

±1,720 SF INDUSTRIAL BUILDING ON ±5.06 ACRES

1320, 1322 & 1729 QUACCO RD
POOLER, GA 31322

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Adam Bryant, CCIM, SIOR

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Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

1 PROPERTY INFORMATION

1320, 1322 & 1729 Quacco Rd
Pooler, GA 31322

Property Summary



OFFERING SUMMARY

Sale Price:	\$1,995,000
Building Size:	1,720 SF
Lot Size:	5.06 Acres
Zoning:	C-2
Market:	Savannah
Submarket:	Pooler
APN:	51009 04013, 51009 04014, 51009 04015, 51009 04016

PROPERTY OVERVIEW

SVN is pleased to offer a ±1,720 SF industrial building with excess land for sale along Quacco Road in Pooler. The site totals ±5.06 acres, which is subdivided into 4 separate parcels. The property has been cleared and rough graded, has power and provides existing access from Quacco Rd via an improved private drive. The free-standing building is 43'L x 40'W x 16'H, offers (2) 10' overhead roll-up doors with a large open storage area, 2nd floor mezzanine storage and a conditioned office with restroom. The site is zoned C-2, which is a heavy commercial zoning classification from the City of Pooler. This would be an excellent opportunity for an equipment repair or similar service-based business looking to capitalize on this busy location.

LOCATION OVERVIEW

The property is located in the City of Pooler between the Savannah Quarters® PUD and I-95 (Quacco Road overpass). This area is anticipated to explode in growth due to planned roadwork expanding Quacco Road from 2 to 4 lanes all the way from Pooler Parkway to Hwy 17 (Ogeechee Rd). This work is presently in progress with an estimated 2026 completion date. It is less than 3 miles from the I-16/Pooler Pkwy interchange at Exit 155, 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 population density.

Complete Highlights



PROPERTY HIGHLIGHTS

- ±1,720 SF Industrial Building on Quacco Rd | Pooler | For Sale
- On ±5.06 Acres | Access via Improved Private Drive
- 43'L x 40'W x 16'H | Power | Two 10' Overhead R/U Doors
- Conditioned Office w/Restroom Plus Mezzanine | C-2 Zoning
- Quacco Road Expansion to 4 Lanes by 2026 | By Savannah Quarters® PUD
- Near I-16/Pooler Pkwy Interchange; 2 Miles to I-95 | 11 Miles to Downtown



