



**FOR LEASE**

**120 Towne Center Dr Suite 100**

**120 TOWNE CENTER DR  
POOLER, GA 31322**

120 Towne Center Dr, a 11,430 square foot retail center located in the affluent and rapidly growing community of Pooler, GA. It is composed of a mix of national and regional tenants. Suite 100 is the Restaurant Space that is available. Nearby Businesses include Royal Cinemas IMAX Movie Theater, Tanger Outlets, Multiple National Restaurants.

120 Towne Center Dr in Pooler has a dominating presence as one of the top centers strategically located in a strong retail market. Totalling more than 11,430 square feet, the center provides a regional draw for customers with several reputed businesses like Pooler Pediatric Dentistry, Ms. Polly's Cake Giants, Orchid Nail Spa and Elegance Style Tonsorium.



Building SqFt	11,430 SqFt
Year Built	2013
Lot Size (acres)	1.55
Parcel ID	50017C02026
Zoning Type	Commercial
County	Chatham
Coordinates	32.146225,-81.250429
Suite 100	+/- 5044 SF

- Ample parking available for shoppers and employees.
- Property is strategically located in City of Pooler with direct frontage on Towne Center Dr.
- Easy Ingress & Egress.
- Significant residential development.
- Synergistic co-tenancy.
- Family Focused Tenants: The property is strategically leased to tenants who cater to families.

**eXp Realty**

Promenade II 1230 Peachtree St  
NE, 19th Floor  
Atlanta, GA 30309

Office: 888-959-9461  
[www.MilapPatelRealEstate.com](http://www.MilapPatelRealEstate.com)

**MILAP PATEL**

EXP Realty

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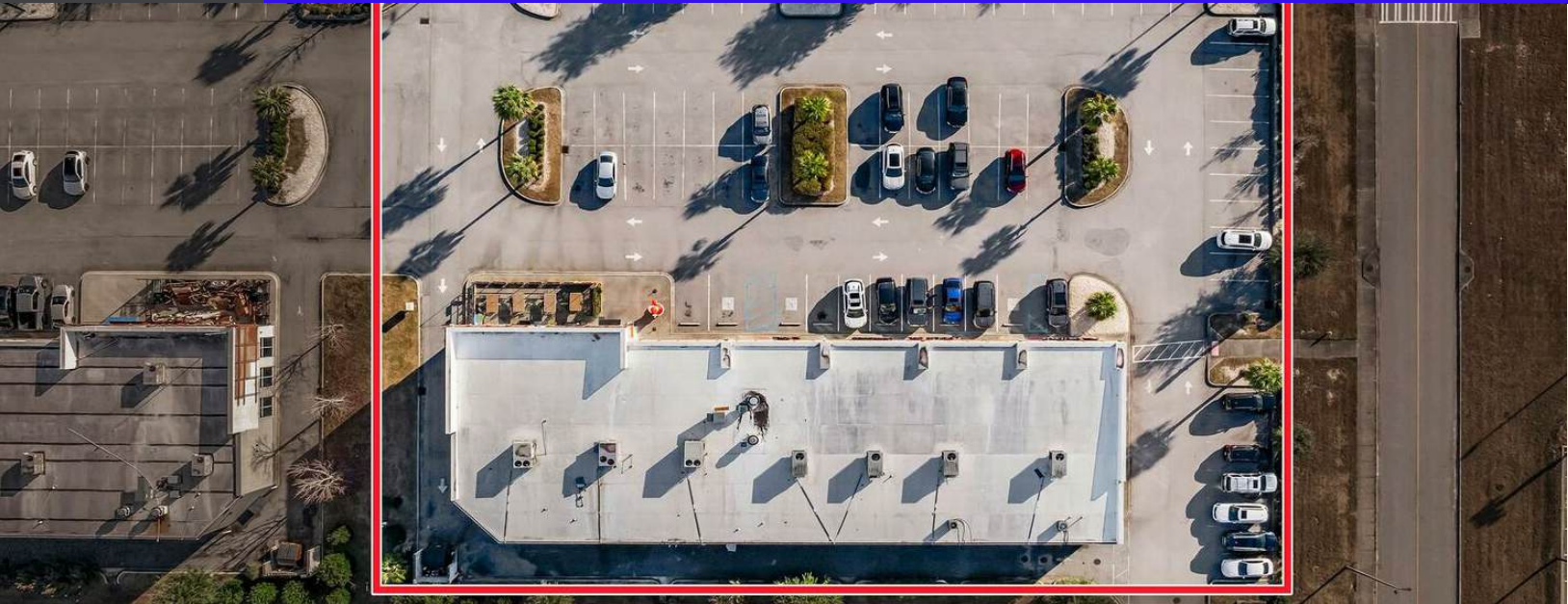
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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#Suite 100	--	\$ 39.00 SF/Yr	NNN	5,044 SF	--

