

# POOLER PARKWAY OUTPARCEL POOLER, GA

Pooler Pkwy and I-16 | Pooler, Georgia 31322 | CHATHAM COUNTY

NOW LEASING



## PROPERTY INFORMATION

NOW LEASING/BUILD-TO-SUIT : 1.75+/- AC Parcel This is an infill opportunity, strategically located on Pooler Parkway and I-16. This Parcel will be part of a walk-able mixed use.

This property is Located 13.8 miles away from the Hyundai Motor Group Metaplant America which will have 8,500+ Employees and produce more than 300,000 units annually. The plant is set to be open in early 2025, 8 miles away from the Gulfstream Aerospace Corporation which has over 10,000+ employees, one of the largest employers in the southeast, and 9.7 miles away from the Georgia Ports Authority which creates 10% of Georgia's total employment alone!

Next to the future Walmart Superstore, which is part of the Lowe's Home Improvement retail development with the region's newest micro-hospital owner by St. Joseph's/Candler Health System.

Near the Mosaic Town Center, the 170 acre mixed-use development consisting of Costco, HCA Healthcare, Starbucks, Chick Fil-A, and many more.



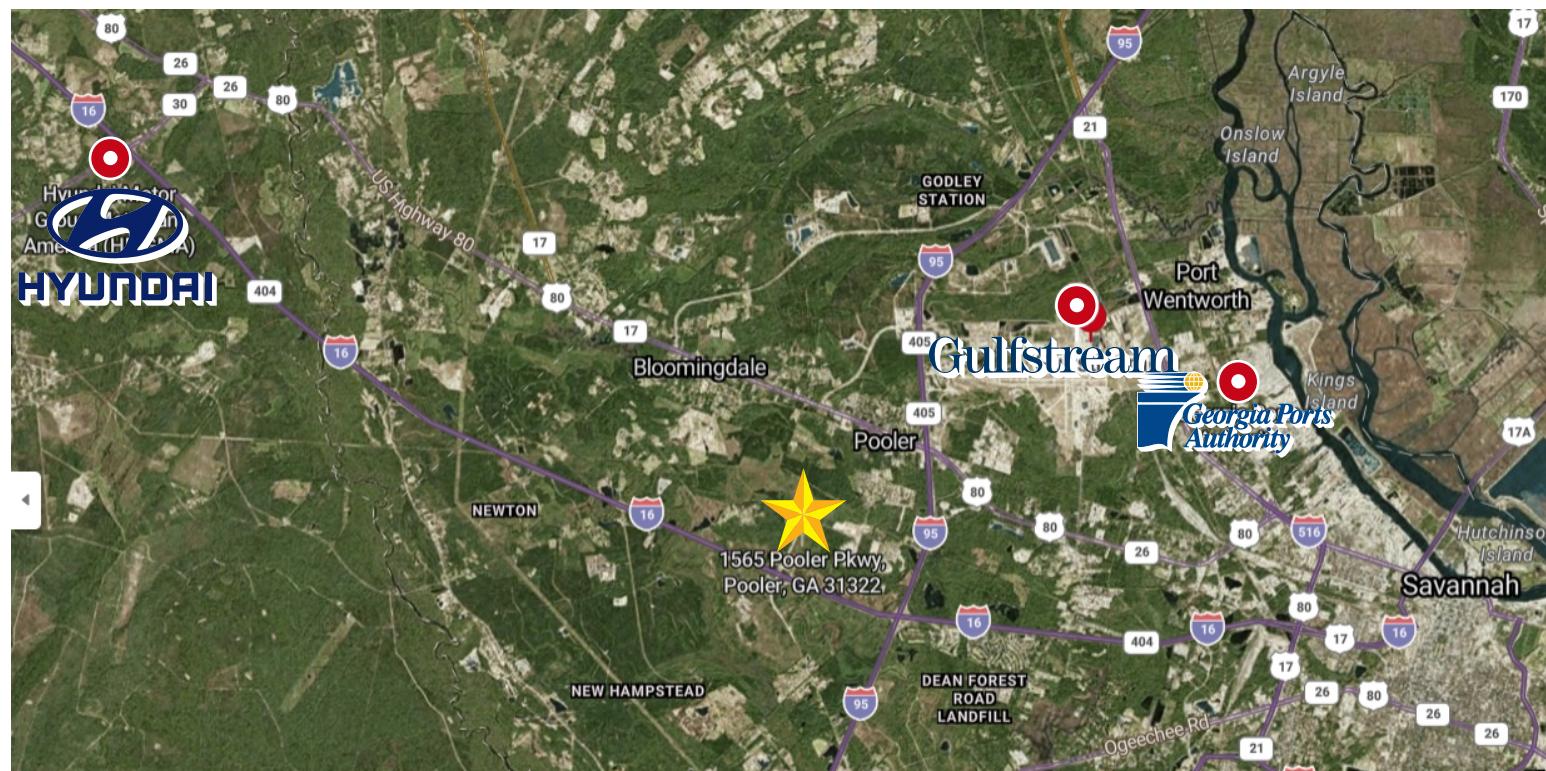
TRAFFIC COUNTS  
22,050 VPD –Pooler Parkway  
59,239VPD –Interstate 16  
21,092 VPD –Interstate 95