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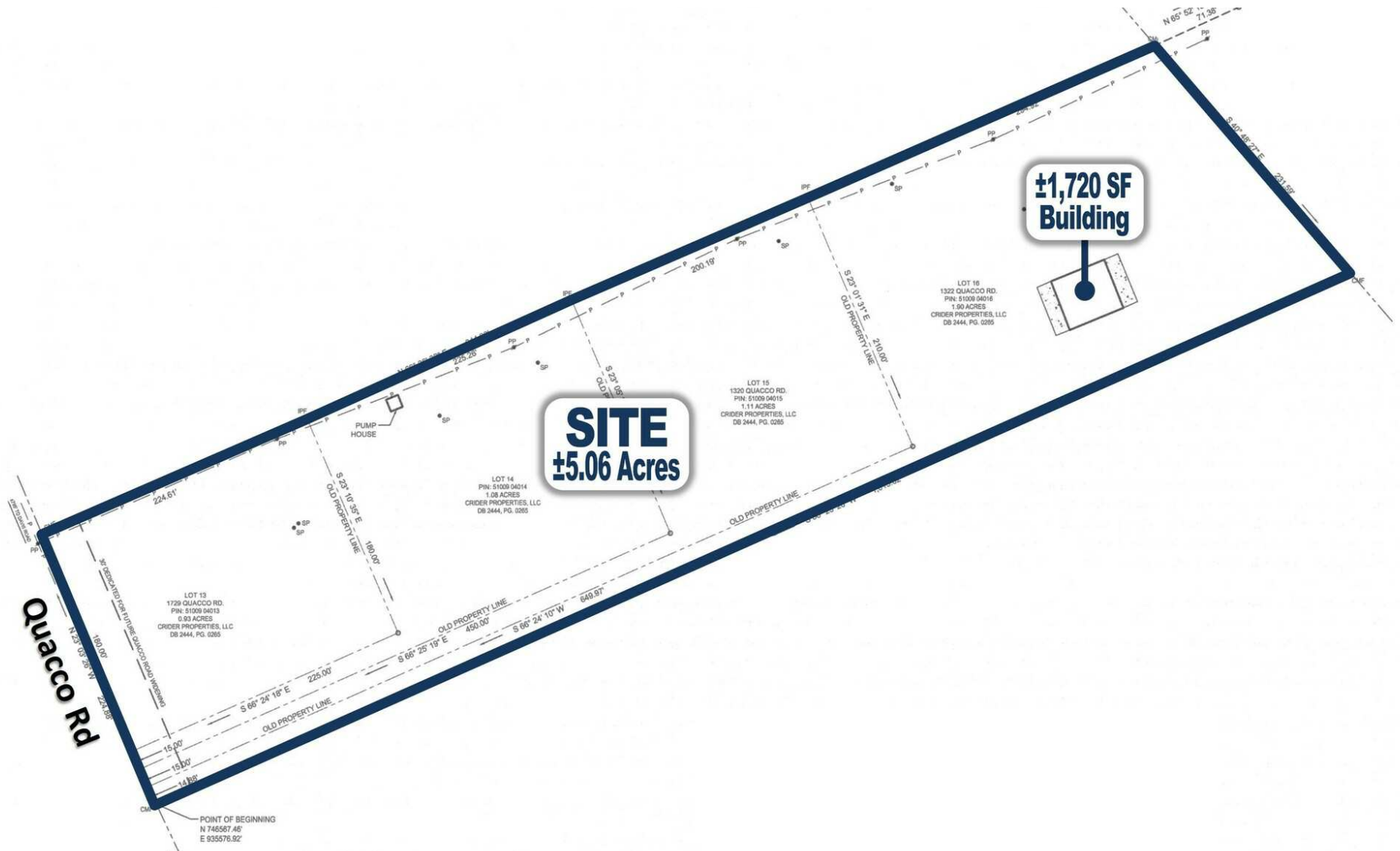
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Interior Photos

