



## RETAIL PROPERTY FOR LEASE

220 Tanger Outlet Blvd  
Pooler, GA 31322



### OFFERING SUMMARY

Building SqFt	12,991 SqFt
Year Built	2024
Lot Size (acres)	1.08
Zoning Type	Commercial C2
County	Chatham
Coordinates	32.115481, -81.2470574

### PROPERTY OVERVIEW

- \* Aayan Plaza, a 12,991 SF retail center located in affluent and rapidly growing community next to Tanger Outlets in Pooler, GA.
- \* It is conveniently located on Tanger Outlets Blvd off of Pooler Pkwy close to I-95. It will have a mix of National and Regional tenants including Schlotzsky's, Pelicana, King's Liquor & Wine.
- \* Ideal location for a value retail, restaurant, service tenants, or any similar business.
- \* Offered as customizable Dark Shell spaces at competitive rates, providing businesses with the flexibility to fit their needs.

### PROPERTY HIGHLIGHTS

- Located inside of dense retail corridor. 2.2 M SF within a 1 mile radius. Explosive population growth within 5-miles.
- Fantastic Access, Exposure and Visibility.
- One of the strongest and most desirable retail trade areas within Pooler.
- **HIGH PROFILE COMMERCIAL CORRIDOR:** Tanger Outlets, Walmart Supercenter, Home Depot, Publix, Sam's Club, ALDI, Hobby Lobby, HomeGoods, At Home, LongHorn Steakhouse, Star Bucks, Chipotle, Chik-fil-A, Texas Roadhouse, and others



eXp Realty

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License #: 369691



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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#101	--	Negotiable	NNN	1,514 SF	5 - 10 Yrs
#102	--	Negotiable	NNN	1,535 SF	5 - 10 Yrs
#103	--	Negotiable	NNN	1,535 SF	5 - 10 Yrs
#104	Schlotzsky's	Negotiable	NNN	1,535 SF	5 - 10 Yrs
#105	Pelicana   King of Chicken	Negotiable	NNN	1,535 SF	5 - 10 Yrs
#106	Kings Liquor & Wine	Negotiable	NNN	1,535 SF	5 - 10 Yrs



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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#107	Kings Liquor & Wine	Negotiable	NNN	1,535 SF	5 - 10 Yrs
#108	Leased	Negotiable	NNN	1,486 SF	5 - 10 Yrs



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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,693	7,609	14,667
2010 Population	4,616	16,996	35,712
2024 Population	5,656	24,293	56,384
2029 Population	6,482	26,126	61,661
2024-2029 Growth Rate	2.76 %	1.47 %	1.81 %
2024 Daytime Population	7,431	32,494	65,652

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	193	442	920
\$15000-24999	108	457	907
\$25000-34999	235	529	1,207
\$35000-49999	459	1,040	2,162
\$50000-74999	415	1,332	2,774
\$75000-99999	472	1,871	3,970
\$100000-149999	328	2,104	5,108
\$150000-199999	150	1,056	2,825
\$200000 or greater	25	1,008	2,127
Median HH Income	\$ 59,576	\$ 87,932	\$ 92,565
Average HH Income	\$ 72,508	\$ 111,323	\$ 113,189

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	1,345	2,793	4,981
2010 Total Households	1,856	6,610	13,107
2024 Total Households	2,385	9,838	22,001
2029 Total Households	2,768	10,736	24,401
2024 Average Household Size	2.34	2.45	2.48
2024 Owner Occupied Housing	1,245	5,092	12,486
2029 Owner Occupied Housing	1,250	5,398	14,409
2024 Renter Occupied Housing	1,140	4,746	9,515
2029 Renter Occupied Housing	1,519	5,338	9,993
2024 Vacant Housing	360	1,102	2,109
2024 Total Housing	2,745	10,940	24,110



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Park Ave

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### ABOUT POOLER

Pooler is a city in Savannah Metropolitan Area located in Chatham County, Georgia, United States.

According to the official 2022 U.S. census, the population was 28,766, up 50.3% from the 2010 population of 19,140. Pooler is ideally located northwest of Savannah along Interstates 95 and 16.

14.8M Annual Visitors to Savannah Generating \$3B in visitor spending.



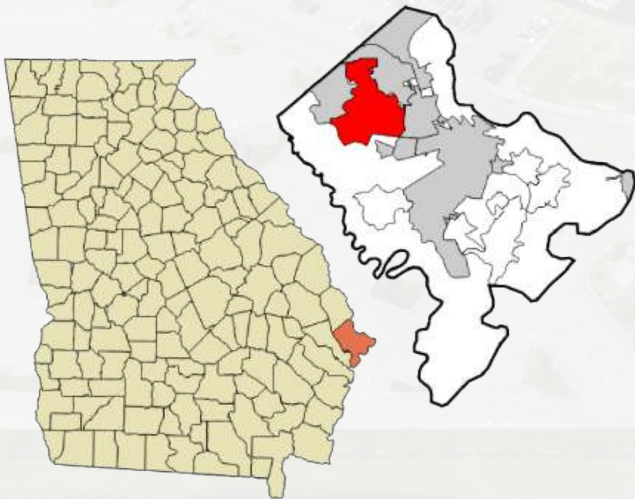
#### CITY OF POOLER

##### AREA

City	27.9 sq mi
Land	27.7 sq mi
Water	0.2 sq mi
Elevation	20 ft

##### POPULATION

Population	25,711
Estimate (2023)	29,544
Density	auto sq mi



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