

# 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  
59,239 VPD –Interstate 16  
21,092 VPD –Interstate 95

Total Population:

Total Households:

Daytime Employees:

Avg HH Income:

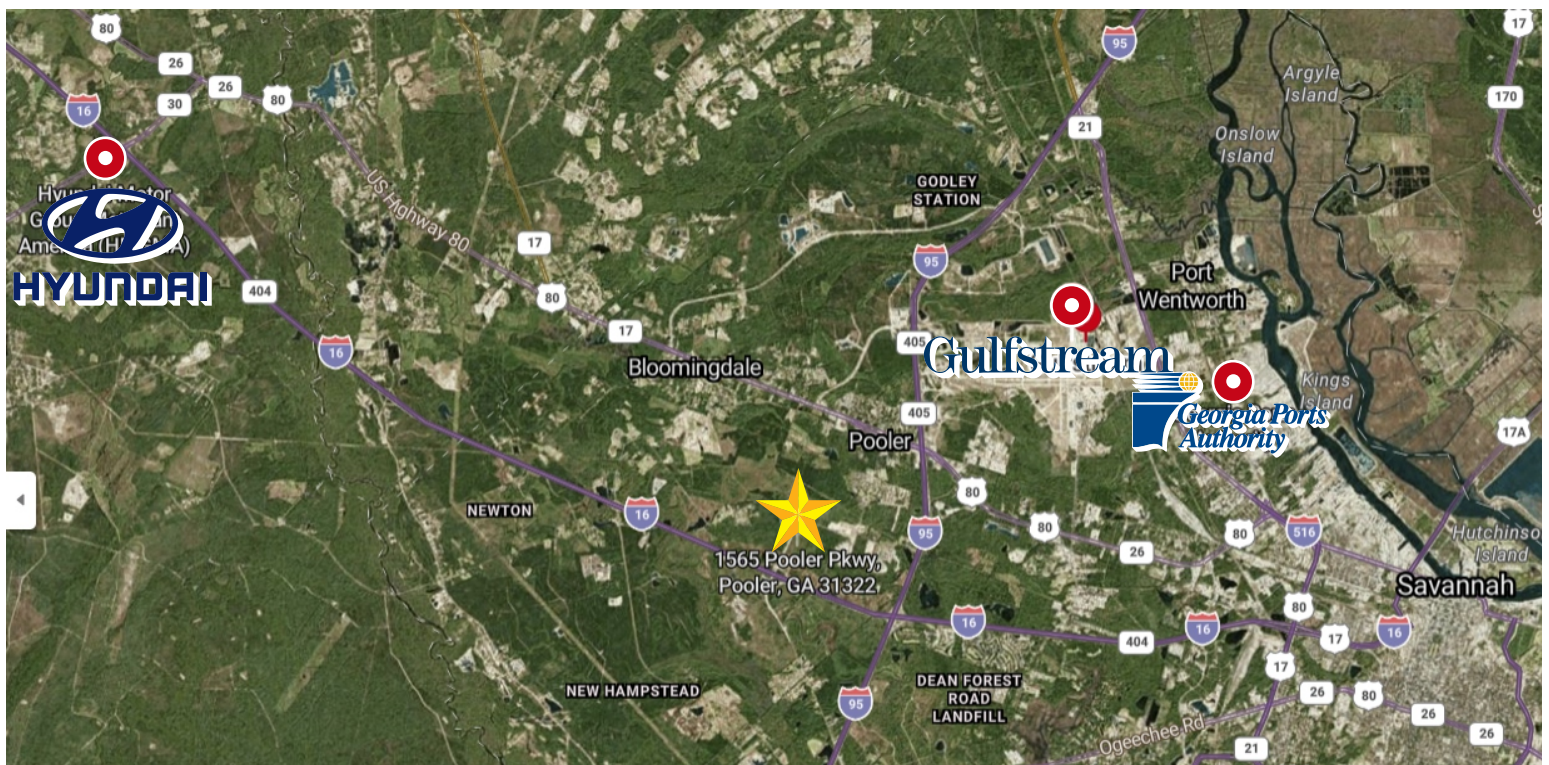
	3-Mile	5-Mile	10-Mile
Total Population:	19,758	42,461	141,086
Total Households:	7,239	15,834	51,781
Daytime Employees:	2,434	15,299	56,522
Avg HH Income:	\$87,996	\$90,345	\$79,898

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

PROPERTY INFORMATION :

