



RETAIL PROPERTY FOR LEASE

220 Tanger Outlet Blvd
Pooler, GA 31322



OFFERING SUMMARY

Building SqFt	12,991 SqFt
Year Built	2025
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 Cinnabon, Moo Bong Ri Korean Restaurant, BB.Q Chicken, King's Liquor & Wine.
- * 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

Promenade II 1230 Peachtree St NE, 19th Floor

Atlanta, GA 30309

Office: 888-959-9461

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#Suite 101	--	\$ 45.00 SF/Yr	NNN	1,514 - 1,814 SF	5 - 10 Yrs

Space Available: Suite 101

Size: 1,514 SF (Interior) + ~300 SF (Covered Patio)

Location: End-Cap for Maximum Visibility & Signage

Key Amenity: Dedicated ~300 SF Covered Patio

HVAC System: Heavy-Duty 20-Ton Capacity HVAC System

Suite 102, 103, 104: Moo Bong Ri Korean Restaurant

Suite 105: bb.q Chicken

Suite 106, 107: King's Liquor & Wine

Suite 108: Cinnabon



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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,692	7,609	14,669
2010 Population	4,616	16,996	35,712
2025 Population	6,100	24,987	58,741
2030 Population	6,819	26,905	63,481
2025-2030 Growth Rate	2.25 %	1.49 %	1.56 %
2025 Daytime Population	7,475	32,519	66,160

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	201	559	1,220
\$15000-24999	96	312	611
\$25000-34999	174	431	996
\$35000-49999	413	1,038	2,202
\$50000-74999	509	1,549	3,269
\$75000-99999	564	1,933	4,110
\$100000-149999	437	2,116	5,218
\$150000-199999	146	1,174	2,794
\$200000 or greater	44	1,073	2,692
Median HH Income	\$ 67,498	\$ 88,572	\$ 93,448
Average HH Income	\$ 76,300	\$ 111,833	\$ 117,374

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	1,344	2,793	4,982
2010 Total Households	1,856	6,610	13,107
2025 Total Households	2,584	10,184	23,110
2030 Total Households	2,919	11,095	25,267
2025 Average Household Size	2.33	2.44	2.46
2025 Owner Occupied Housing	1,306	5,127	12,964
2030 Owner Occupied Housing	1,345	5,513	14,266
2025 Renter Occupied Housing	1,278	5,057	10,146
2030 Renter Occupied Housing	1,574	5,582	11,001
2025 Vacant Housing	251	847	2,069
2025 Total Housing	2,835	11,031	25,179



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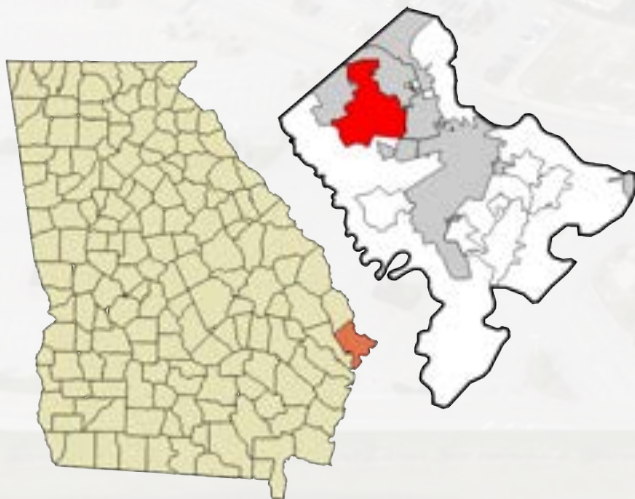
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ABOUT POOLER

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
Density	927.96 sq mi



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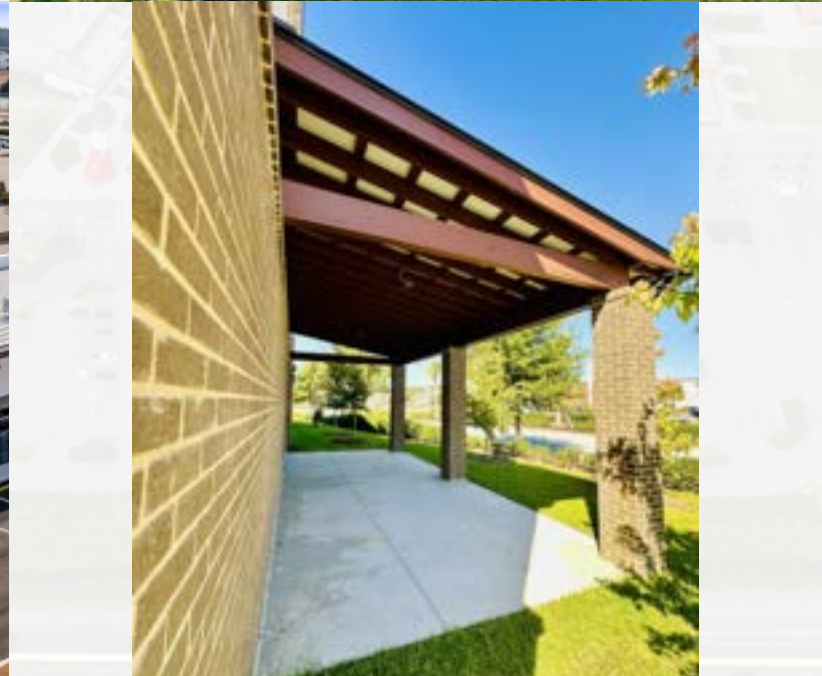
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