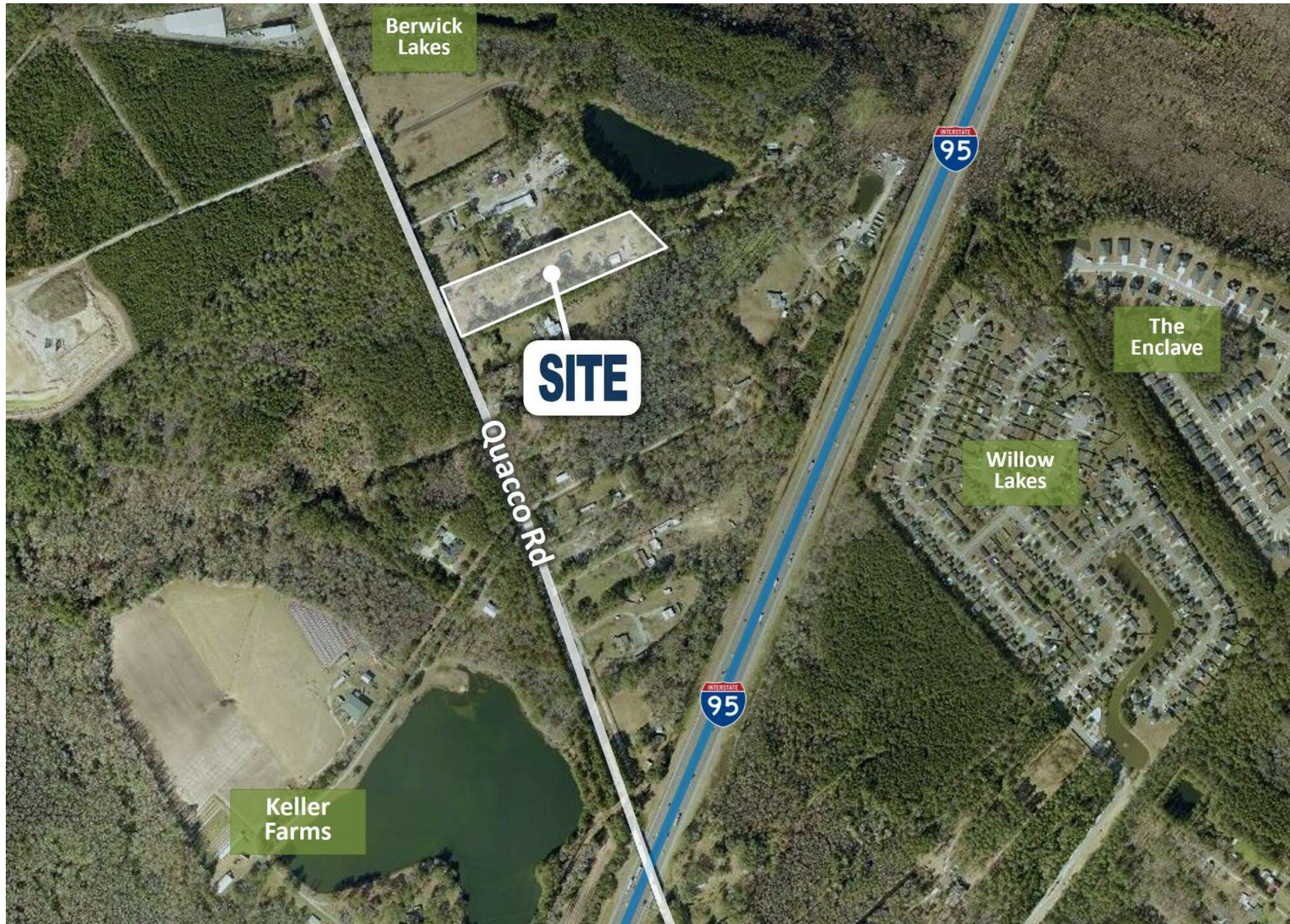


Property Plat



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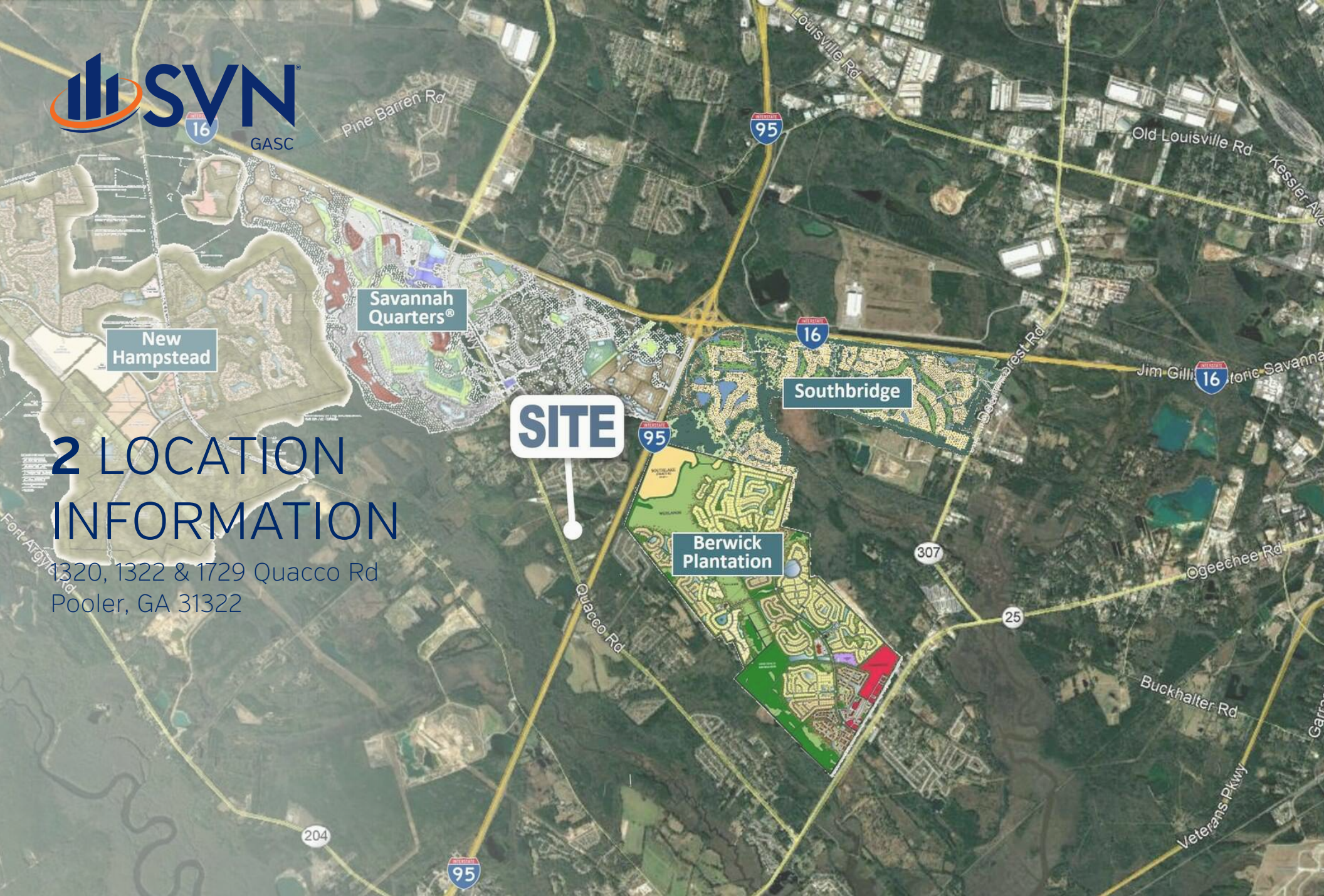
Aerial | Site