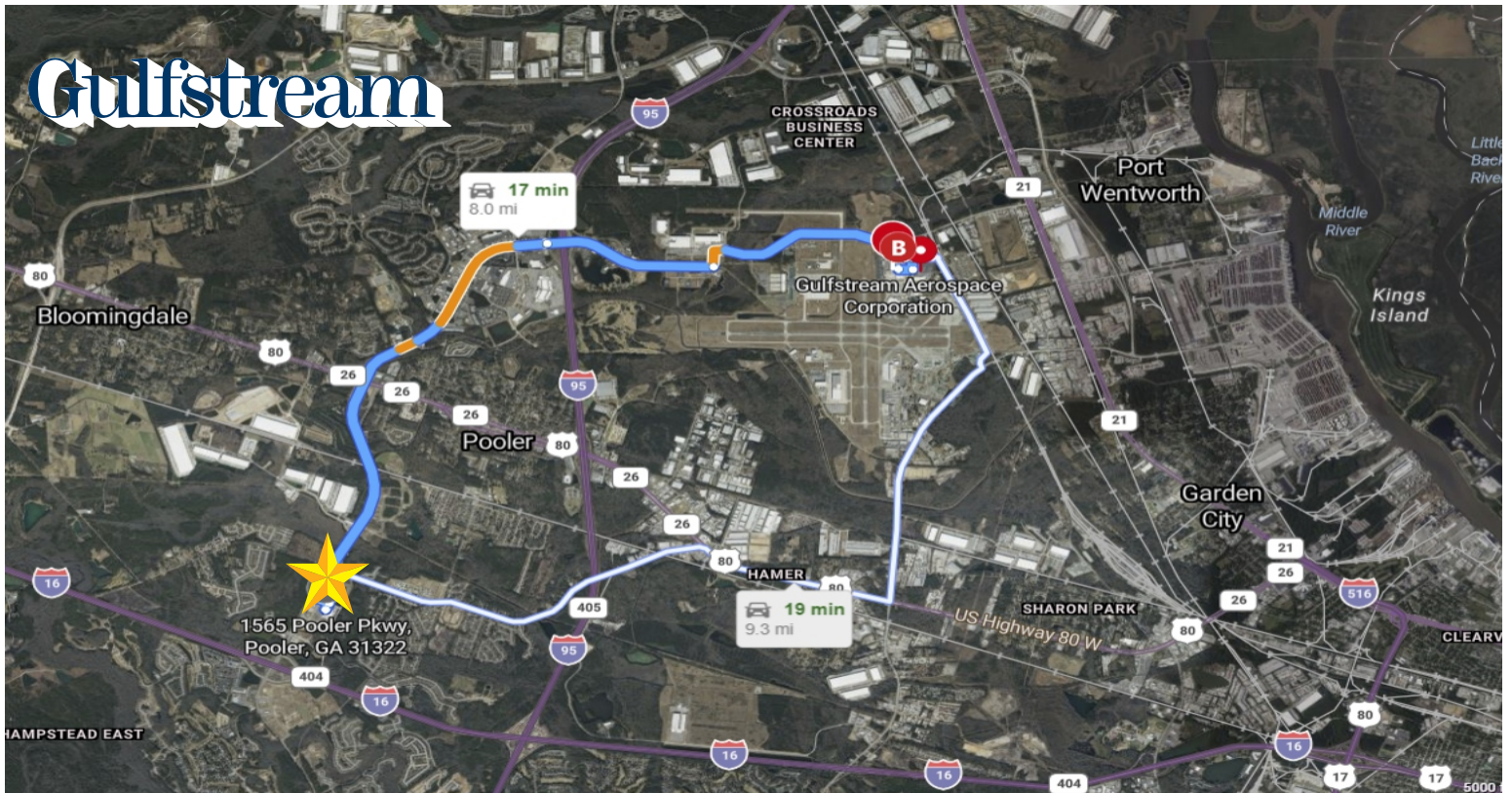
James Case 770-896-5559 james@forrplaces.com  
Broker: Cory Cianci 770-833-2930 corycianci@hotmail.com