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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	65	5,269	14,497
2010 Population	4,423	15,799	32,134
2024 Population	5,525	27,477	55,298
2029 Population	5,746	29,964	58,983
2024-2029 Growth Rate	0.79 %	1.75 %	1.3 %
2024 Daytime Population	7,526	30,271	61,793

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	55	424	719
\$15000-24999	170	542	904
\$25000-34999	83	517	1,076
\$35000-49999	88	1,099	2,124
\$50000-74999	317	1,494	2,734
\$75000-99999	469	2,458	4,504
\$100000-149999	650	2,459	4,858
\$150000-199999	260	1,237	2,238
\$200000 or greater	362	1,019	1,938
Median HH Income	\$ 102,062	\$ 88,609	\$ 89,569
Average HH Income	\$ 129,180	\$ 110,131	\$ 110,612

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	21	1,945	4,818
2010 Total Households	1,880	6,442	11,673
2024 Total Households	2,455	11,249	21,095
2029 Total Households	2,582	12,337	22,823
2024 Average Household Size	2.23	2.43	2.53
2024 Owner Occupied Housing	799	5,712	11,337
2029 Owner Occupied Housing	911	6,456	12,578
2024 Renter Occupied Housing	1,656	5,537	9,758
2029 Renter Occupied Housing	1,671	5,881	10,245
2024 Vacant Housing	249	1,177	1,937
2024 Total Housing	2,704	12,426	23,032



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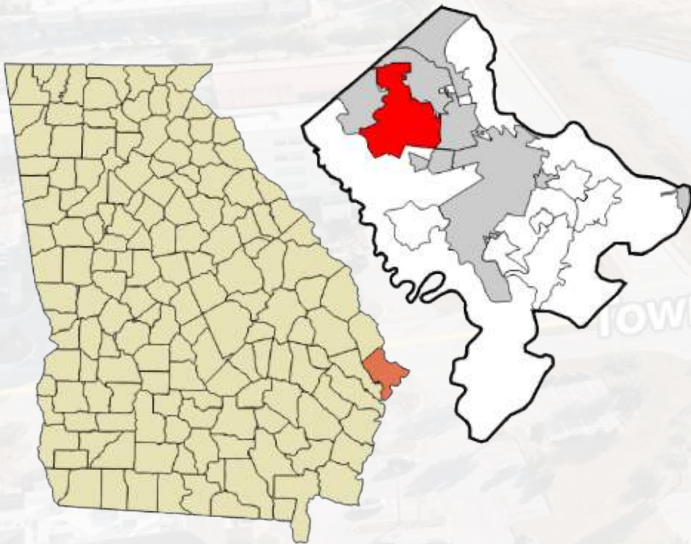
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## ABOUT POOLER

The City of Pooler is located in Chatham County, Georgia 10 miles west of the City of Savannah and 125 miles N of Jacksonville, Florida . The city is included in the Savannah metropolitan area . The City encompasses an area of approximately 29 square miles . Pooler is located northwest of Savannah along Interstates 95 and 16 . The City of Pooler had a population of 25 ,375 as of July 1 , 2021 . Savannah is the oldest city in Georgia and is the county seat of Chatham County . Savannah is an industrial center and an important Atlantic seaport . The City of Savannah is the 5th largest city in Georgia with a population of 150 ,052 as of July 1 , 2021



