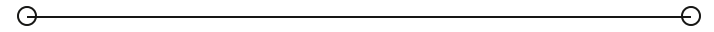


LEASE

83 Columbia Drive

83 COLUMBIA DR, SUITE 101

Pooler, GA 31322



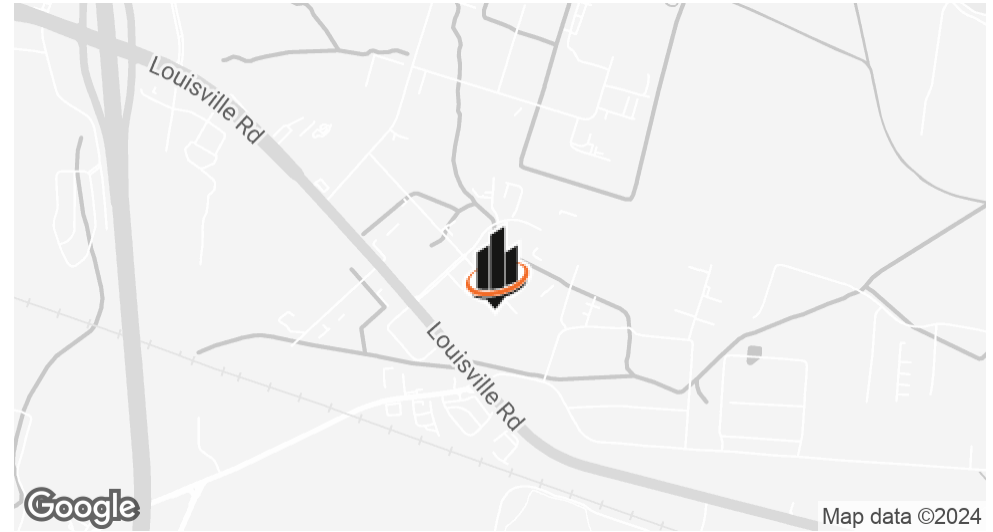
PRESENTED BY:

JAMES (JIM) BRYANT

O: 912.353.4101

jbryant@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$17.00 SF/yr (NNN)
NUMBER OF UNITS:	5
AVAILABLE SF:	4,500 SF
LOT SIZE:	98,187 SF
BUILDING SIZE:	18,000 SF

PROPERTY DESCRIPTION

Suite 101 is currently being occupied by a custom wood fabricator. The Suite is 4,500 s.f. of which 1,000 s.f. is office space. Secure parking available. 14'x14' overhead drive in door in the rear. Tenants will appreciate the convenience of ample parking and easy access to major transportation routes. . Elevate your business with a prominent address at this sought-after location. There is a store front entry in the lobby. There are (3) restrooms and (1) shower. Discover a prime leasing opportunity at this exceptional property in Pooler, GA.

PROPERTY HIGHLIGHTS

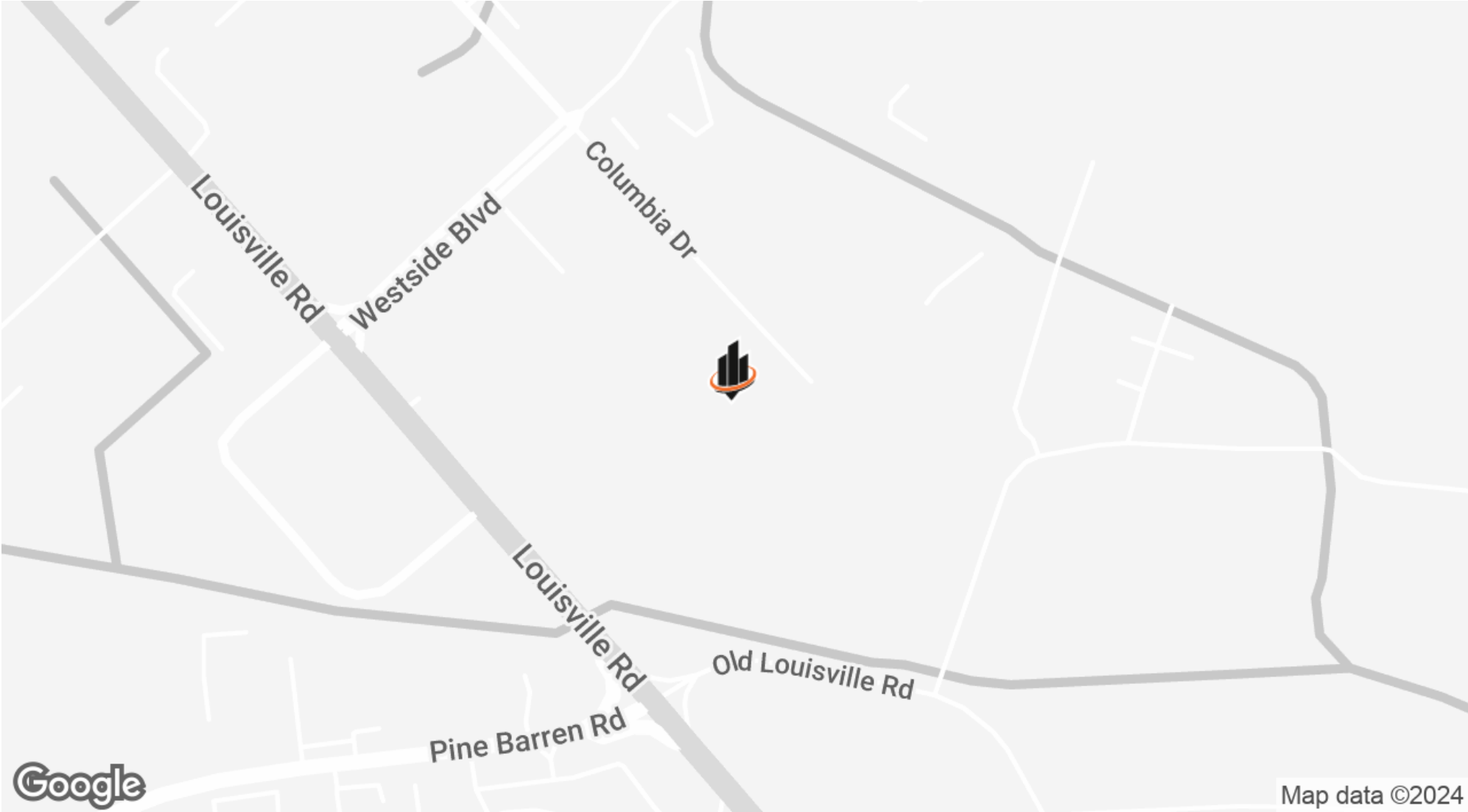
- - 4,500 square feet with 1,000 square feet of office space
- - Easy access to major transportation routes US Highway 80 West and I-95
- - Versatile space suitable for various business needs

