

THE SHOPS AT LAKESIDE VILLAGE

RETAIL SPACE | FOR LEASE

1702 POOLER PKWY

SAVANNAH, GA 31322

Adam Bryant, CCIM, SIOR

Partner

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Suite 111-113
±4,200 SF





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1 PROPERTY INFORMATION

1702 Pooler Pkwy
Savannah, GA 31322

Property Summary



OFFERING SUMMARY

Lease Rate:	\$35.00 SF/yr (NNN)
Current CAM:	\$6.00 SF
Building Size:	16,759 SF
Available SF:	4,200 SF
Lot Size:	1.83 Acres
Year Built:	2020
Zoning:	PUD-C
Market:	Savannah
Submarket:	Pooler
APN:	5-1023-01-019

PROPERTY OVERVIEW

SVN is pleased to offer for lease the last remaining space at The Shops at Lakeside Village. Suite 111-113 is a $\pm 4,200$ SF end unit and available immediately. Formerly a casual restaurant concept, the interior was fully built out in 2023 with a layout that comprises a large open dining space, custom bar, full kitchen with grease trap in place, a keg cooler, a management office, [2] customer restrooms, [1] staff restroom and an outdoor patio area. The Shops at Lakeside Village is a $\pm 16,759$ SF vibrant retail center that sits on on ± 1.83 acres that has been professionally managed and maintained since completion in 2020. Other tenants at the center include Dunkin Donuts, Jersey Mike's, Coldwell Banker, Fleet Feet and AT&T. The site enjoys prominent visibility and exposure, easy access and abundant parking for staff and patrons.

LOCATION OVERVIEW

Lakeside Village is located at the northwest quadrant of I-16 and Pooler Parkway, which is 2 miles west of the intersection of I-95 & I-16, 11 miles from Historic Downtown Savannah and 12 miles from the new Hyundai Metaplant. The City of 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, the development benefits from numerous master planned communities in various stages of development, which offer substantial population density. The location shares the same interstate exit as Savannah Quarters[®] PUD, which is a 2,588-acre master-planned development.

Complete Highlights



PROPERTY HIGHLIGHTS

- The Shops at Lakeside Village | Space for Lease
- ±4,200 SF End Unit with Patio | Available Immediately
- Former Casual Restaurant Concept; Large Dining Area; Kitchen; Custom Bar
- Prominent Visibility, Exposure; Easy Access; Abundant Parking
- Pooler Parkway Frontage Near I-16 and Savannah Quarters®
- 2 Miles from I-95; 11 Miles to Downtown; 12 Miles to Hyundai Metaplant