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2 LOCATION INFORMATION

1320, 1322 & 1729 Quacco Rd
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Aerial | Pooler Residential



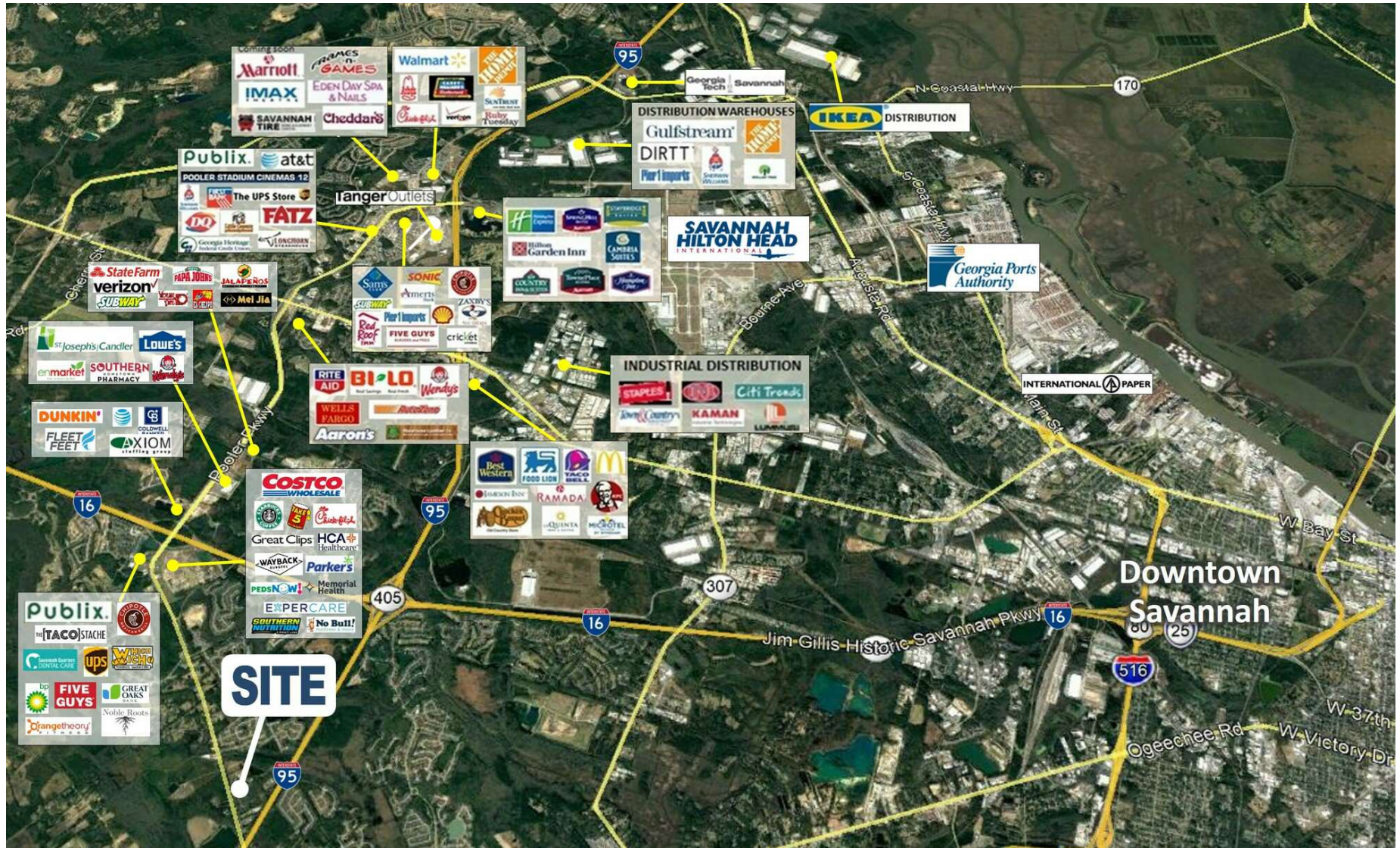
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Aerial | Pooler Communities



