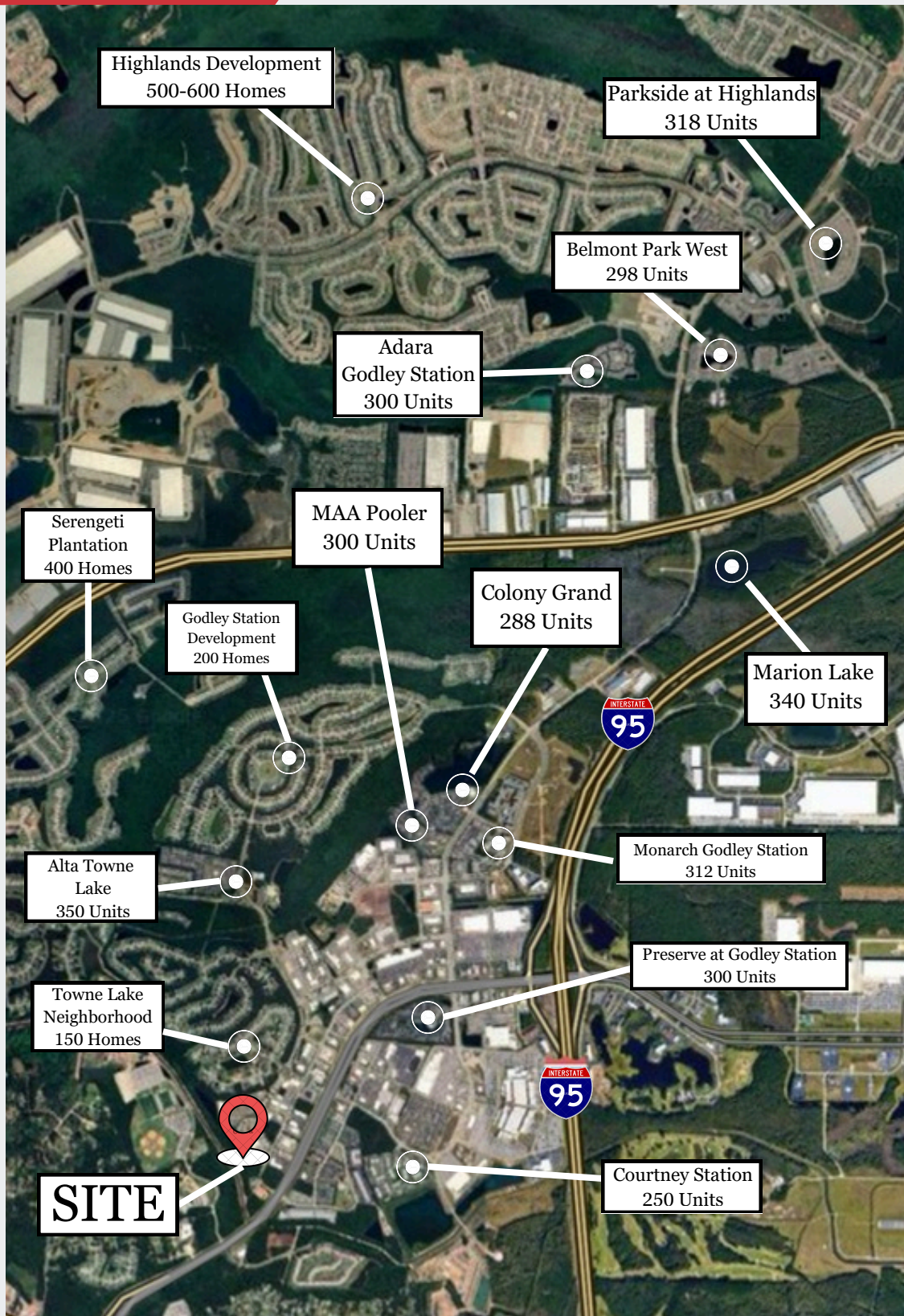
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Demographics

<u>Miles From Property</u>	<u>1</u>	<u>3</u>	<u>5</u>
Population	5,419	31,648	64,649
Income	\$98,362	\$111,976	\$114,461
Age	36.10	36.50	36.70
Households	2,546	9,860	22,335
Total Consumer Spending	\$71,314	\$297,427	\$717,803