Floor Plan | Suite 111-113

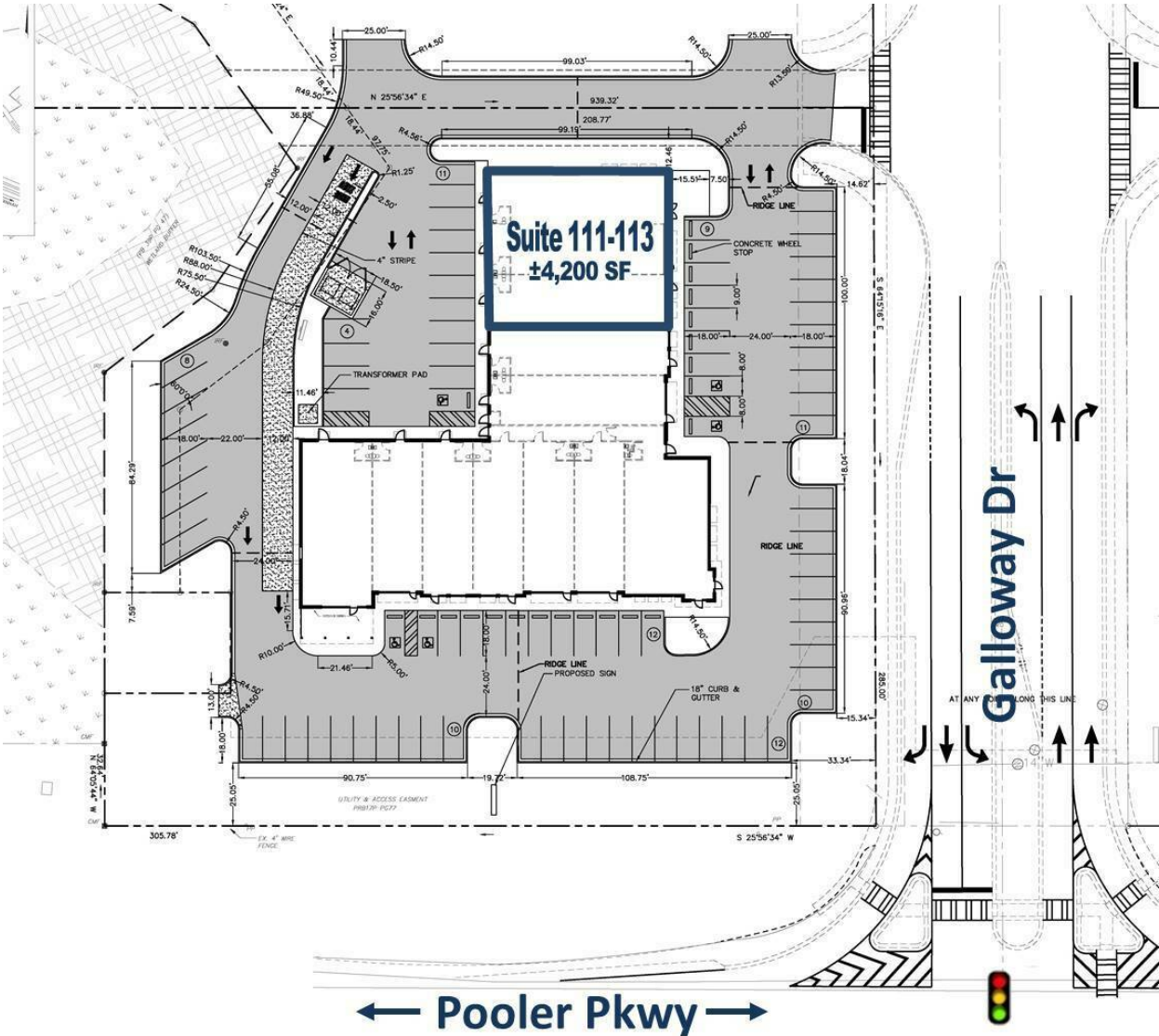


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Interior | Suite 111-113



Site Plan



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2 LOCATION INFORMATION