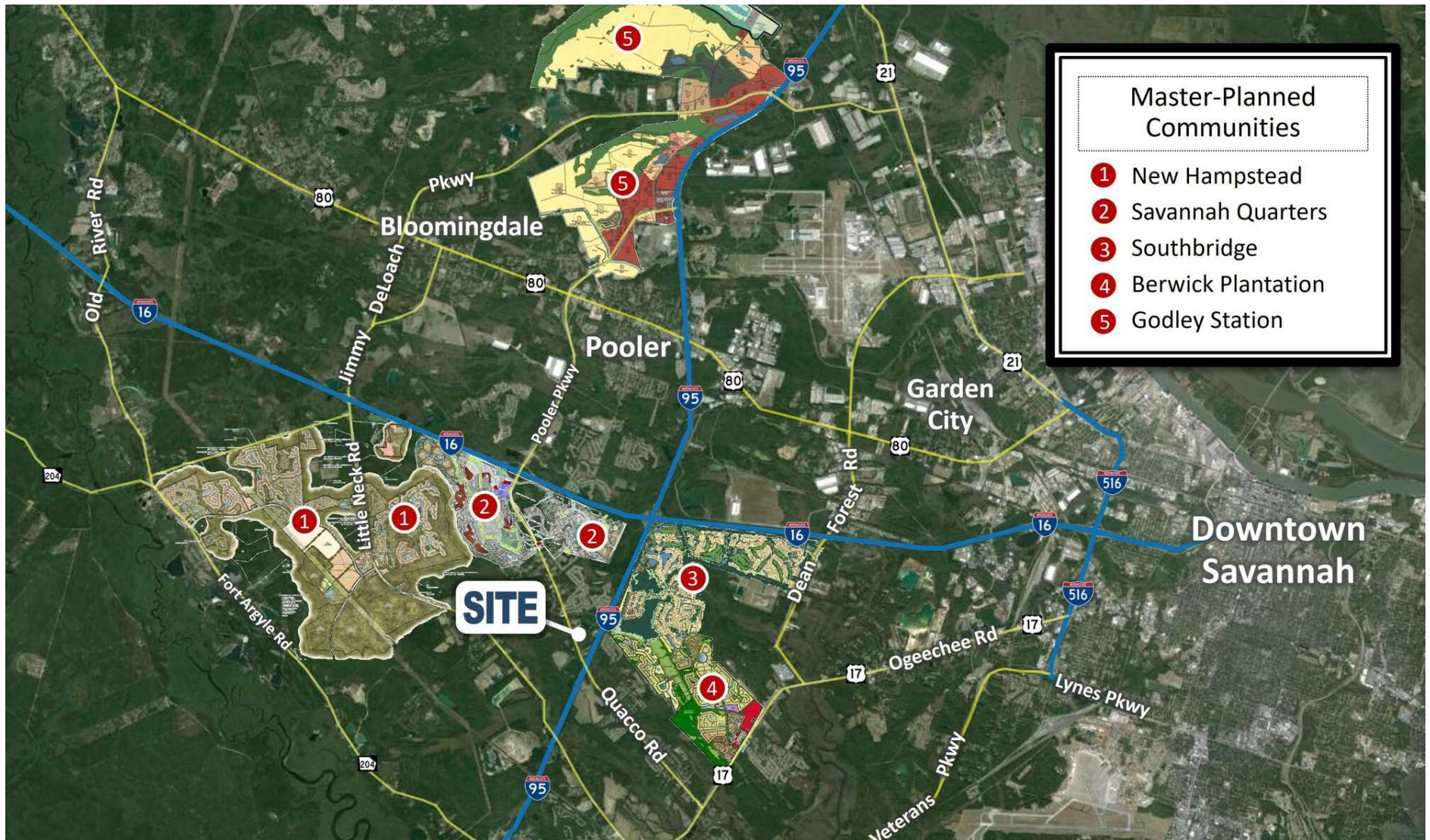
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Aerial | Pooler Retail