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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

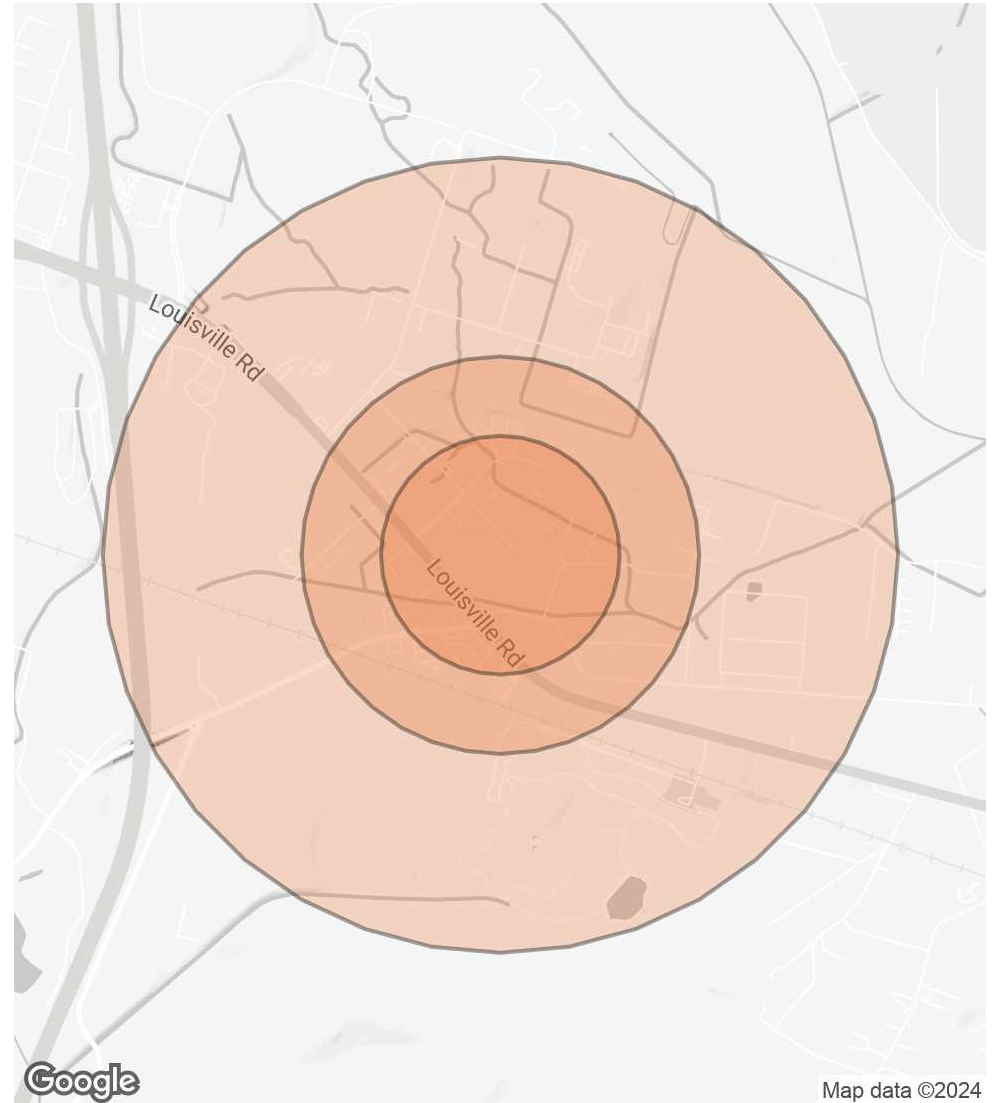
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	7	23	159
AVERAGE AGE	40	38	39
AVERAGE AGE (MALE)	38	37	38
AVERAGE AGE (FEMALE)	41	40	41

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	3	9	63
# OF PERSONS PER HH	2.3	2.6	2.5
AVERAGE HH INCOME	\$104,111	\$112,795	\$101,775
AVERAGE HOUSE VALUE	\$260,217	\$278,513	\$251,377

Demographics data derived from AlphaMap



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