

POOLER, GEORGIA 31322

Mosaic Gardens Building 4 FOR LEASE



ZACK ALLEN

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NAI Mopper | Benton

Commercial Real Estate Services, Worldwide.

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PROPERTY FEATURES

2311 POOLER PARKWAY POOLER, GEORGIA 31322

NAI Mopper | Benton is excited to exclusively present this 6,000 SF retail building available for lease at the Mosaic Development—a rare opportunity for businesses looking to join this 170+ acre mixed-use development.

Anchored by Costco, Mosaic features a strong lineup of nationally recognized brands, including Chick-fil-A, Chipotle, Crumble Cookies, and Starbucks. The development has recently welcomed Galen College of Nursing and will soon include multiple multifamily communities, with 300 units currently under construction, another 300 units to follow in 2027, and an additional 250+ units in the pipeline.

The site is ideally positioned directly across from the Savannah Quarters neighborhood, which features over 8,500 homes, providing a strong built-in customer base. The location also benefits from high visibility and traffic, with 35,000+ vehicles per day, and is strategically situated near numerous neighborhoods and existing multifamily developments—making it an ideal location for retailers and service providers seeking to capitalize on Savannah's growing market.

- Prime Frontage to Pooler Parkway
- Grease Trap
- Ample Parking (84 Spaces)
- Right off Pooler Parkway (+/- 35K VPD)
- Monument Signage

<i>Unit</i>	<i>Size</i>	<i>Availability</i>
100	2,000 SF	Available
200	2,000 SF	Available
300	2,000 SF	Available



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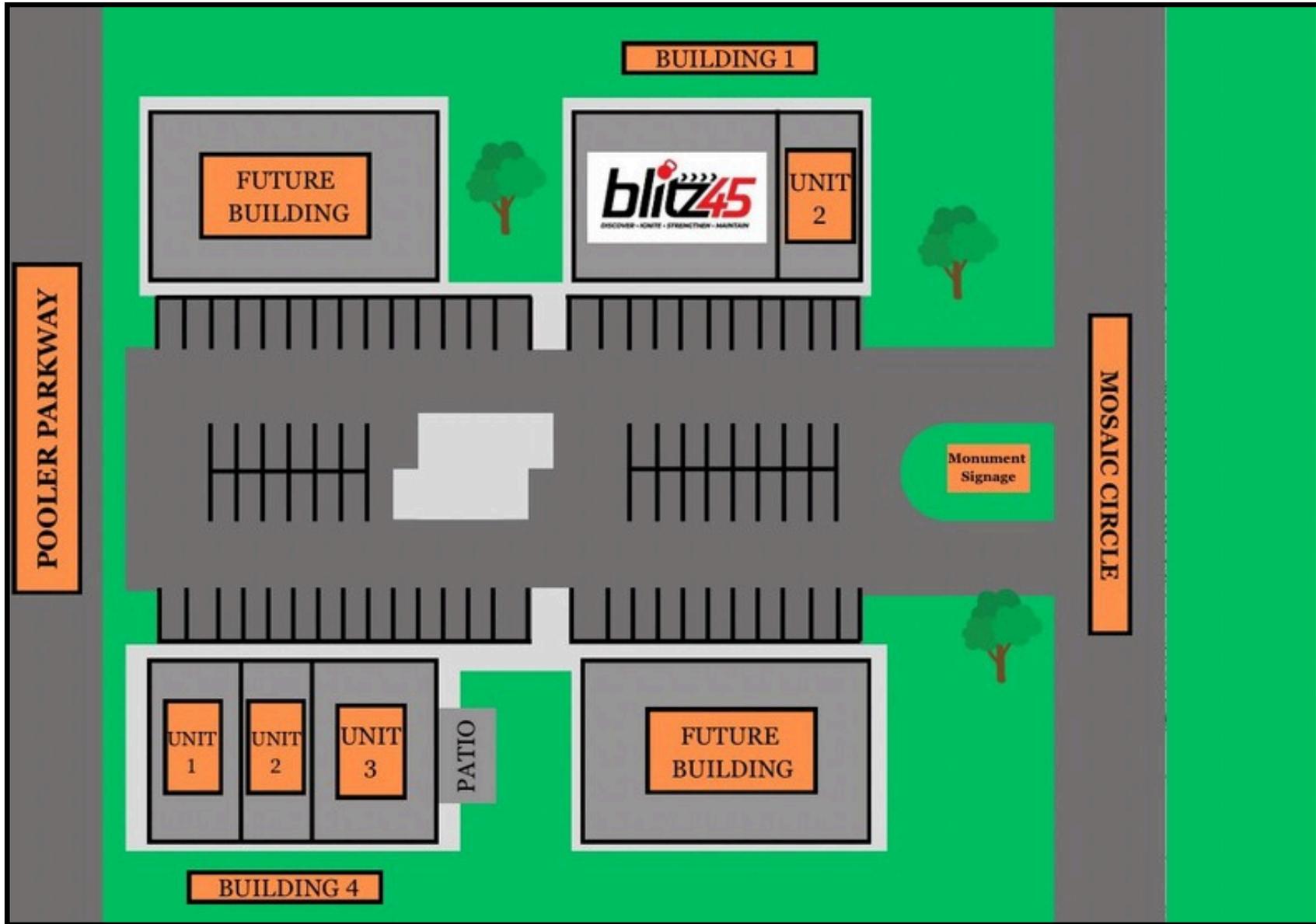
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SITE PLAN