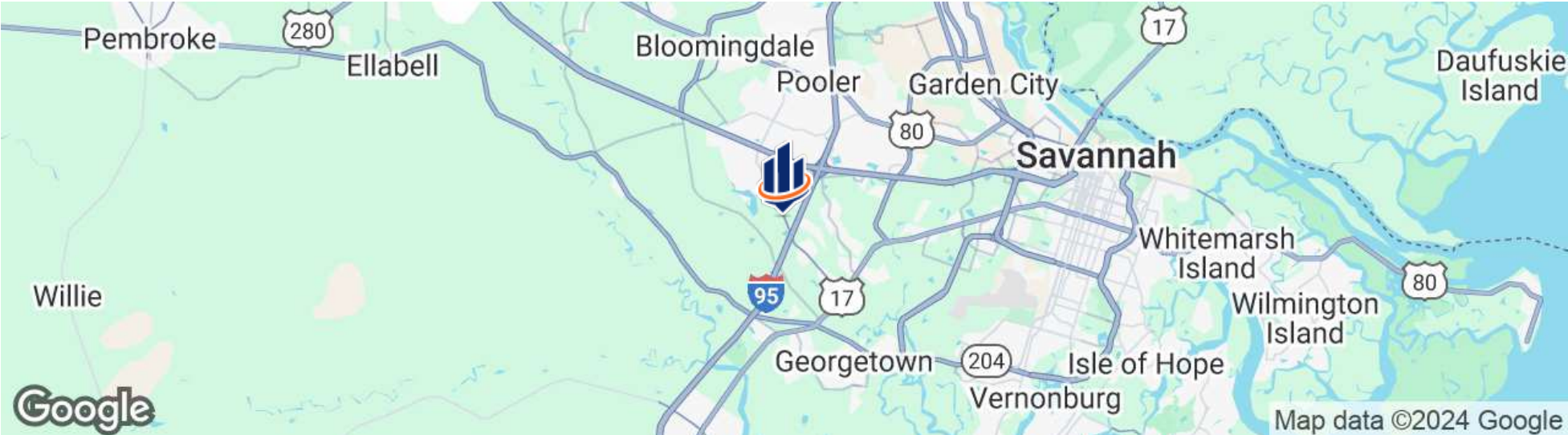
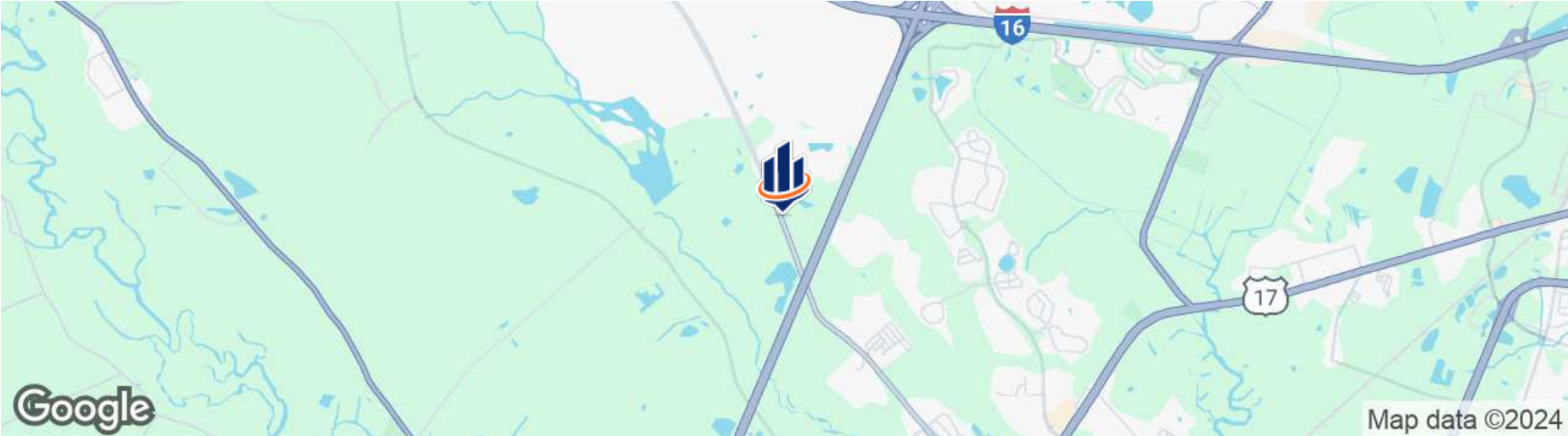
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Aerial | Savannah Communities