### CITY OF POOLER

COUNTY CHATHAM

### AREA

CITY 27.9 SQ MI  
LAND 27.7 SQ MI  
WATER 0.2 SQ MI  
ELEVATION 20 FT

### POPULATION

ESTIMATE (2023) 29,544  
DENSITY AUTO SQ MI

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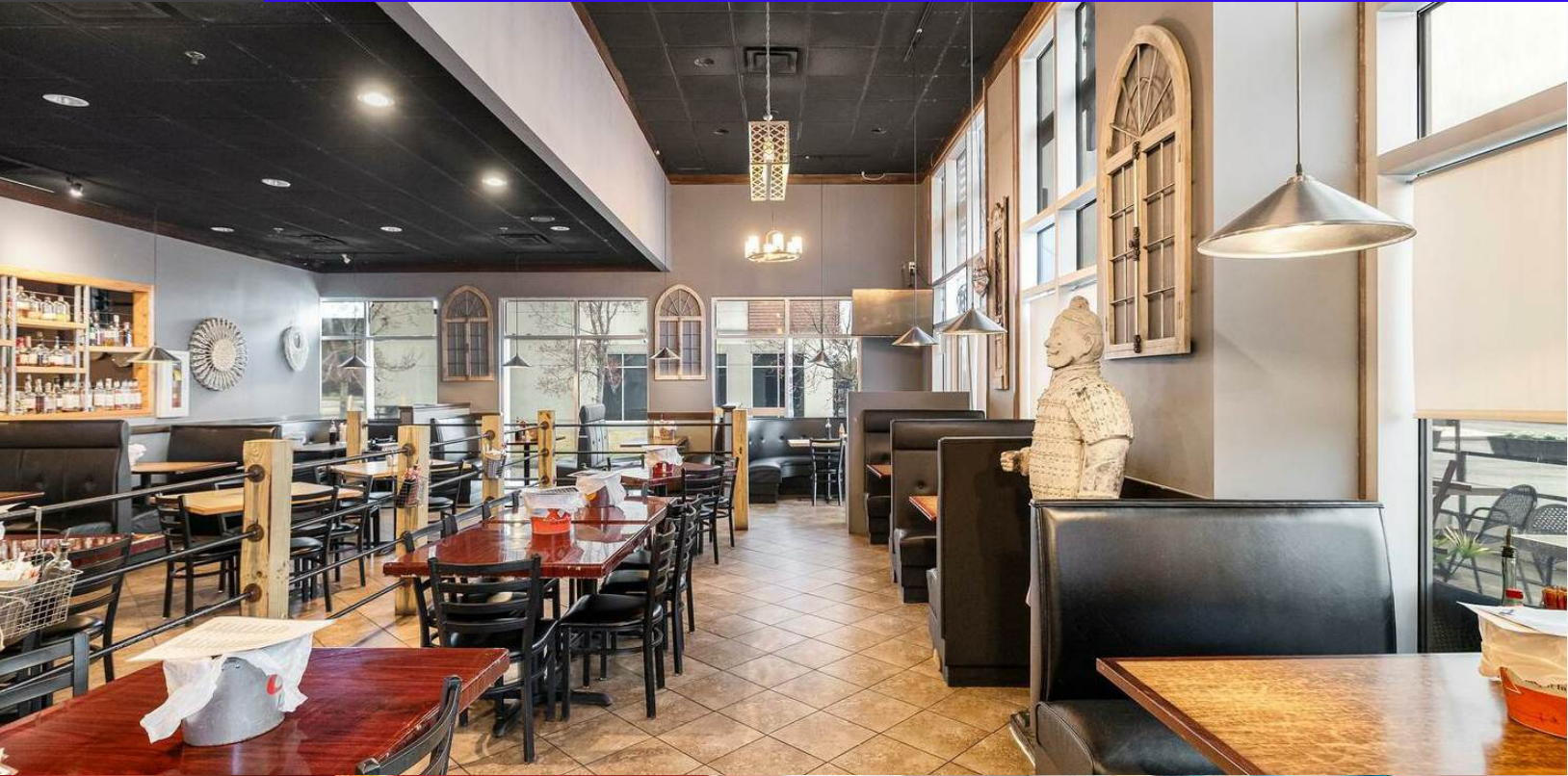
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