	3-Mile	5-Mile	10-Mile
Total Population:	19,758	42,461	141,086
Total Households:	7,239	15,834	51,781
Daytime Employees:	2,434	15,299	56,522
Avg HH Income:	\$87,996	\$90,345	\$79,898

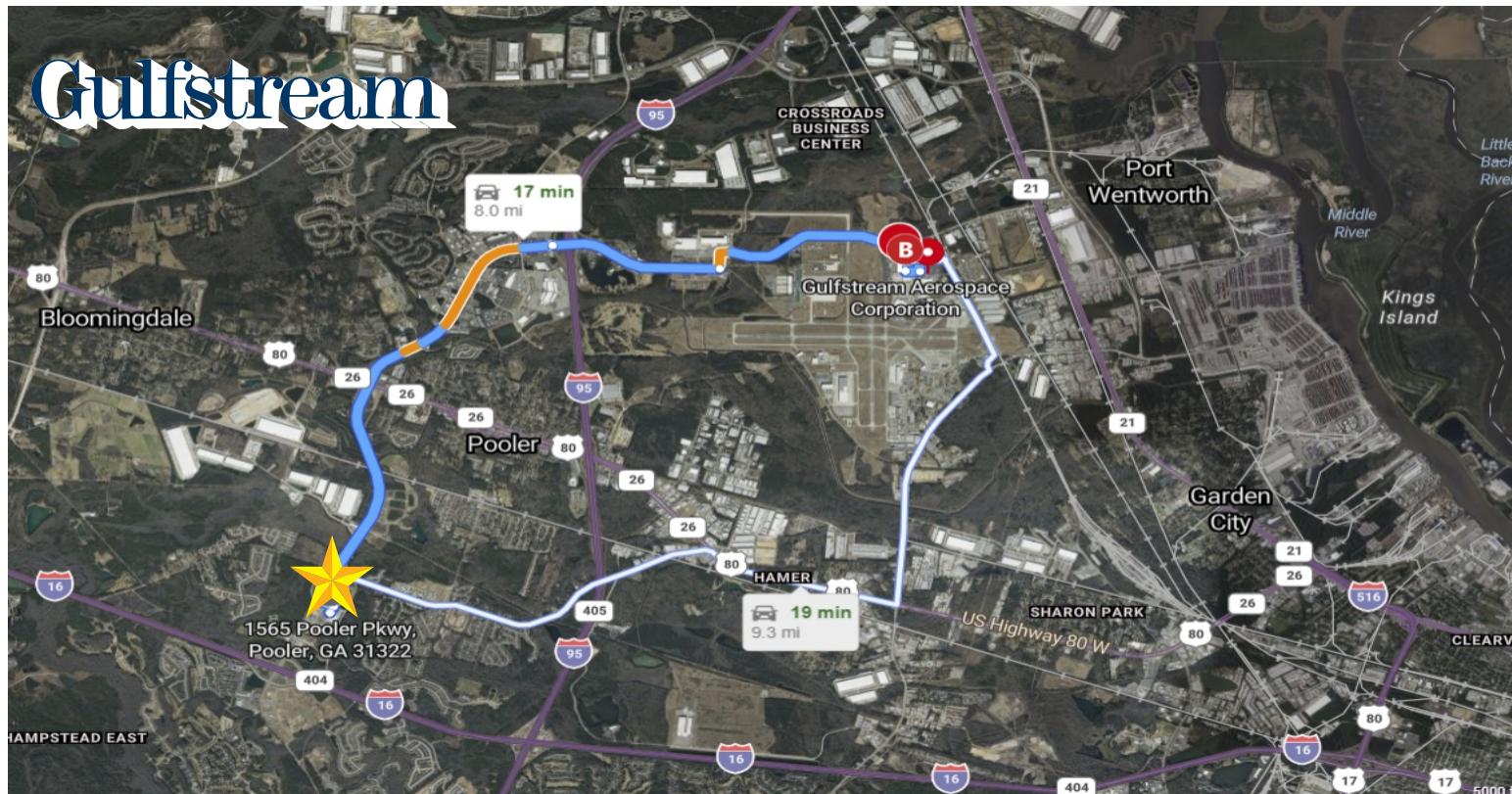
Information contained herein has been obtained from sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it.

