



FOR SALE | OUTPARCEL DEVELOPMENT SITE

## Benton Boulevard

*Pooler, GA*

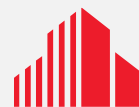
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**CUSHMAN &  
WAKEFIELD**

**GILBERT &  
EZELLE**



# PROPERTY OVERVIEW

**Size: 7.86 Acres**

**Price: \$3,000,000.00**

## PROPERTY HIGHLIGHTS

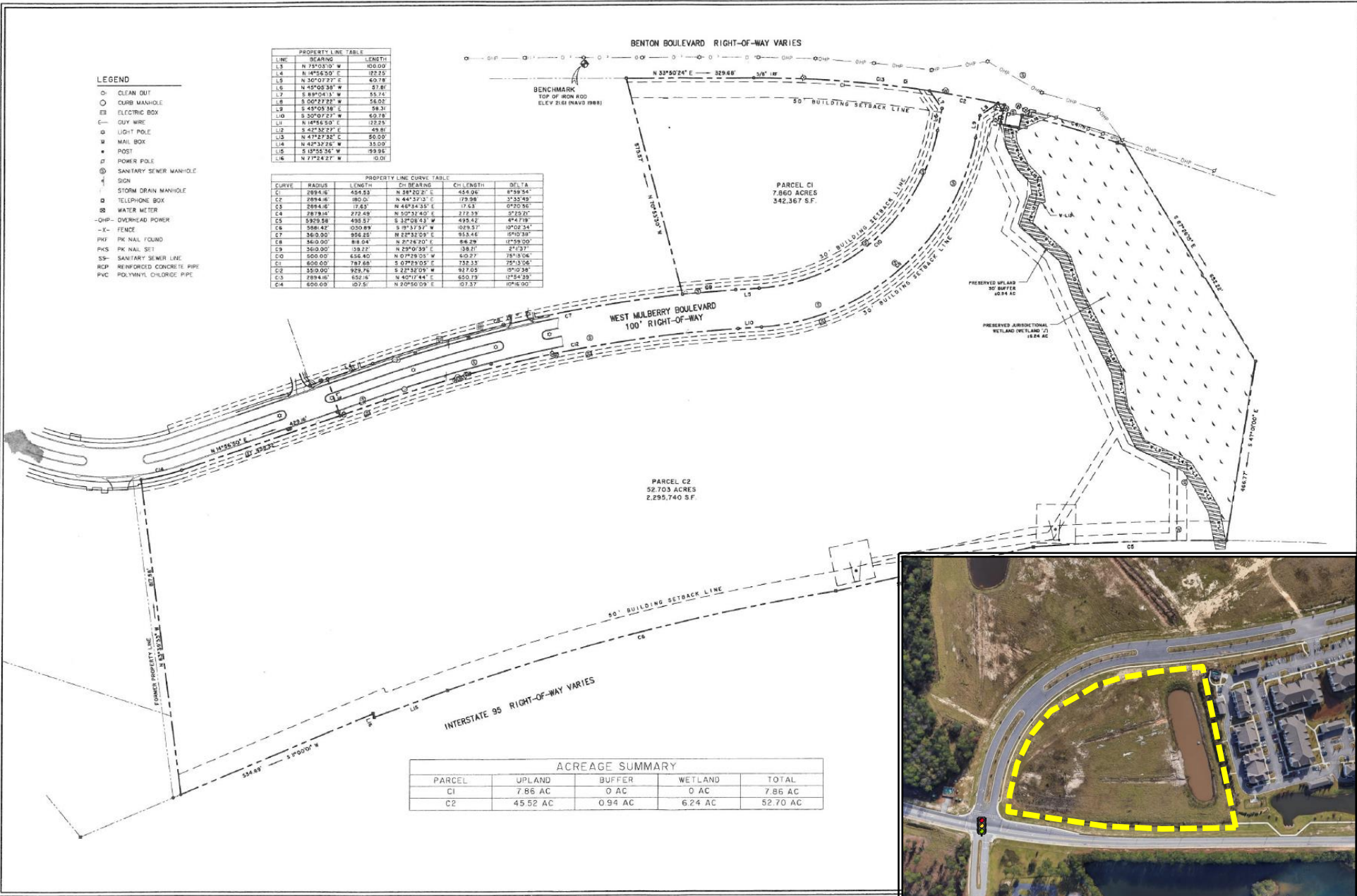
- Prime outparcel and commercial development site on the corner of Benton Boulevard and West Mulberry Boulevard in Pooler, GA
- All utilities available
- PUD-C (Commercial) Zoning allows for wide array of commercial uses
- Savannah MSA is thriving and driven by Port of Savannah, major military installations Fort Stewart and Hunter Army Airfield

## LOCATION HIGHLIGHTS

- Ideal location in Pooler, GA one of the fastest growing commercial and residential submarkets on the Georgia coast
- Located within the Mulberry at Godley Station, a 5,800-acre master-planned development
- Easy Access to I-95, Savannah-Hilton Head International Airport, and I-16



# SITE SUMMARY





# LOCAL MAP & DEMOGRAPHICS



Population	1 Mile	3 Mile	5 mile
Total Population	677	22,074	95,011
Average Age	31.7	33.0	33.5
Total Households	241	7,827	33,789
Average Household Income	\$70,625	\$72,208	\$64,070



# SAVANNAH OVERVIEW

- Savannah sprawls across three counties, and with more than 395,000 (up 12% since 2020) residents calling it home, is one of the fastest growing regions in the state
- Savannah's economy is anchored by the Georgia Port's Authority, Tourism, the Military, and Higher Education
- Savannah is home to the nation's 3rd busiest and fastest-growing container port, which supports more than 561,000 jobs throughout the state annually and contribute \$33 billion in income, \$140 billion in revenue and \$3.8 billion in state and local taxes to Georgia's economy
- Tourism continues as a major economic driver attracting over 14 million visitors in 2020 who spent over \$3 billion
- Fort Stewart and Hunter Army Airfield are headquarters of the U.S. Army's 3rd Infantry Division and comprise one of Coastal Georgia's largest employers, with more than 22,000 military and 5,773 civilians
- Higher education is a major economic driver for the Savannah MSA with students from Georgia Southern University (including the former Armstrong Atlantic State University), Savannah State University, Savannah Technical College, and the Savannah College of Art & Design (SCAD), among others
- Savannah/Pooler is home to Gulfstream Aerospace Corporation, the largest aerospace manufacturer in the Southeast employing nearly 10,000 workers locally
- Hyundai Motor Group announced they will open their first fully dedicated EV and battery manufacturing facility in Bryan County, investing \$5.54 billion and crating approximately 8,100 new jobs

Gulfstream







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