








ABOUT THE PROPERTY

DAI Commercial is pleased to announce that a 1,500 sq. ft. unit is now available for lease at 9 Mill Creek Circle in thriving Pooler, GA. This unique opportunity includes a fully equipped unit ready for immediate occupancy. Suite A1 features 1,500 sq. ft. of office/medical space with a reception area, six offices/exam rooms, a break room, and two ADA-compliant restrooms. The property is an ideal location to enhance consumer visibility in one of our fastest-growing cities. This high-traffic area, across from Tanger Outlets Blvd., is easily accessible to Benton Blvd, Pooler Parkway, and I-95.

HIGHLIGHTS

-  **\$39 PER SF**
EST. NNN FEE \$5 PSF
-  **UNIT A1- 1,500 SF**
OFFICE/MEDICAL
-  **OFF STREET PARKING**
-  **LEASE TERM 5 YEARS**
-  **QUICK ACCESS TO I-95,
POOLER PARKWAY AND
BENTON BLVD.**

SUITE A1- OFFICE/MEDICAL



AERIAL VIEW






LOCATION MAP





AREA INFORMATION

ABOUT POOLER

The city of Pooler, Georgia, is situated in Chatham County, where I-95 and I-16 intersect. It's located 10 miles to the west of Savannah and within a two-mile radius of the Savannah/Hilton Head International Airport. The city covers an area of about 31 square miles and currently has a population of around 28,738. Since its establishment in 1907, Pooler has experienced significant growth with the development of financial institutions, retail shops, professional offices, warehouses and restaurants. Today, Pooler is the hub of commercial development in west Chatham County. The area's exponential growth is attributed to low crime rates and the small-town community feel.

2023 AREA DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
 POPULATION	14,468	49,720	152,219
 AVG. HH INCOME	\$96.9K	\$95.7K	\$81K
 NO. OF HOUSEHOLDS	5,728	18,735	56,102

 DAILY TRAFFIC COUNT	
POOLER PARKWAY	18,409
I-95	72,180

 TRAVEL DISTANCES	
0.2 MILES TO POOLER PARKWAY	
0.3 MILE TO INTERSTATE 95	
5 MILES TO INTERSTATE 16	
7 MILES TO GA PORTS AUTHORITY	
2.2 MILES TO SAVANNAH INTERNATIONAL AIRPORT	