



ABOUT THE PROPERTY

Clear Lake Reserve in Pooler, GA, offers a premium first-generation retail property with outstanding access and visibility from Pooler Parkway. Strategically positioned between I-16 and Hwy 80, this desirable location is just minutes from all major corridors, providing an exceptional opportunity for tenants seeking a high-visibility, high-traffic location in one of Savannah's fastest-growing suburbs.

Property Highlights:

- Building A: 2,928 SF of contiguous space, divisible into two units (approx. 1,464 SF each).
- Building B: 2,928 SF of contiguous space, with patio
- Units are delivered as a cold dark shell with a tenant improvement allowance available (subject to lease term requirements).

HIGHLIGHTS



RATE \$42-\$45 PSF NNN



5,856 AVAILABLE SF

SUITE SIZES: 1,464-2,928 SF



PIN #-51011F01018



ZONED PUD
RETAIL CENTER



AMPLE ONSITE PARKING
AVAILABLE



CENTRALLY LOCATED ON
POOLER PARKWAY BETWEEN I-
16 & US HWY 80

KATIE CHANCY

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CARLA SIMERLY

Associate

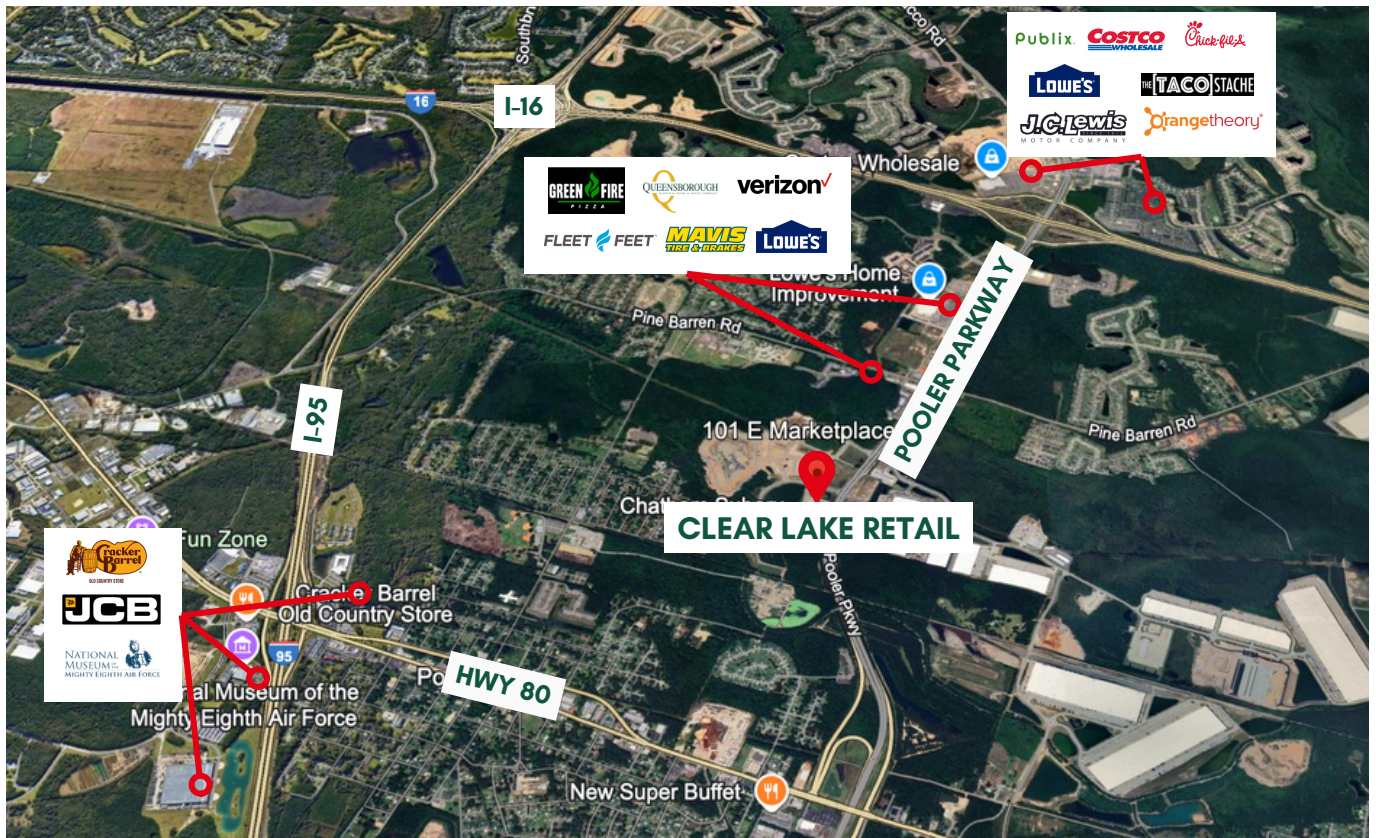
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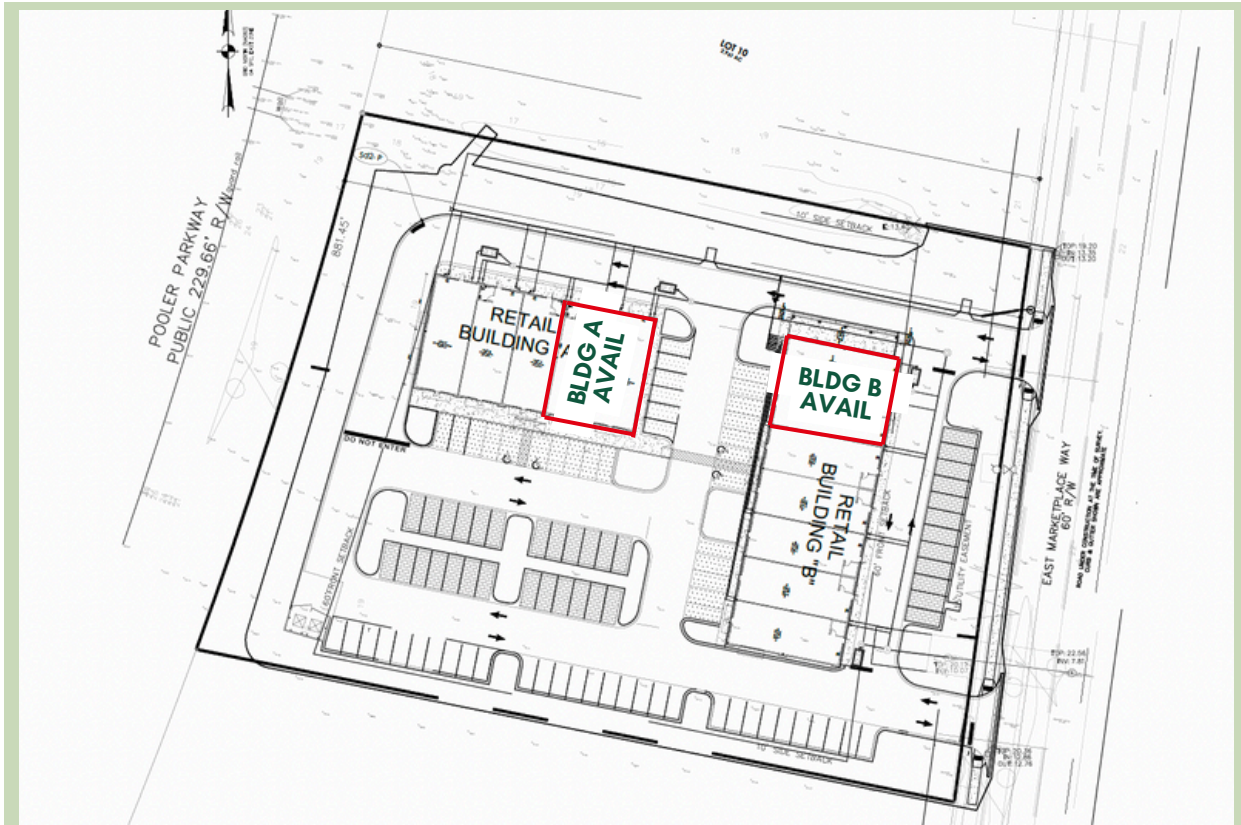
PROPERTY IMAGES



