

CLEAR LAKE RESERVE RETAIL CENTER | FOR LEASE

101 E. MARKETPLACE WAY
POOLER, GA 31322

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1 PROPERTY INFORMATION

101 E. Marketplace Way
Pooler, GA 31322

Property Summary



OFFERING SUMMARY

| | |
|---------------------------|--------------------------|
| Lease Rate: | \$42.00-\$45.00 PSF, NNN |
| Total Size [2 Buildings]: | 17,568 SF |
| Space Sizes: | 1,464 - 7,320 SF |
| Max Contiguous: | 7,320 SF |
| Year Built: | 2023 |
| Zoning: | PUD |
| Market: | Savannah |
| Submarket: | Pooler |

PROPERTY OVERVIEW

SVN is pleased to offer [2] retail buildings for lease at Clear Lake Reserve. Building A is oriented perpendicular to Pooler Parkway and has 5 spaces ranging in size from $\pm 1,464$ SF to a maximum contiguous $\pm 7,320$ SF. In addition, Unit 100A, which is an end unit closest to Pooler Parkway, offers a drive-thru window and lane. Building B, which is parallel to Pooler Parkway, has 2 spaces available ranging in size from $\pm 1,464$ SF to a maximum contiguous $\pm 2,928$ SF. In addition, Unit 100B is an end unit with a covered patio space that is an additional 705 SF in size. Each unit is 23' wide by 60' deep, and both buildings have been delivered as a cold dark shell with a tenant improvement allowance on a minimum lease term of 5 years.

LOCATION OVERVIEW

Clear Lake Reserve is located along Pooler Parkway between the I-16 interchange and US Highway 80 in the City of Pooler. It is only 3 miles to the I-95 interchange [South Godley Station] and the Savannah/Hilton Head International Airport. Local amenities are supported with a population reaching 850,000 within a 30 mile radius and high traffic counts from the interstates.



PROPERTY HIGHLIGHTS

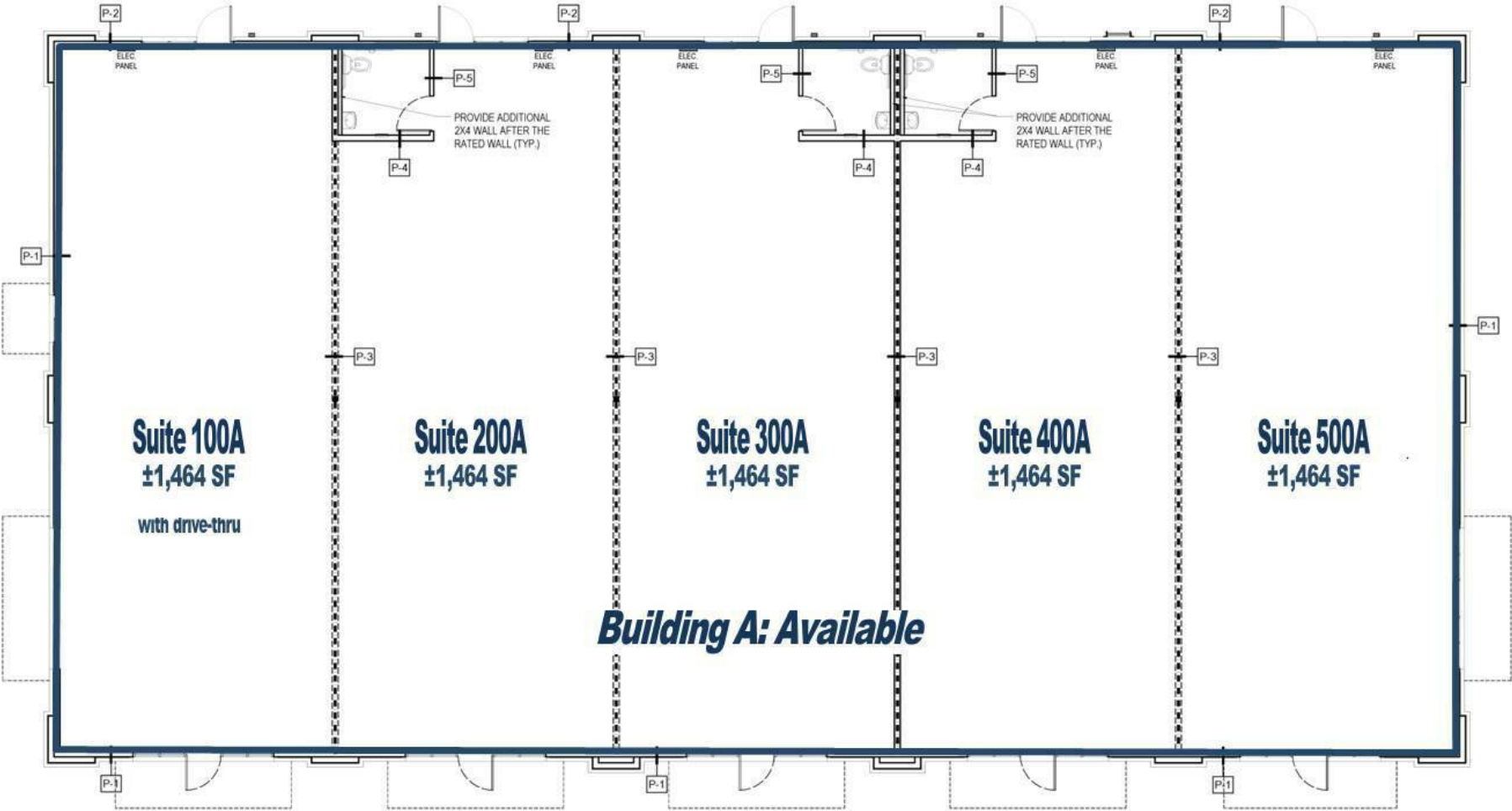
- Clear Lake Reserve | [2] Retail Buildings for Lease
- Building A: $\pm 1,464$ SF to $\pm 7,320$ SF | 1 End Unit Offers Drive-Thru & Lane
- Building B: $\pm 1,464$ SF to $\pm 2,928$ SF | 1 End Unit Offers 705 SF Covered Patio
- Units are 23' Wide x 60' Deep | Delivered as Cold Dark Shell
- Located Within Master-Planned Clear Lake Reserve
- Pooler Parkway Frontage | 1.5 Miles to I-16 | 3 Miles to I-95



