

SENTINEL FUND.

Retail Space For Lease Pooler Pointe

201 Tanger Outlet Blvd Pooler, GA



FOR LEASE

SIZE
2,114 SF

RENT
\$38 PSF

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PROPERTY HIGHLIGHTS

- Tenants include Dick’s Sporting Goods, Hobby Lobby, HomeGoods, Ulta Beauty, and Five Below.
- High-traffic location with excellent visibility and easy access to I-95.
- Located in a high-growth area with increasing residential and commercial development.
- Directly next to Tanger Outlets Savannah and near Savannah/Hilton Head International Airport.
- Available: Class A Retail Space.



Population

1-MILE: **13,809**
 3-MILES: **41,261**
 5-MILES: **109,883**



Median Age

1-MILE: **37.68**
 3-MILES: **36.97**
 5-MILES: **37.03**



Median HH Income

1-MILE: **\$91,419**
 3-MILES: **\$86,723**
 5-MILES: **\$84,802**



Daily Traffic

31,400 Vehicles
 Pooler Parkway



LEASING INFORMATION



Suite	Tenant	Size/SF
100	Dick's Sporting Goods	50,000
200	Hobby Lobby	55,000
300	HomeGoods	20,000
400	Ulta	10,104
500	Five Below	8,375
510	The Nail Lounge	2,400
530	Another Broken Egg Cafe	3,313
600	T-Mobile	1,972
610	Batteries + Bulbs	1,458
620	R Services Stoner's Pizza Joint	1,403
630	Honey Baked Ham	1,990
700	Available	2,114
705	King Tea	1,222
710	Mary Jane's CBD Dispensary	1,332

Unit	Size/SF	Rent PSF	CAM PSF (2024)	Total Rent Annually	Total Monthly
700	2,114	\$38.00	\$7.44	\$96,060.16	\$8,005.01

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