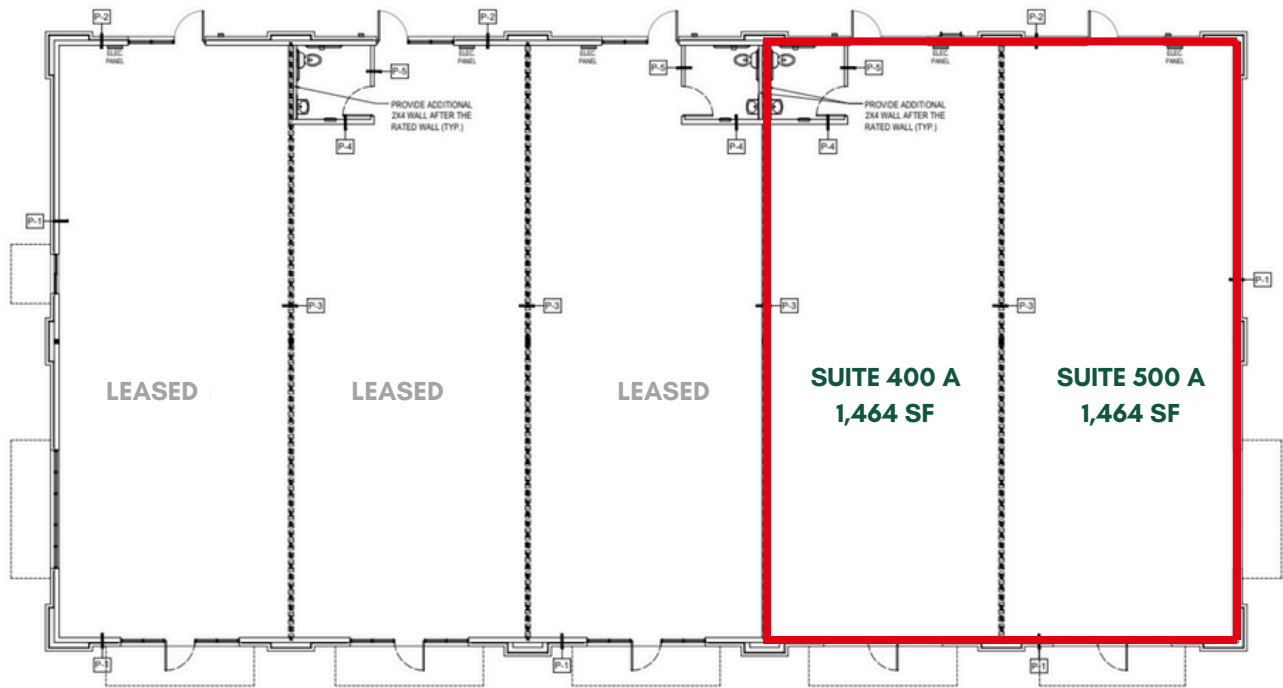
LOCATION MAP



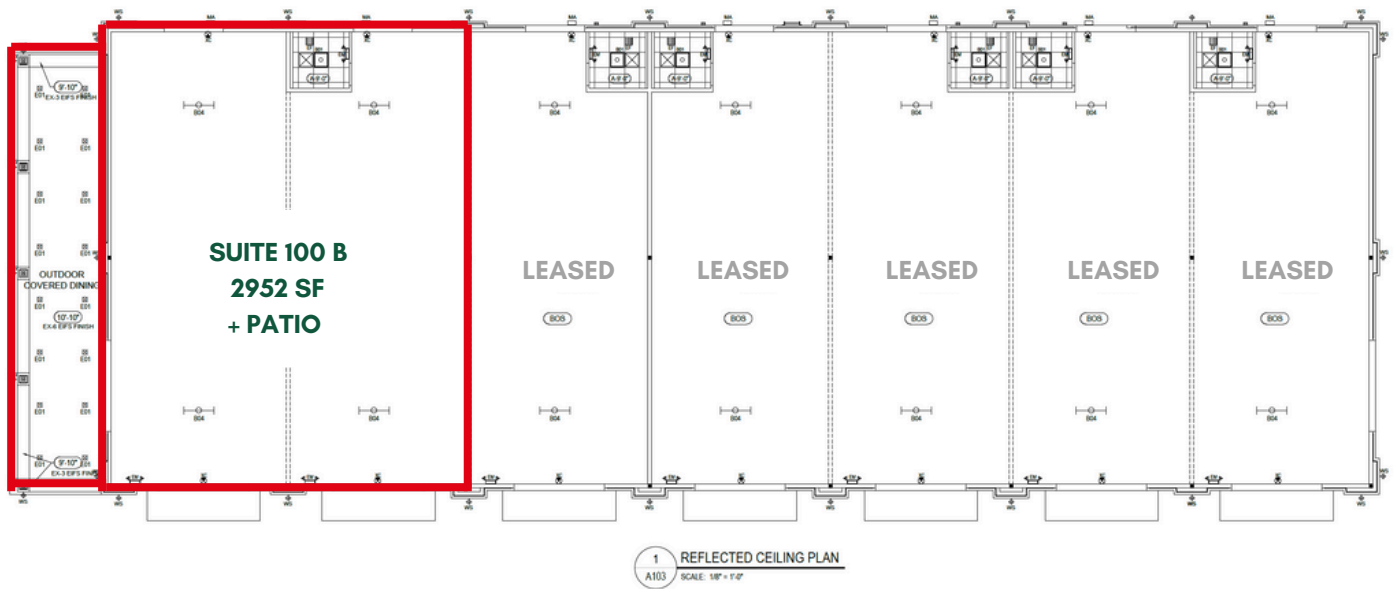
SITE PLAN



FLOOR PLAN BUILDING A



FLOOR PLAN BUILDING B







AREA INFORMATION


ABOUT POOLER

The city of Pooler, Georgia, is situated in Chatham County, where I-95 and I-16 intersect. It's located 10 miles to the west of Savannah and within a two-mile radius of the Savannah/Hilton Head International Airport. The city covers an area of about 31 square miles and currently has a population of around 28,738. Since its establishment in 1907, Pooler has experienced significant growth with the development of financial institutions, retail shops, professional offices, warehouses and restaurants. Today, Pooler is the hub of commercial development in west Chatham County. The area's exponential growth is attributed to low crime rates and the small-town community feel.

AREA DEMOGRAPHICS

2024 AREA DEMOGRAPHICS		2 MILES	5 MILES	10 MILES
	POPULATION	13,577	86,751	261,698
	AVG. HH INCOME	\$51.2K	\$69.5K	\$81.6K
	NO. OF HOUSEHOLDS	5,371	35,551	104,000

	DAILY TRAFFIC COUNT	
POOLER PARKWAY	18,409	
I-95	72,180	

	TRAVEL DISTANCES
0.2 MILES TO POOLER PARKWAY	
3 MILES TO INTERSTATE 95	
1.7 MILES TO INTERSTATE 16	
11.7 MILES TO GA PORTS AUTHORITY	
5.5 MILES TO SAVANNAH INTERNATIONAL AIRPORT	

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