PROPERTY INFORMATION :

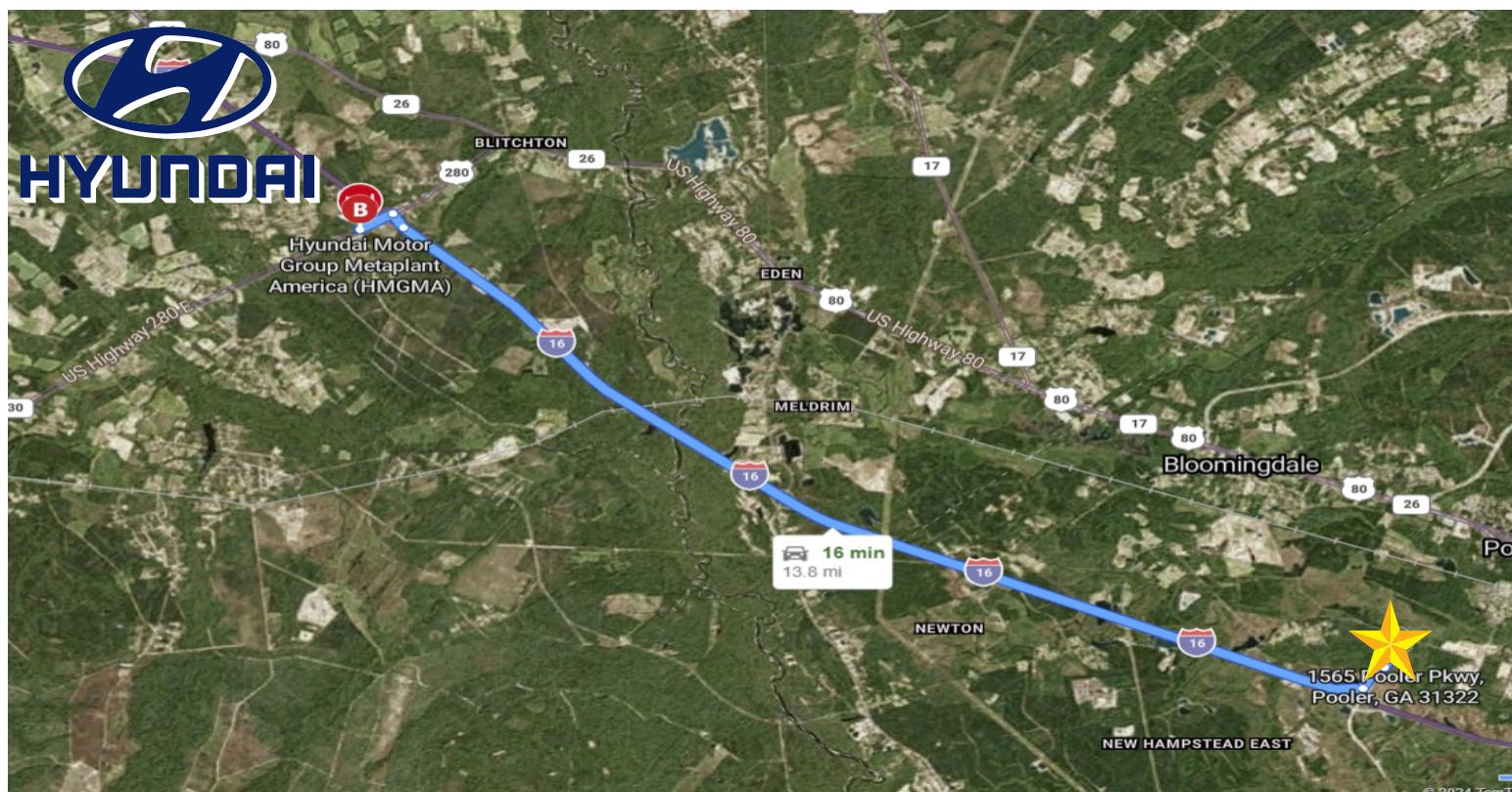
James Case 770-896-5559 [james@forrplaces.com](mailto:james@forrplaces.com)  
Broker: Cory Cianci 770-833-2930 [corycianci@hotmail.com](mailto:corycianci@hotmail.com)



