

# EASTHAVEN COMMERCIAL AT SAVANNAH QUARTERS®

POOLER PARKWAY  
POOLER, GA 31322

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**SITE**  
±2.68 Acres

East Haven Blvd  
Pooler Pkwy/Quacco Rd







## PROPERTY INFORMATION

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## ADVISOR BIO & CONTACT

Adam Bryant, CCIM, SIOR

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Savannah Quarters®

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**SITE**  
±2.68 Acres

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Pooler Pkwy/Quacco Rd

Westbrook at  
Savannah Quarters®

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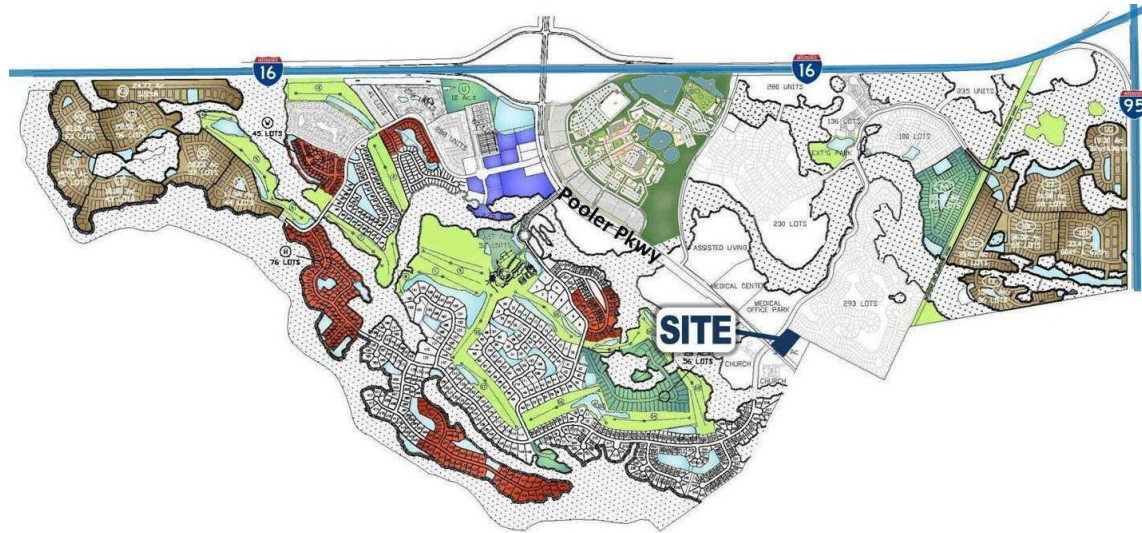


# 1 PROPERTY INFORMATION

Pooler Parkway  
Pooler, GA 31322



# Property Summary



## OFFERING SUMMARY

Sale Price:	\$2,150,000
Lot Size:	2.68 Acres
Zoning:	C-2
Market:	Savannah
Submarket:	Pooler
APN:	5-1025-02-008

## PROPERTY OVERVIEW

SVN is pleased to offer  $\pm 2.68$  acres for sale at the signalized southeast corner of Pooler Pkwy (Quacco Rd) and Easthaven Blvd within Savannah Quarters®. The site is presently  $\pm 3.19$  acres of which  $\pm 0.51$  acre will be deeded to the City of Pooler for the Quacco Rd right-of-way expansion to 4 lanes to Hwy 17 (Ogeechee Rd), which is presently in progress with an estimated 2026 completion date. The property has off-site improvements that include public utility lines to the boundary as well as access from Quacco Rd via Easthaven Blvd. The on-site improvements include wetland mitigation that consists of clearing, grading and fill work that was performed under a USACE 404 permit with no further wetlands work required. The site allows all commercial uses permitted under the C-2 zoning designation from the City of Pooler with some minor exceptions for noxious uses that are governed by the PUD documents.