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AERIAL

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AERIAL

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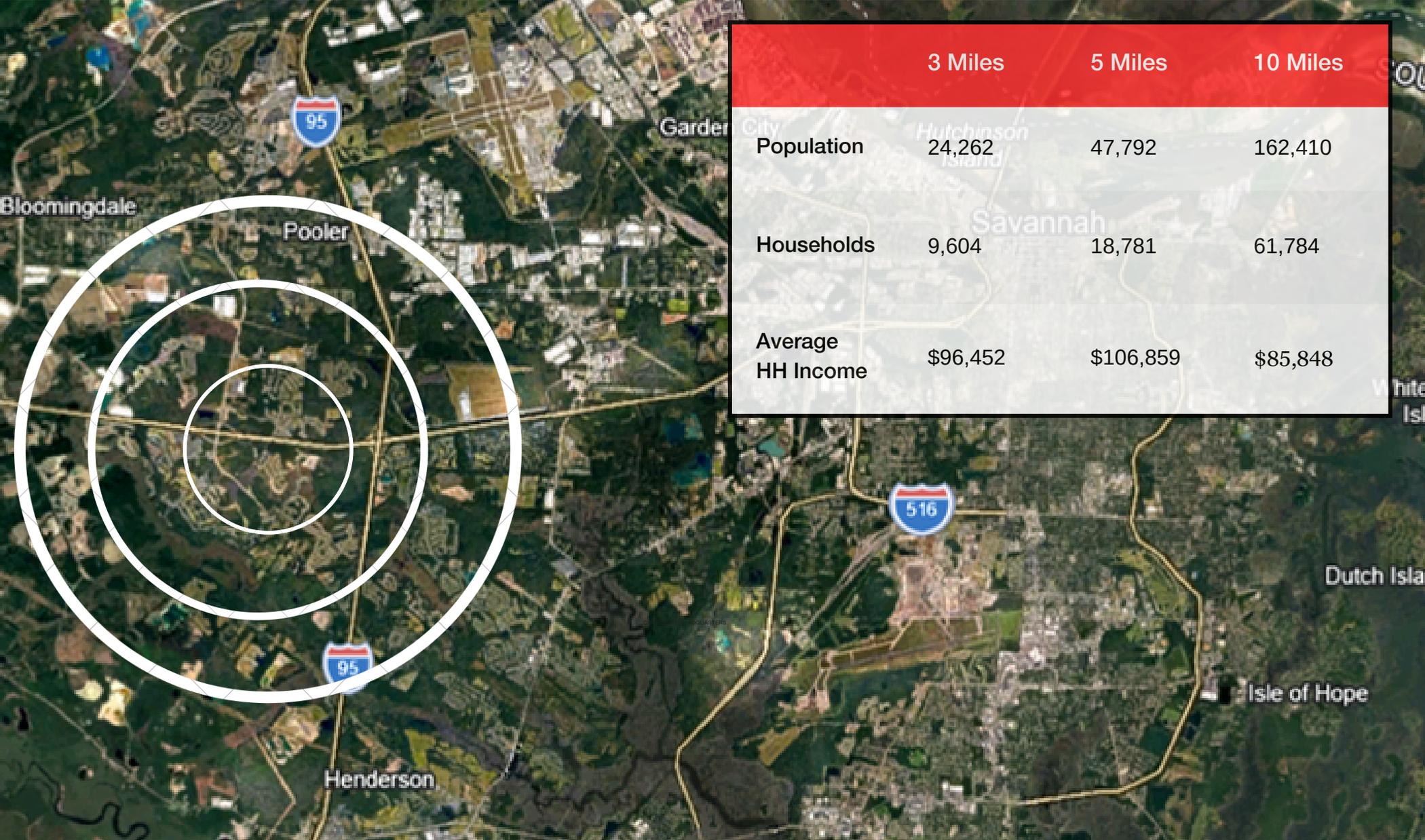


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DEMOGRAPHICS

2311 POOLER PARKWAY POOLER, GEORGIA 31322



	3 Miles	5 Miles	10 Miles
Population	24,262	47,792	162,410
Households	9,604	18,781	61,784
Average HH Income	\$96,452	\$106,859	\$85,848

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