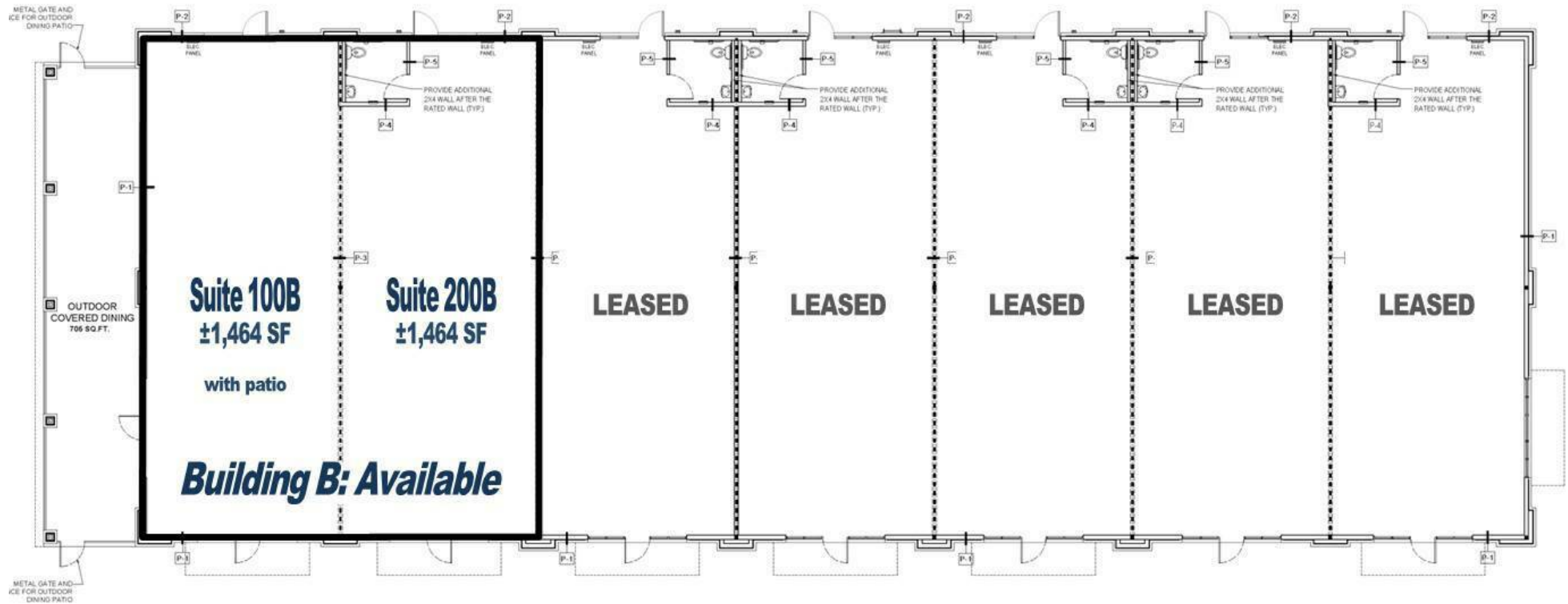
Site Aerial | Space Positions



Floor Plan | Building A



Floor Plan | Building B



Available Spaces