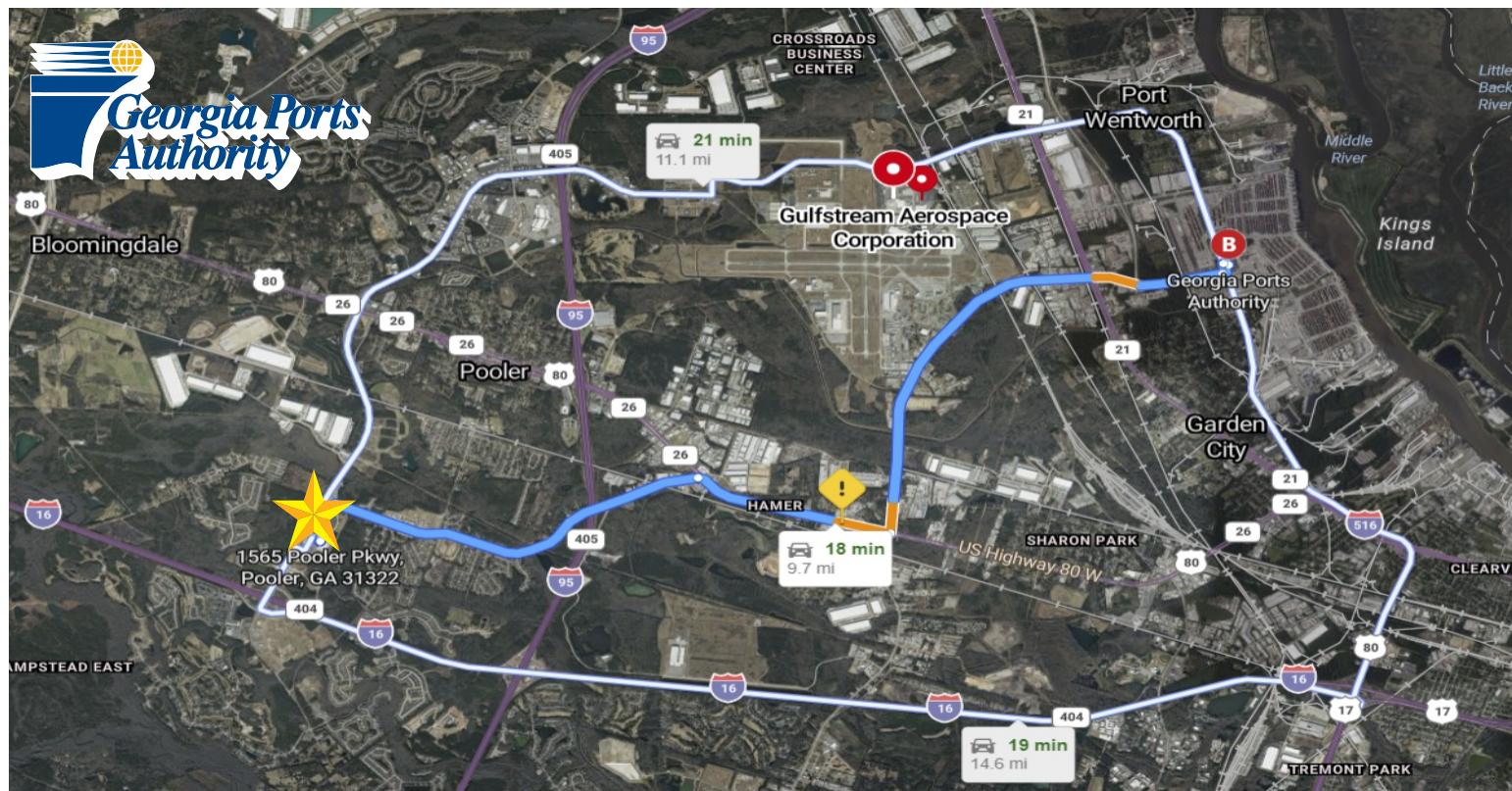
Centrally located between the future Hyundai plant, Gulfstream Aerospace Corporation and the Savannah Georgia Ports Authority.