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West View



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South View



North View



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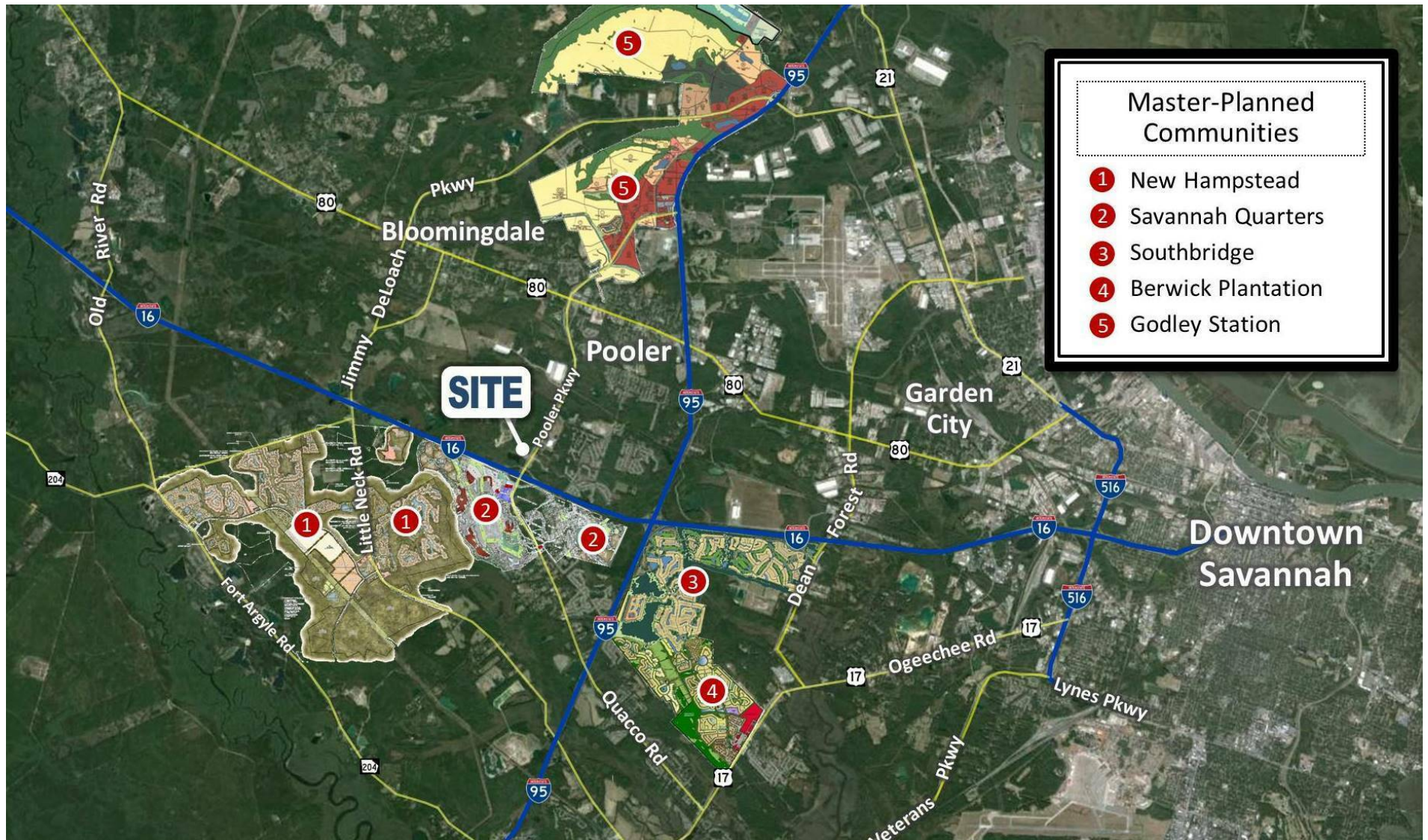
Aerial | Pooler Residential