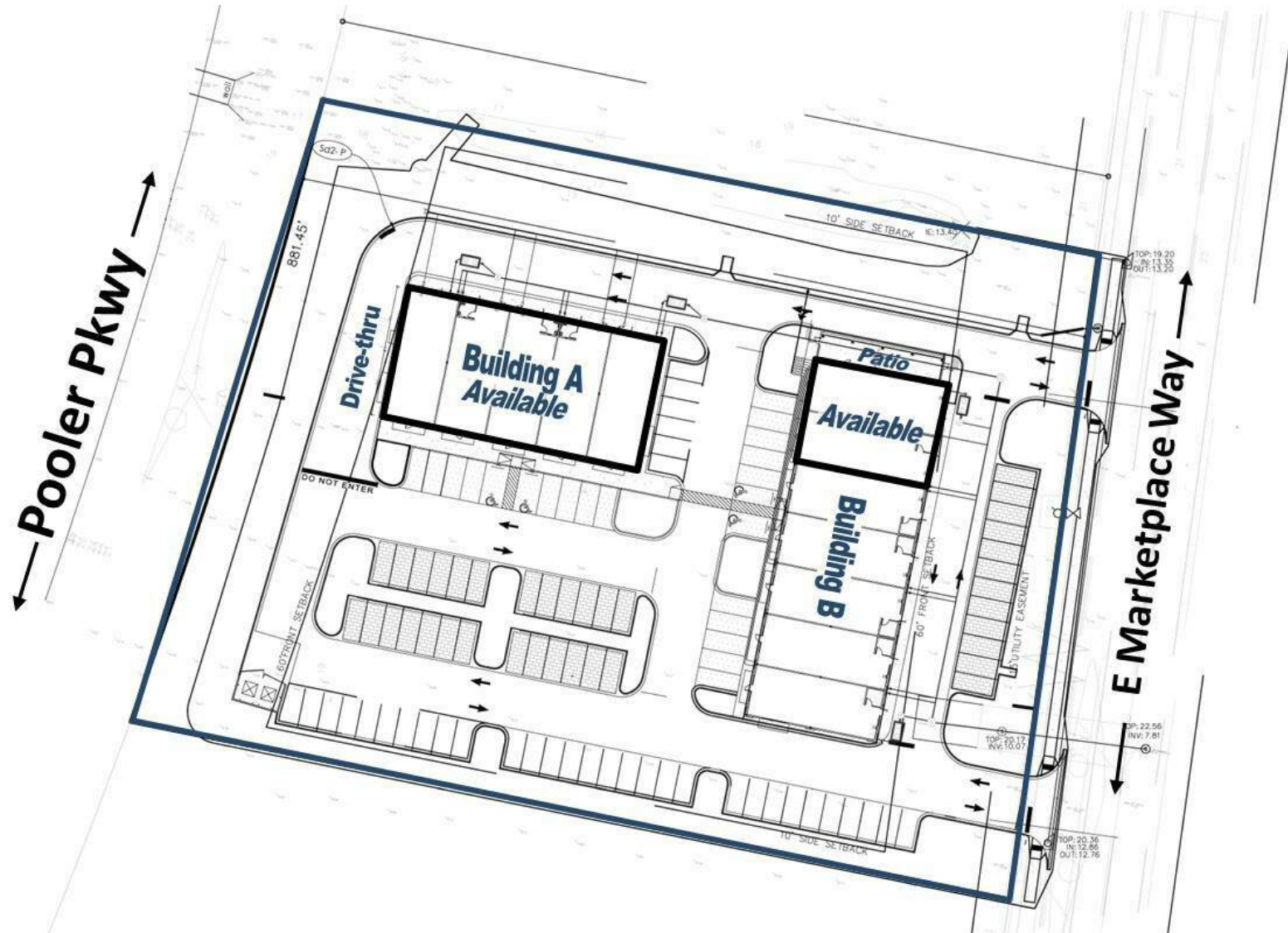
LEASE INFORMATION

Lease Type: NNN Lease Term: Negotiable
 Total Space (Building B): 1,464 - 7,320 SF Lease Rate: \$42.00 SF/yr, NNN