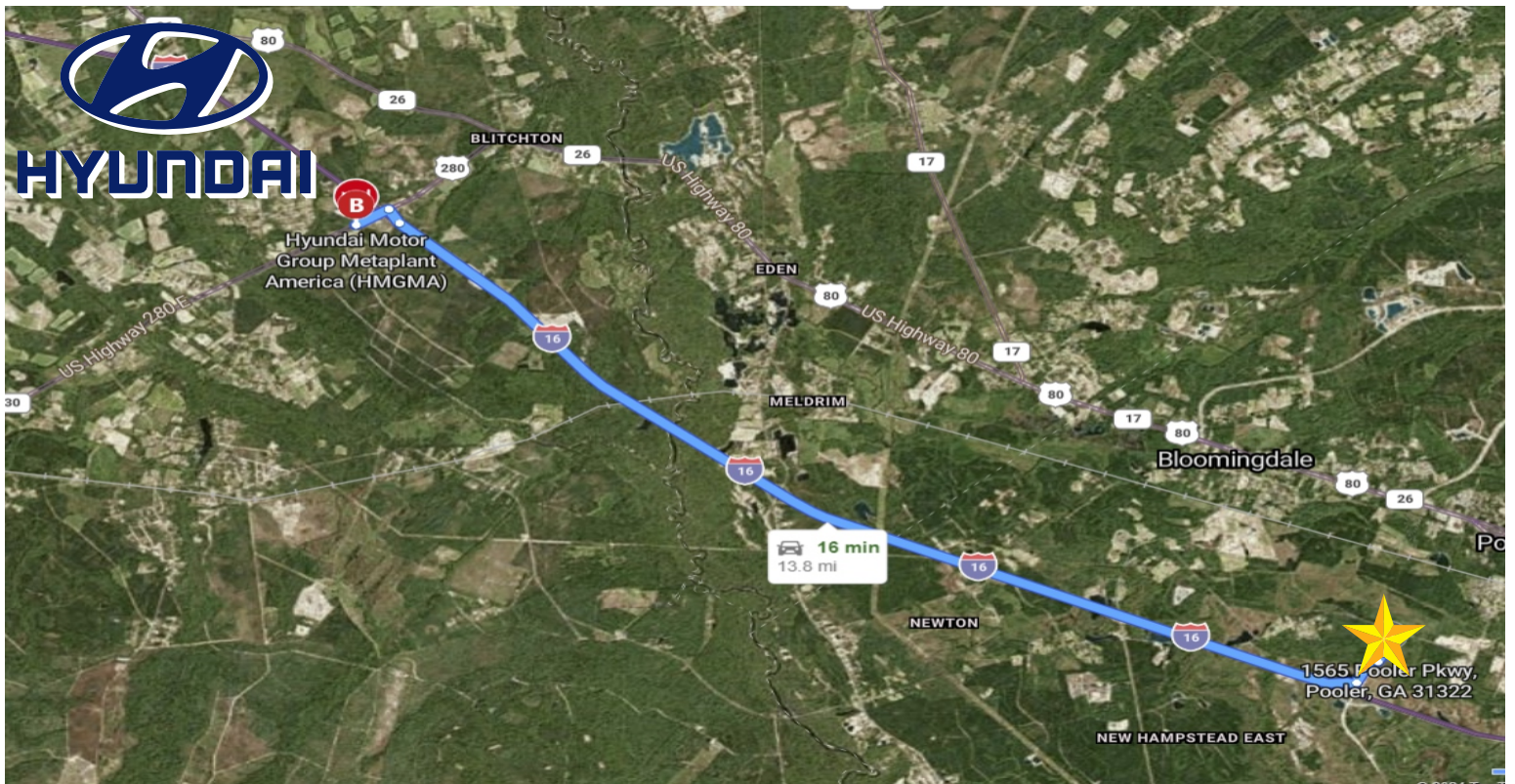


Centrally located between the future Hyundai plant, Gulfstream Aerospace Corporation and the Savannah Georgia Ports Authority.