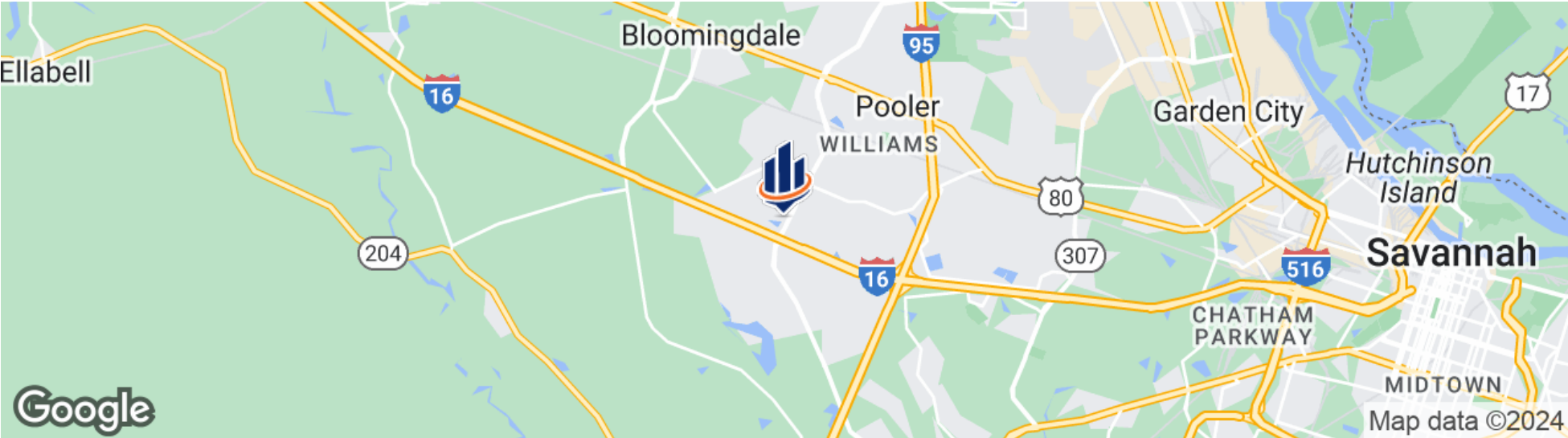
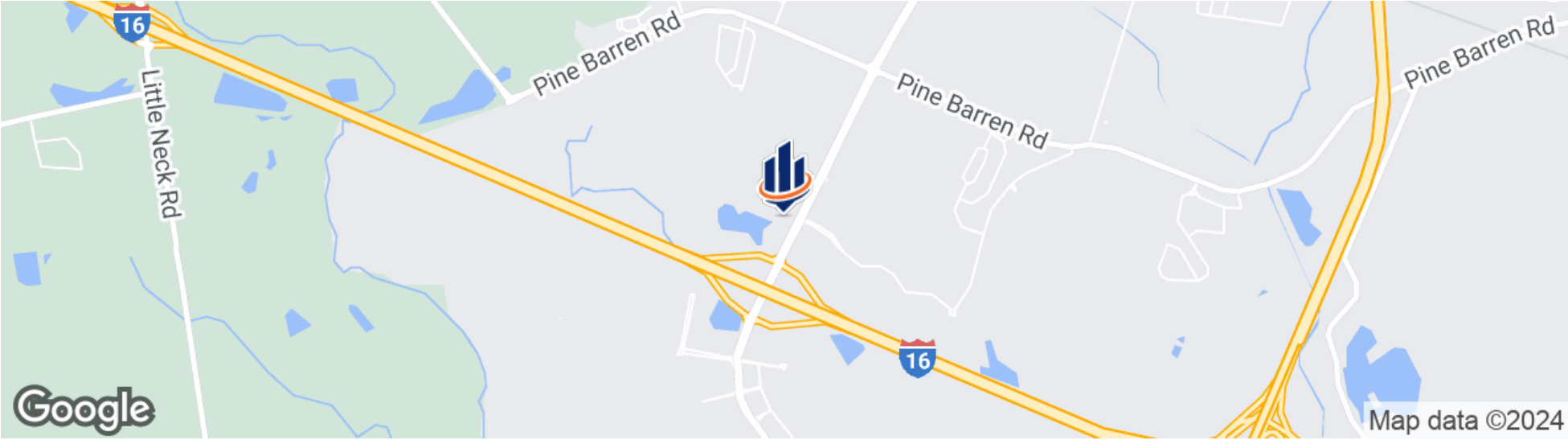
Aerial | Pooler Communities