AVAILABLE SPACES

| SUITE | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|-------------|------------------|------------|---------------|---|
| Bldg A-100A | 1,464 - 7,320 SF | NNN | \$45.00 SF/yr | End cap with drive-thru for restaurant use. |
| Bldg A-200A | 1,464 - 7,320 SF | NNN | \$42.00 SF/yr | Inline unit. |
| Bldg A-300A | 1,464 - 7,320 SF | NNN | \$42.00 SF/yr | Inline unit. |
| Bldg A-400A | 1,464 - 7,320 SF | NNN | \$42.00 SF/yr | Inline unit. |
| Bldg A-500A | 1,464 - 7,320 SF | NNN | \$42.00 SF/yr | End cap. |
| Bldg B-100B | 1,464 - 2,928 SF | NNN | \$42.00 SF/yr | End cap with 705 SF outdoor covered patio. |
| Bldg B-200B | 1,464 - 2,928 SF | NNN | \$42.00 SF/yr | Inline unit. |

Site Plan



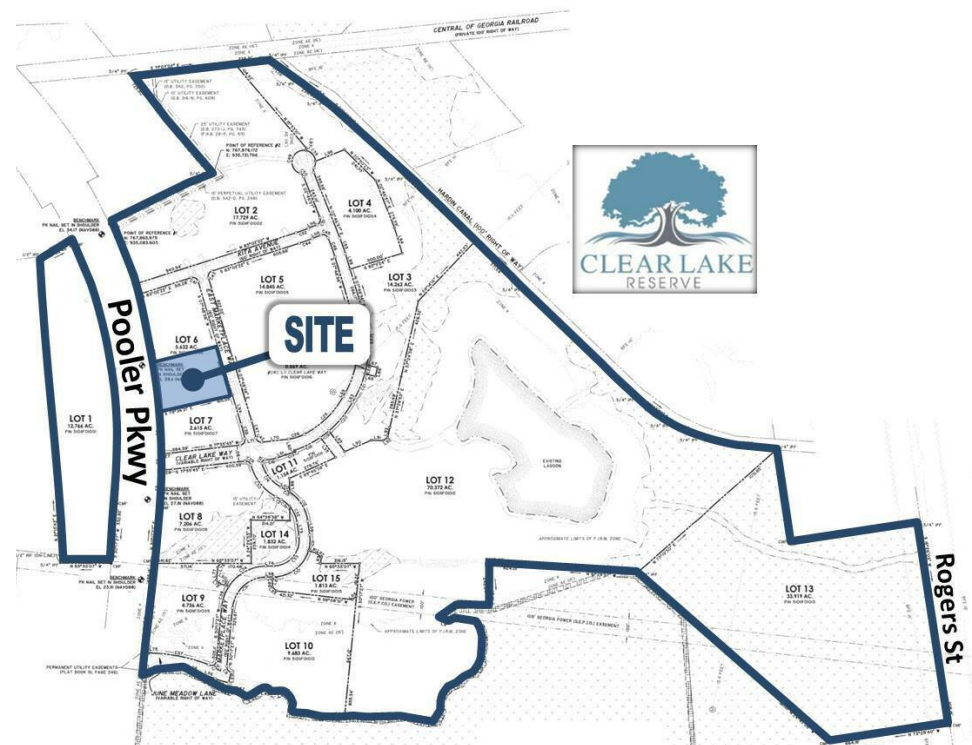
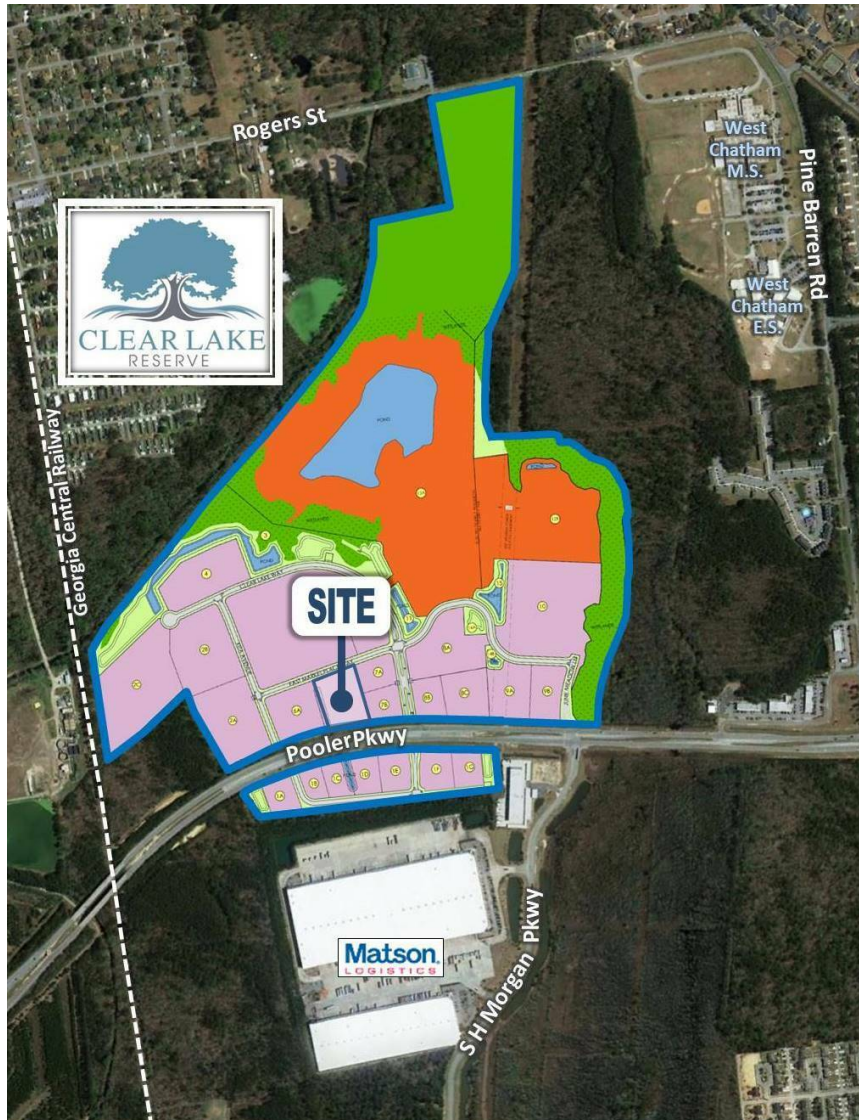
Construction Photos