## LOCATION OVERVIEW

The property is located in the City of Pooler within the Savannah Quarters® PUD, which is a  $\pm 2,588$ -acre master-planned development that was initially planned by Greg Norman's Medallist Developments and is currently being developed by Freehold Capital Management. It is near the I-16/Pooler Pkwy interchange, which is only 2 miles west of I-95 and 11 miles from Historic Downtown Savannah. Pooler, which is a suburb of Savannah, has evolved into a regional shopping and dining destination consistently attracting residents within a 45-minute drive time in all 4 directions. In the immediate vicinity, this site benefits from numerous master planned communities in various stages of development, which offer substantial

## Complete Highlights



## PROPERTY HIGHLIGHTS

- ±2.68 Acres at Signalized Intersection
- Off-site Access Improvements from Quacco Rd via Easthaven Blvd
- C-2 Zoning for a Variety of Commercial Uses
- Wetlands Mitigated and Filled; Utilities to Boundary Lines
- Within Savannah Quarters® PUD in City of Pooler
- Near I-16/Pooler Pkwy Interchange; 2 Miles to I-95





# Aerial | Site





# Aerial | Site





# Property Plat





# Aerial | North View From Site





# Aerial | West View From Site





## 2 LOCATION INFORMATION

Pooler Parkway  
Pooler, GA 31322



# Master Plan - Village At Savannah Quarters®





# Aerial | Pooler Residential



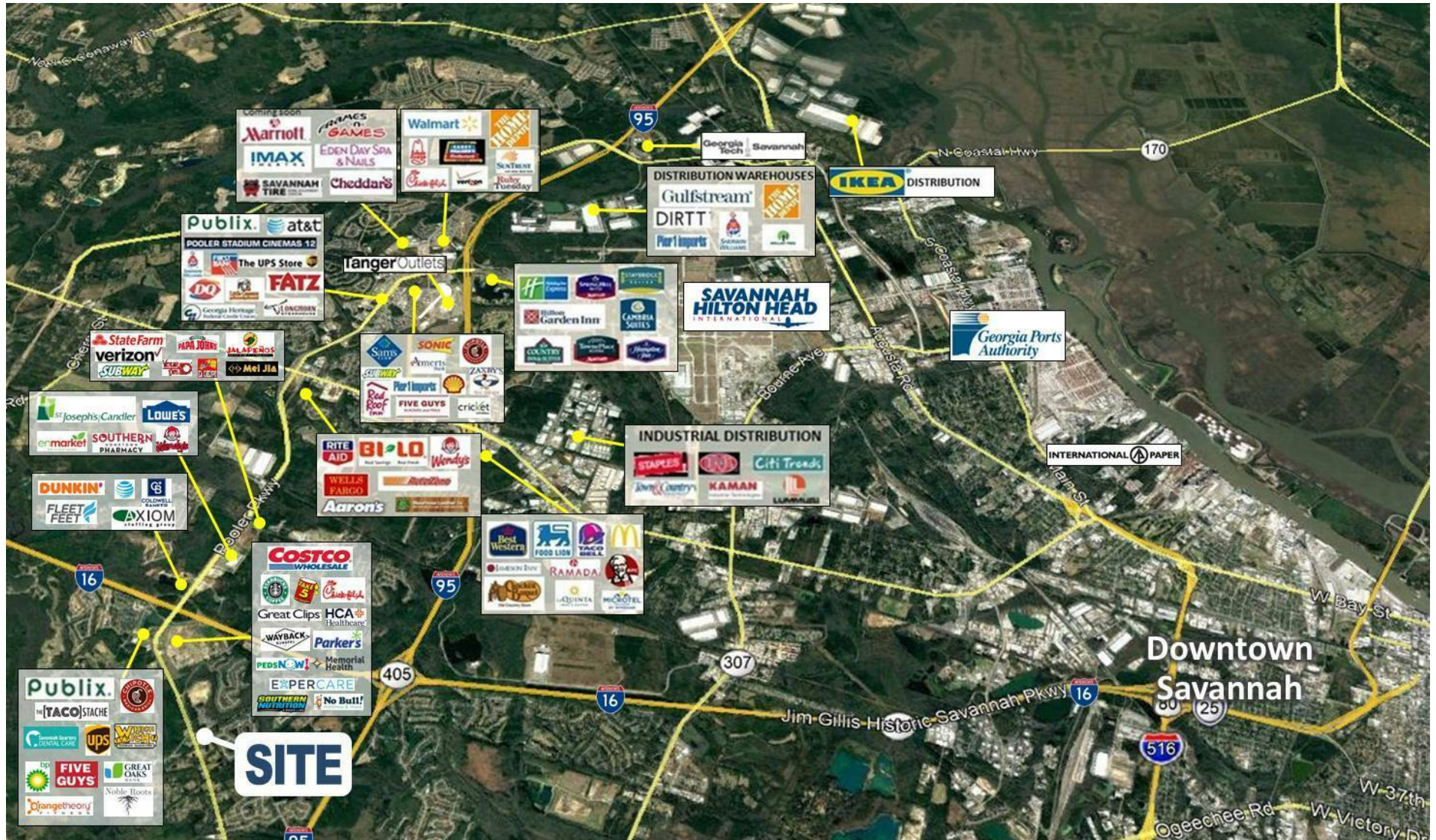


# Aerial | Pooler Communities



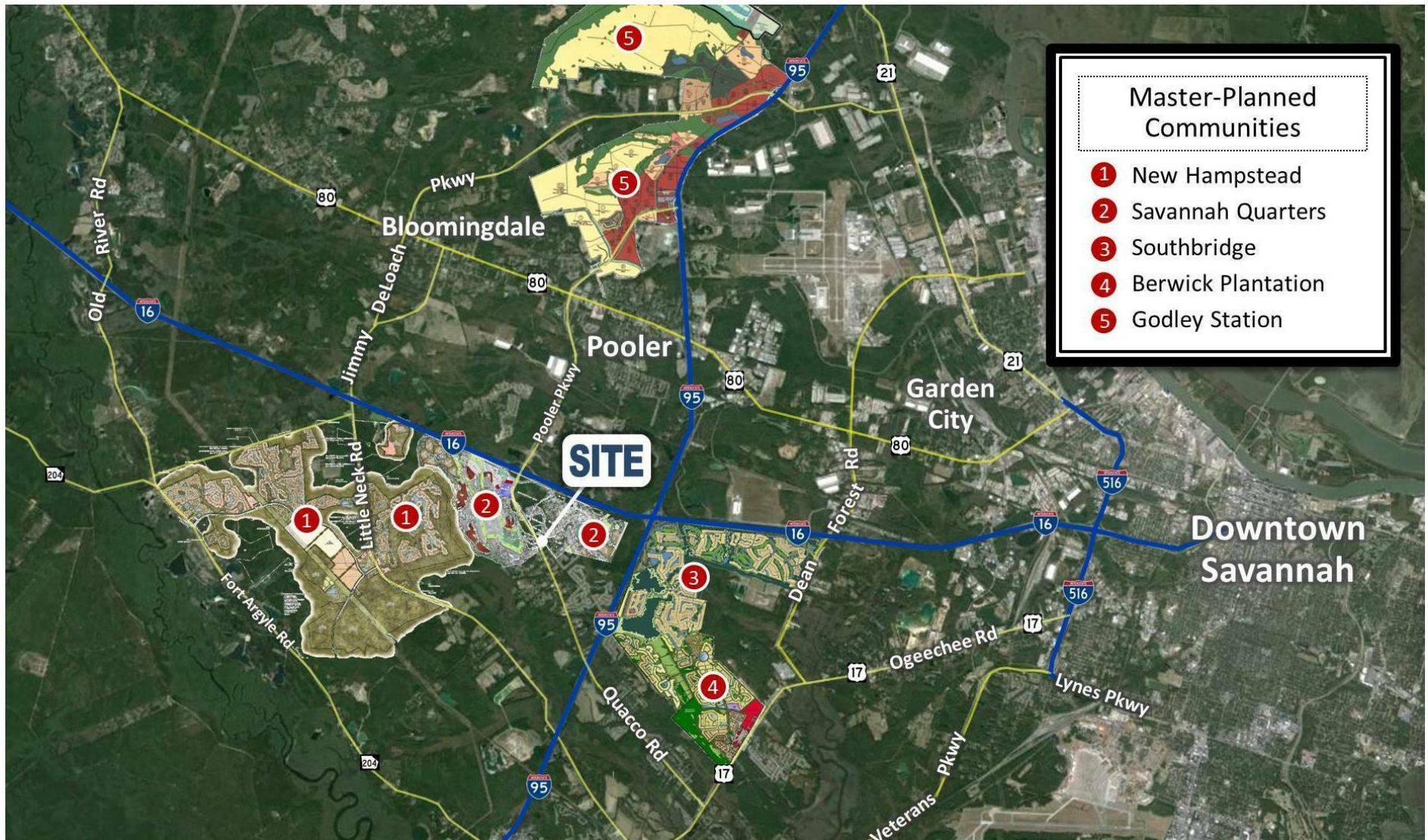


# Aerial | Pooler Retail



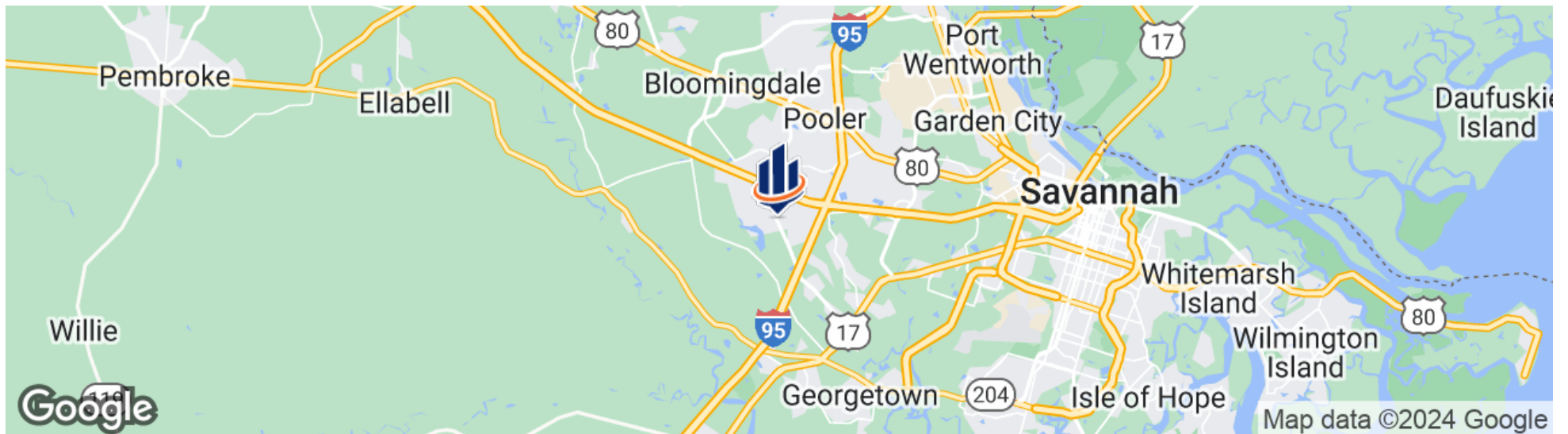
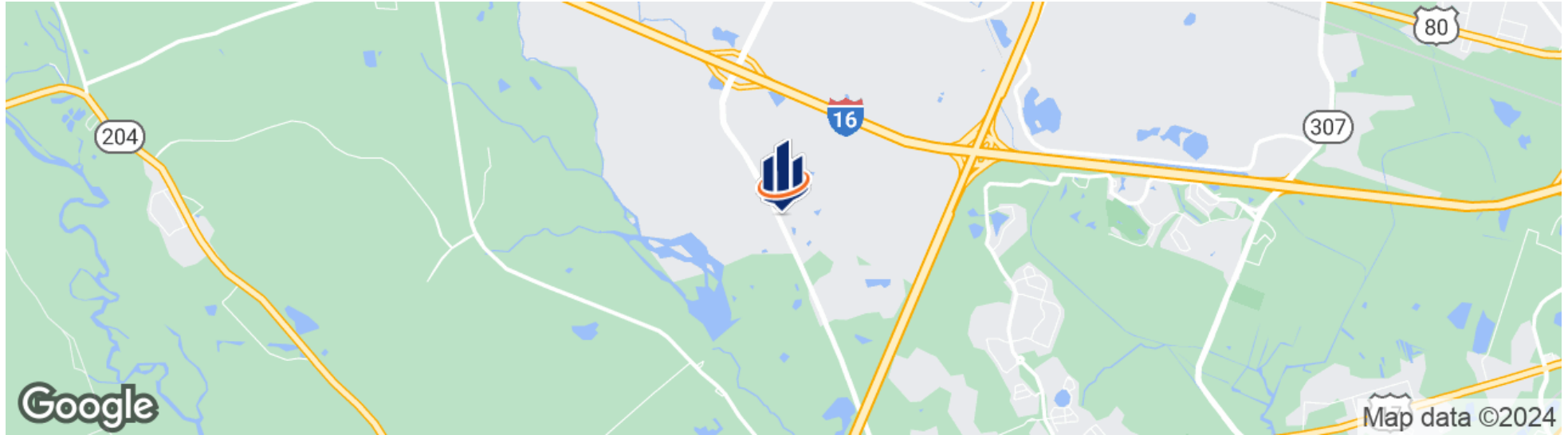