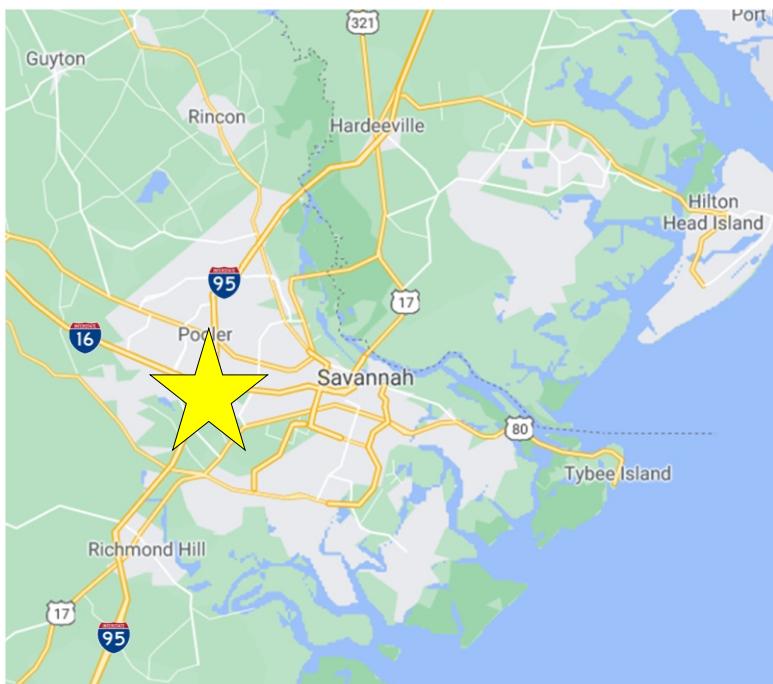
Located 8 miles away from the Gulfstream Aerospace Corporation which has over 10,000+ employees, one of the largest employers in the southeast.



Located 13.8 miles away from the Hyundai Motor Group Metaplant America which will have 8,500+ Employees and produce more than 300,000 units annually. The plant is set to be open in early 2025.



Located 9.7 miles away from the Georgia Ports Authority which creates 10% of Georgia's total employment alone! in 2019 they produced over \$122 Billion in sales which is 11% of Georgia's total annual sales.



