

*POOLER, GEORGIA 31322*  
**101 MERLOT LANE**  
**FOR LEASE - 1,630-5,400 SF**



**ZACK ALLEN**  
+1 912 655 2135  
zallen@naisavannah.com

**NAI Mopper | Benton**  
Commercial Real Estate Services, Worldwide.  
912.358.5600 | naisavannah.com

# PROPERTY FEATURES

101 MERLOT LANE POOLER, GA 31322

NAI Mopper Benton is pleased to exclusively present this 8,500 SF retail center, now available for pre-lease. Ideally situated in Pooler, one of Savannah's fastest-growing submarkets, the center offers exceptional visibility and access just off Pooler Parkway—one of the area's highest-traffic corridors, with approximately 45,000 vehicles per day. Positioned adjacent to Lowe's and the future Walmart planned for 2026, the property will benefit from strong national anchors and consistent customer draw for future tenants. The plaza also features prominent signage opportunities, ample parking, and close proximity to numerous multifamily and single-family communities, including Savannah Quarters—one of the largest residential developments in the region with several thousand homes.

- **Anchored by Lowe's and Future Walmart**
- **Ample Parking**
- **High Traffic (+/- 45k VPD)**
- **Signage**



UNIT	SIZE	TENANT
Unit 101	3,420 SF	Loc's Chicken & Waffles
Unit 102	1,635 SF	Available
Unit 103	1,650 SF	Available
Unit 104	1,800 SF	Available

**ZACK ALLEN**

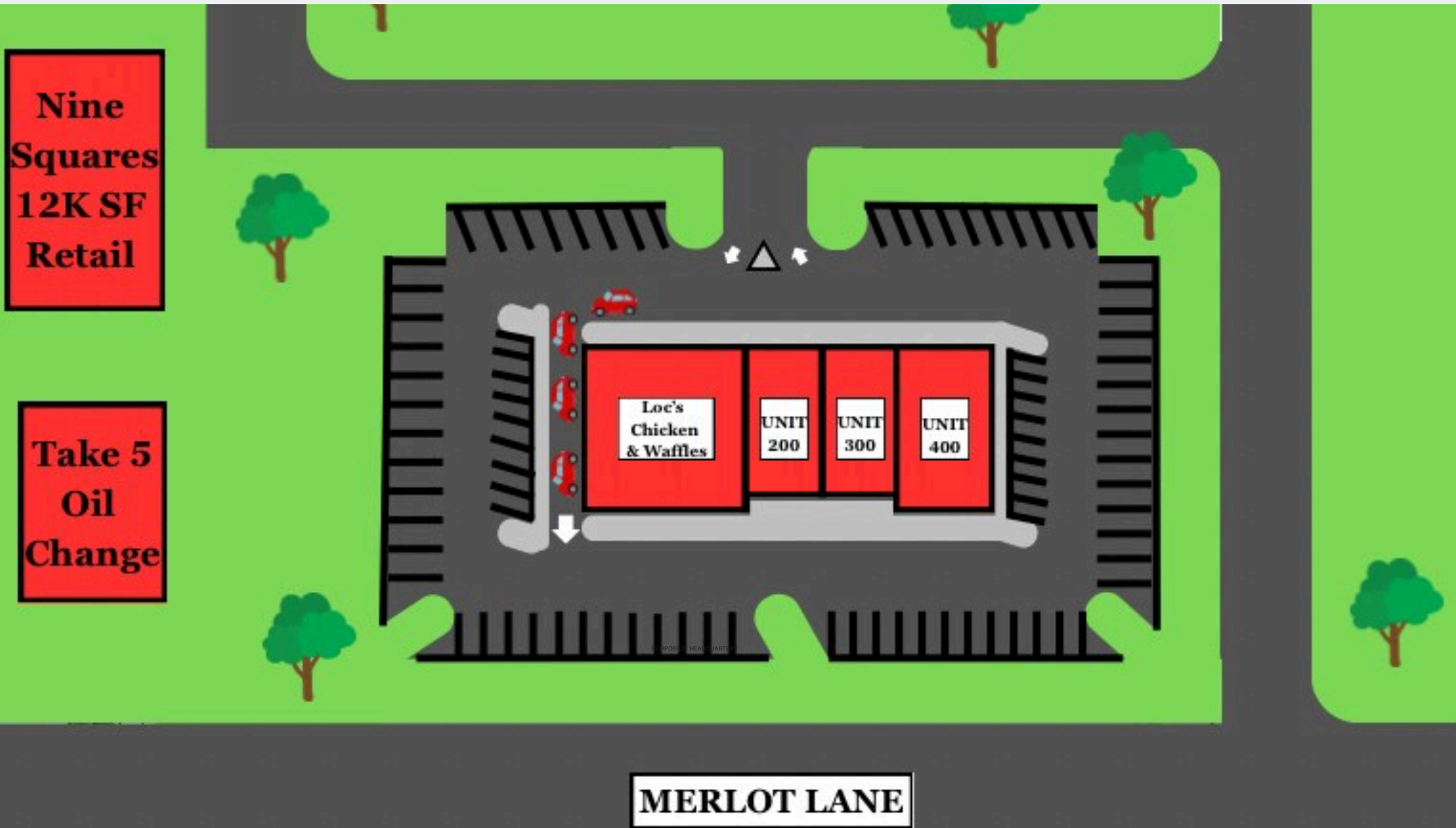
+1 912 655 2135

[zallen@naisavannah.com](mailto:zallen@naisavannah.com)

**NAI Mopper | Benton**  
Commercial Real Estate Services, Worldwide.  
912.358.5600 | [naisavannah.com](http://naisavannah.com)