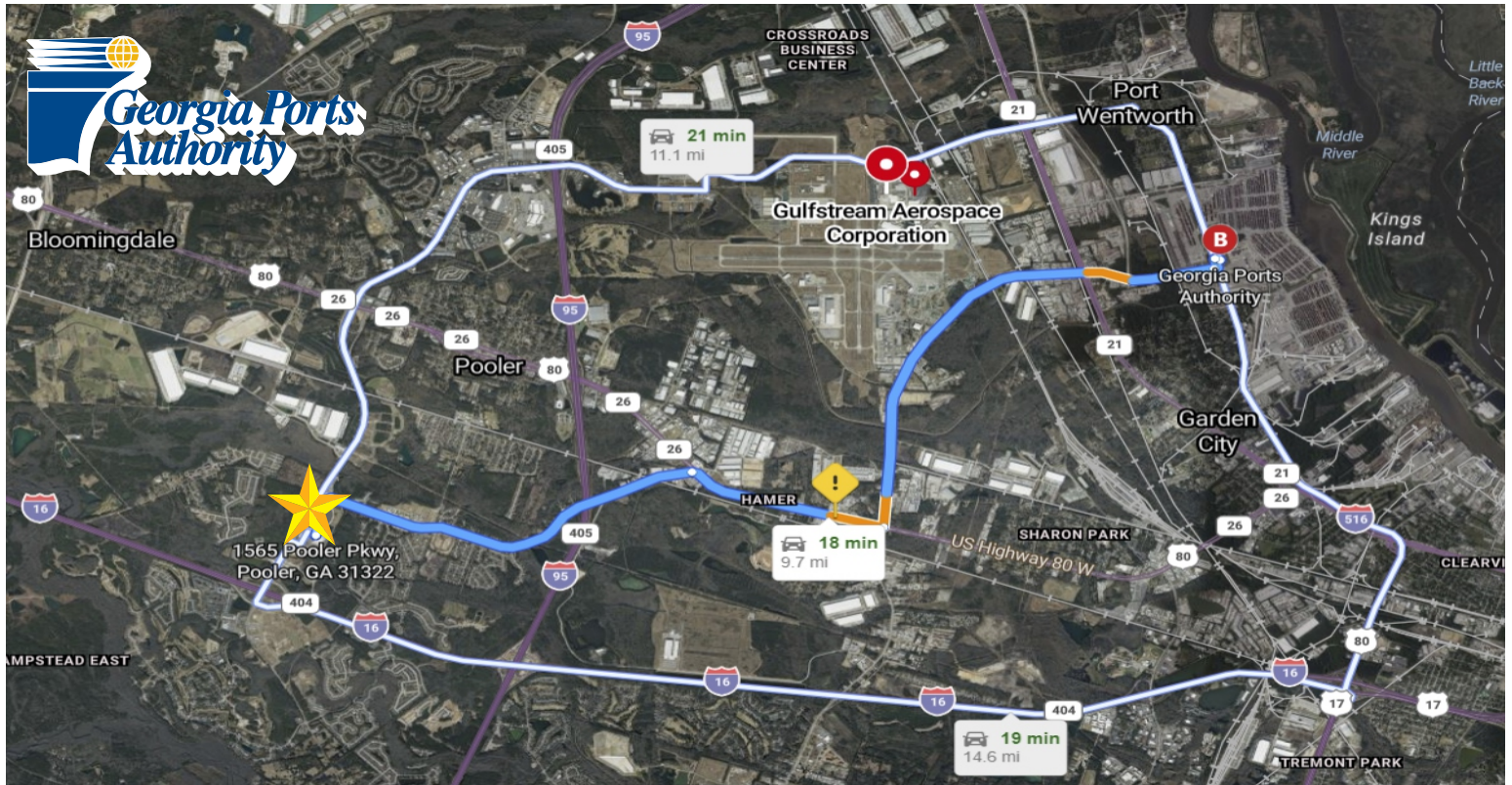


Located 8 miles away from the Gulfstream Aerospace Corporation which has over 10,000+ employees, one of the largest employers in the southeast.

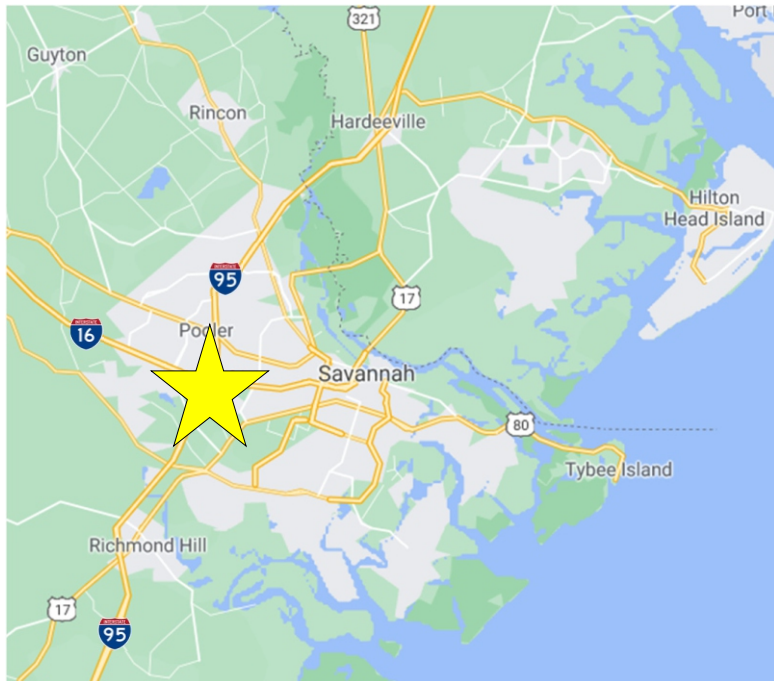


Located 13.8 miles away from the Hyundai Motor Group Metaplant America which will have 8,500+ Employees and produce more than 300,000 units annually. The plant is set to be open in early 2025.





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.

Brokers obtained the information in this offering package from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is sub-mitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