## HIGHLIGHTS

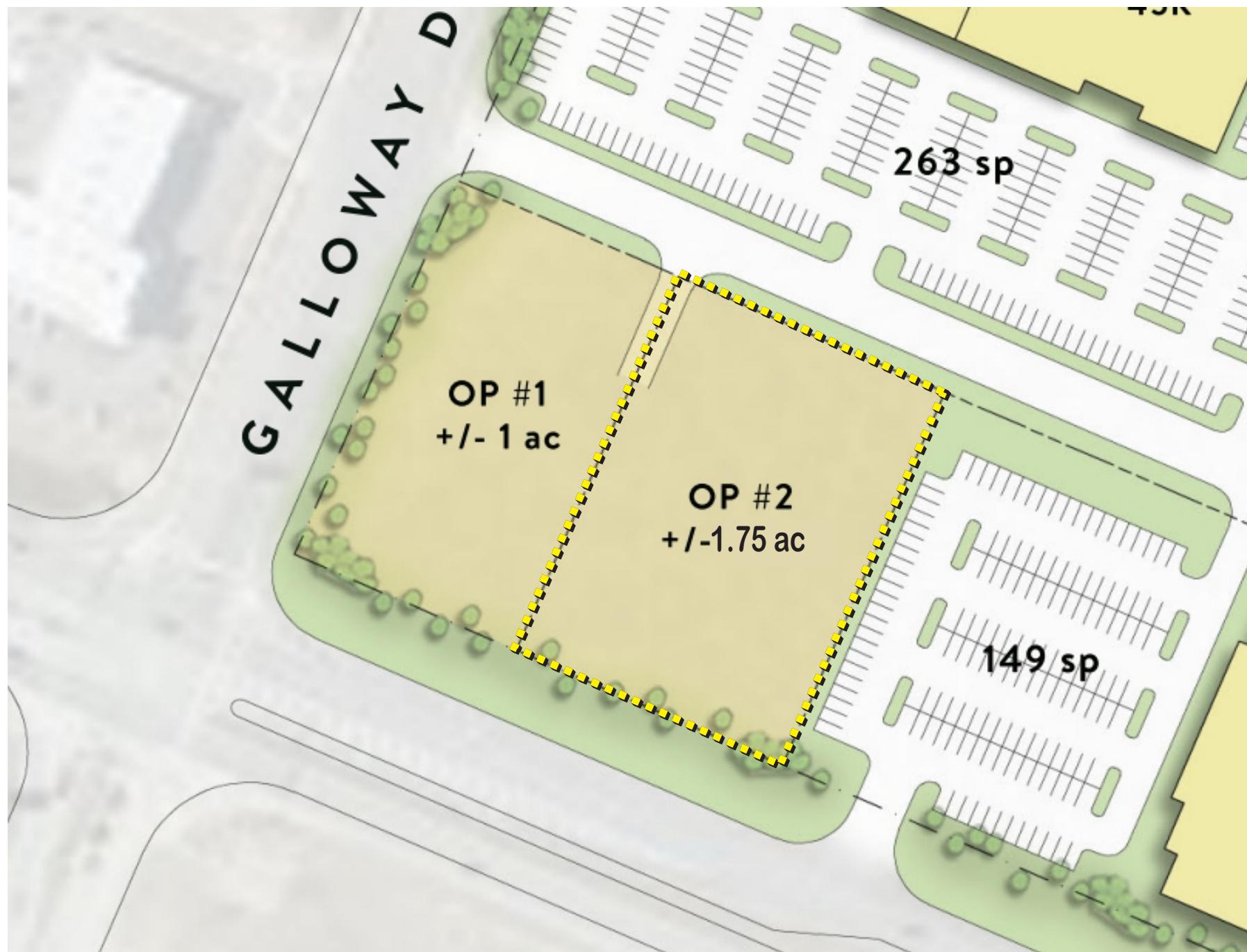
117 +/- Acres

Parcel: 5-1023-01-001A

Walk-able mixed use city center.

Centrally located between the future Hyundai plant, Gulfstream Aerospace Corporation and the Savannah Georgia Ports Authority.

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## POOLER, GA

## Site Plan

## PROPERTY INFORMATION :

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