# Aerial | Savannah Communities





# Location Maps





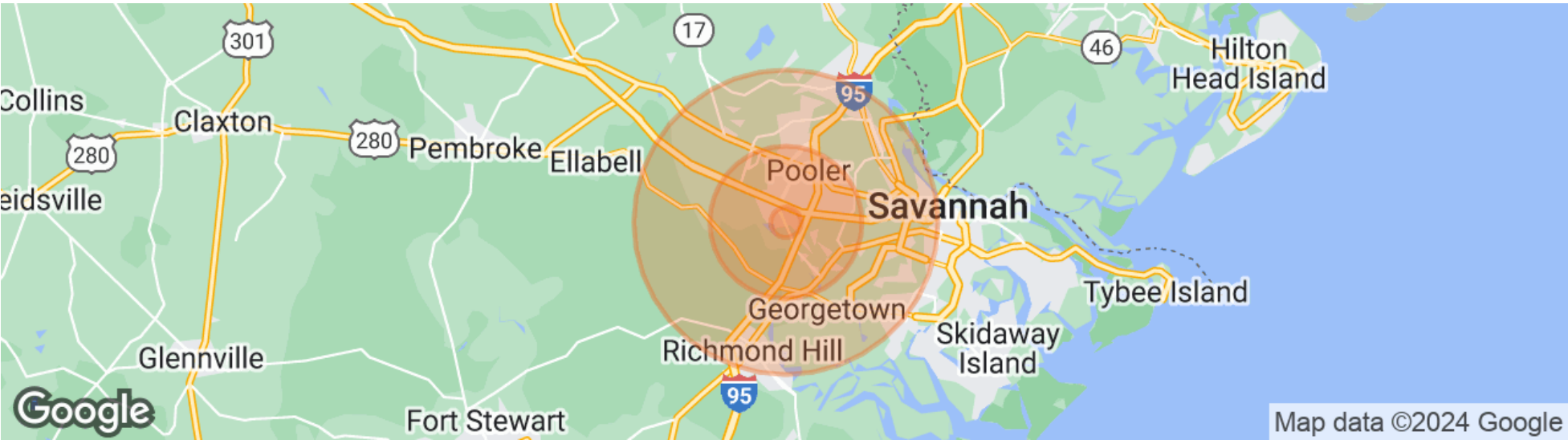
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## DEMOGRAPHICS

Pooler Parkway  
Pooler, GA 31322



# Demographics Map & Report



	1 MILE	5 MILES	10 MILES
<b>POPULATION</b>			
Total Population	4,802	48,955	212,569
Average age	37	39	38
Average age [Male]	36	38	37
Average age [Female]	38	40	38
<b>HOUSEHOLDS &amp; INCOME</b>			
Total households	1,750	19,448	82,540
# of persons per HH	2.7	2.5	2.6
Average HH income	\$111,206	\$102,331	\$91,024
Average house value	\$376,196	\$306,141	\$332,643

\* Demographic data derived from 2020 ACS - US Census

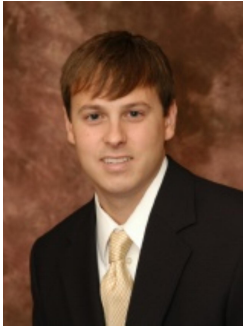


## 4 ADVISOR BIO & CONTACT

Pooler Parkway  
Pooler, GA 31322



# Adam Bryant, CCIM, SIOR



**ADAM BRYANT, CCIM, SIOR**

Partner

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## PROFESSIONAL BACKGROUND

Adam Bryant, CCIM, SIOR is a Partner with SVN | GASC, specializing in the sale and leasing of land, office, retail and investment properties in Savannah, Georgia and surrounding areas including Pooler.

Bryant earned a Master of Business Administration as well as a Bachelor of Business Administration from Georgia Southern University. In addition, he has completed the Certified Commercial Investment Member (CCIM) designation by the CCIM Institute, one of the leading commercial real estate associations in the world. The CCIM designation is awarded to commercial real estate professionals upon successful completion of a graduate-level education curriculum and presentation of a portfolio of qualifying industry experience.

Since joining SVN | GASC in 2006, Bryant has completed more than \$250 million in transaction volume and is a multi-year recipient of the SVN Partner's Circle Award in recognition of outstanding sales while being ranked in the Top 5 producers in the nation of completed transactions at SVN out of more than 1,500 Advisors.

Bryant also served as President for the Savannah / Hilton Head Realtors Commercial Alliance (RCA) Board.

## EDUCATION

- Master of Business Administration (MBA) - Georgia Southern University
- Bachelor of Business Administration (BBA) - Georgia Southern University

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