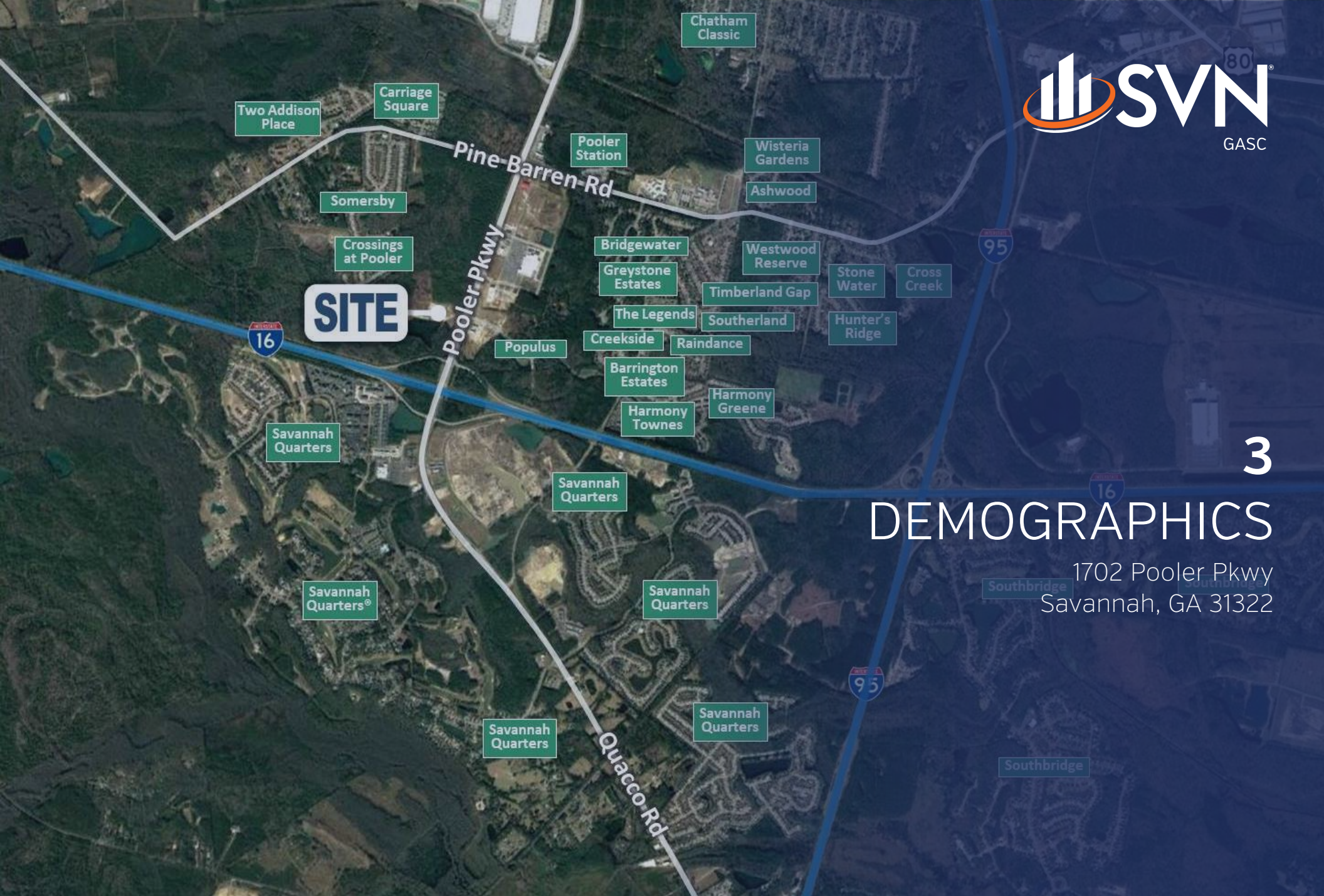


Aerial | Savannah Communities



Location Maps



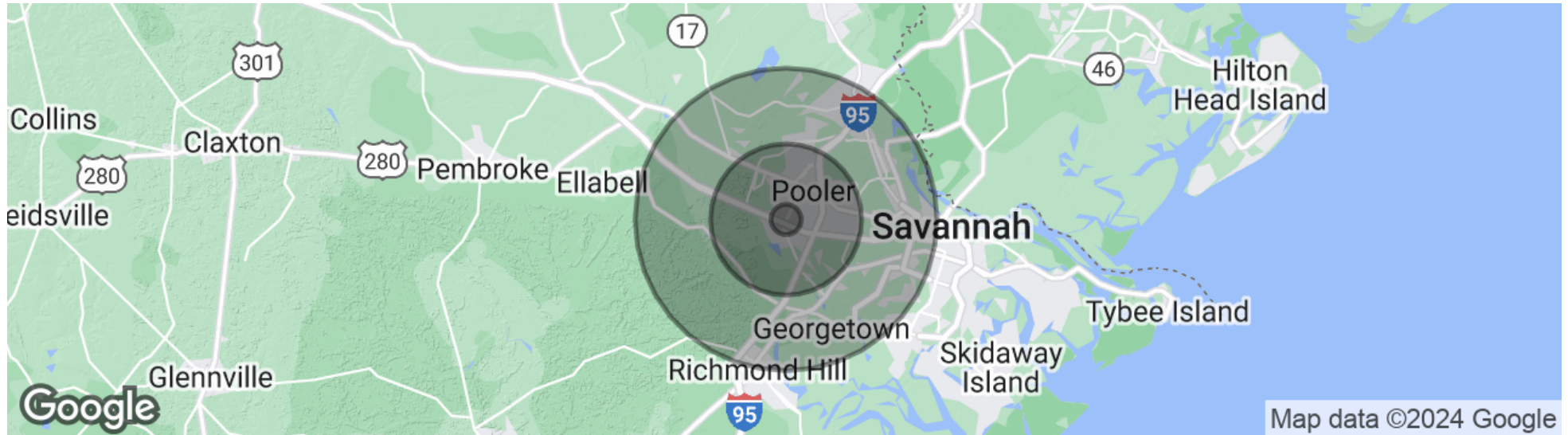


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DEMOGRAPHICS

1702 Pooler Pkwy
Savannah, GA 31322

Demographics Map & Report



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	4,790	47,055	200,285
Average Age	37	39	38
Average Age (Male)	36	38	37
Average Age (Female)	39	40	38

HOUSEHOLDS & INCOME

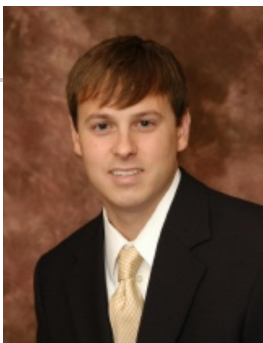
	1 MILE	5 MILES	10 MILES
Total Households	2,172	18,737	78,273
# of Persons per HH	2.2	2.5	2.6
Average HH Income	\$112,756	\$114,066	\$90,542
Average House Value	\$358,418	\$324,836	\$333,843

Demographics data derived from AlphaMap

4 ADVISOR BIO & CONTACT

1702 Pooler Pkwy
Savannah, GA 31322

Advisor Bio & Contact



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

MEMBERSHIPS

- Certified Commercial Investment Member (CCIM)
- Society of Industrial and Office Realtors (SIOR)

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