# SITE PLAN

101 MERLOT LANE POOLER, GA 31322



# AERIALS

101 MERLOT LANE POOLER, GA 31322



**ZACK ALLEN**  
+1 912 655 2135  
zallen@naisavannah.com

**NAI Mopper | Benton**  
Commercial Real Estate Services, Worldwide.  
912.358.5600 | naisavannah.com

# NEARBY HIGHWAYS

101 MERLOT LANE POOLER, GA 31322



**ZACK ALLEN**  
+1 912 655 2135  
zallen@naisavannah.com

**NAI Mopper | Benton**  
Commercial Real Estate Services, Worldwide.  
912.358.5600 | naisavannah.com

# DEMOGRAPHICS

101 MERLOT LANE POOLER, GA 31322



	3 Miles	5 Miles	10 Miles
Population	24,262	47,792	162,410
Households	9,604	18,781	61,784
Average HH Income	\$96,452	\$106,859	\$85,848

**ZACK ALLEN**

+1 912 655 2135

[zallen@naisavannah.com](mailto:zallen@naisavannah.com)

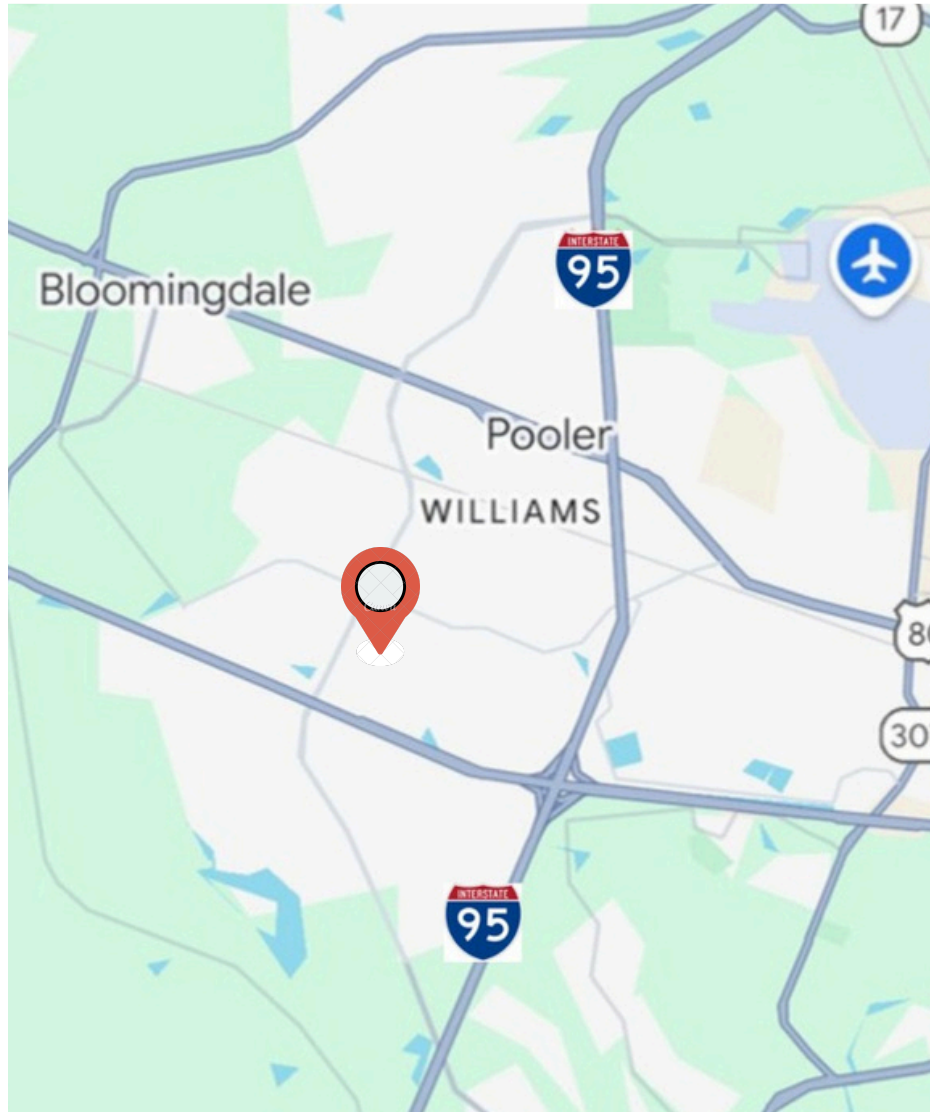
**NAI Mopper | Benton**

Commercial Real Estate Services, Worldwide.

912.358.5600 | [naisavannah.com](http://naisavannah.com)

# CITY OF POOLER

101 MERLOT LANE POOLER, GA 31322



## *POOLER, GA*

Pooler, Georgia—one of the fastest-growing submarkets of the greater Savannah area—has experienced a remarkable surge in development across multiple asset classes, including retail, industrial, multifamily, and office. The city’s strong population growth, combined with high traffic volumes along Pooler Parkway, has attracted numerous national brands and companies seeking to establish a presence in the expanding Savannah market.

Over the next 15 to 20 years, Pooler is expected to sustain this upward trajectory, fueled by continued residential and commercial investment. With a wave of new developments already underway, the city is quickly transforming into a regional hub for entertainment, hospitality, employment, and overall quality of life for both residents and surrounding communities

**ZACK ALLEN**

+1 912 655 2135

[zallen@naisavannah.com](mailto:zallen@naisavannah.com)

**NAI Mopper | Benton**  
Commercial Real Estate Services, Worldwide.  
912.358.5600 | [naisavannah.com](http://naisavannah.com)