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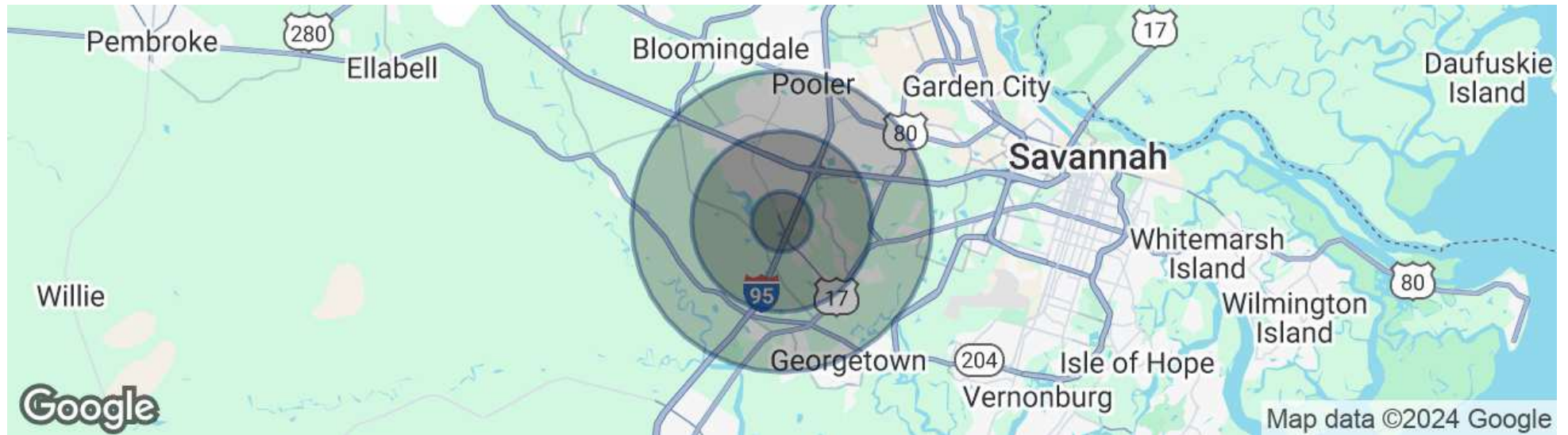
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DEMOGRAPHICS

1320, 1322 & 1729 Quacco Rd
Pooler, GA 31322



Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,592	27,695	51,394
Average age	36	39	38
Average age [Male]	35	38	37
Average age [Female]	37	40	39

HOUSEHOLDS & INCOME

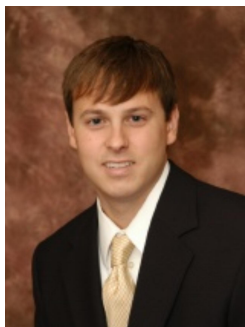
	1 MILE	3 MILES	5 MILES
Total households	1,241	11,003	20,231
# of persons per HH	2.9	2.5	2.5
Average HH income	\$101,579	\$108,141	\$100,740
Average house value	\$313,322	\$334,516	\$298,444

* Demographic data derived from 2020 ACS - US Census

4 ADVISOR BIO & CONTACT

1320, 1322 & 1729 Quacco Rd
Pooler, GA 31322

Adam Bryant, CCIM, SIOR



ADAM BRYANT, CCIM, SIOR

Partner

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GA #279255 // SC #88499

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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