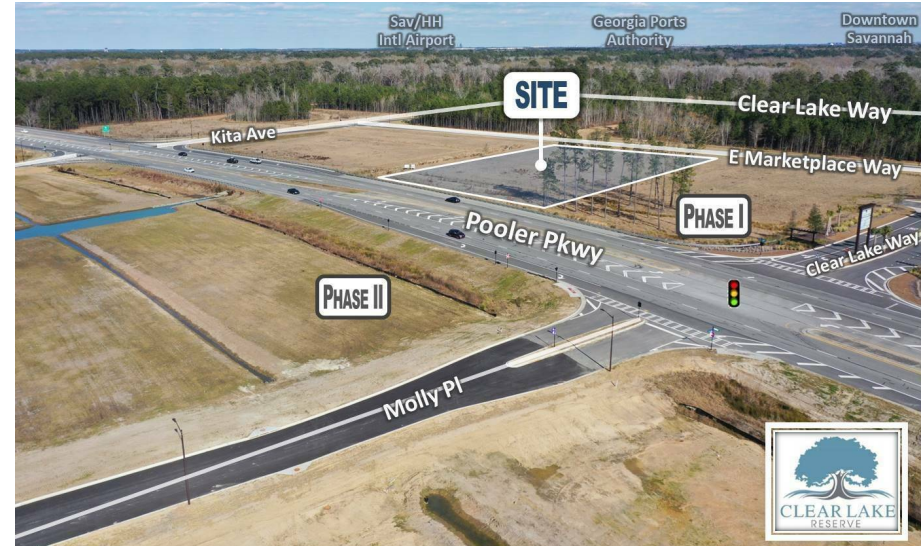
2 ADDITIONAL INFORMATION

101 E. Marketplace Way
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Clear Lake Reserve | Master Plan



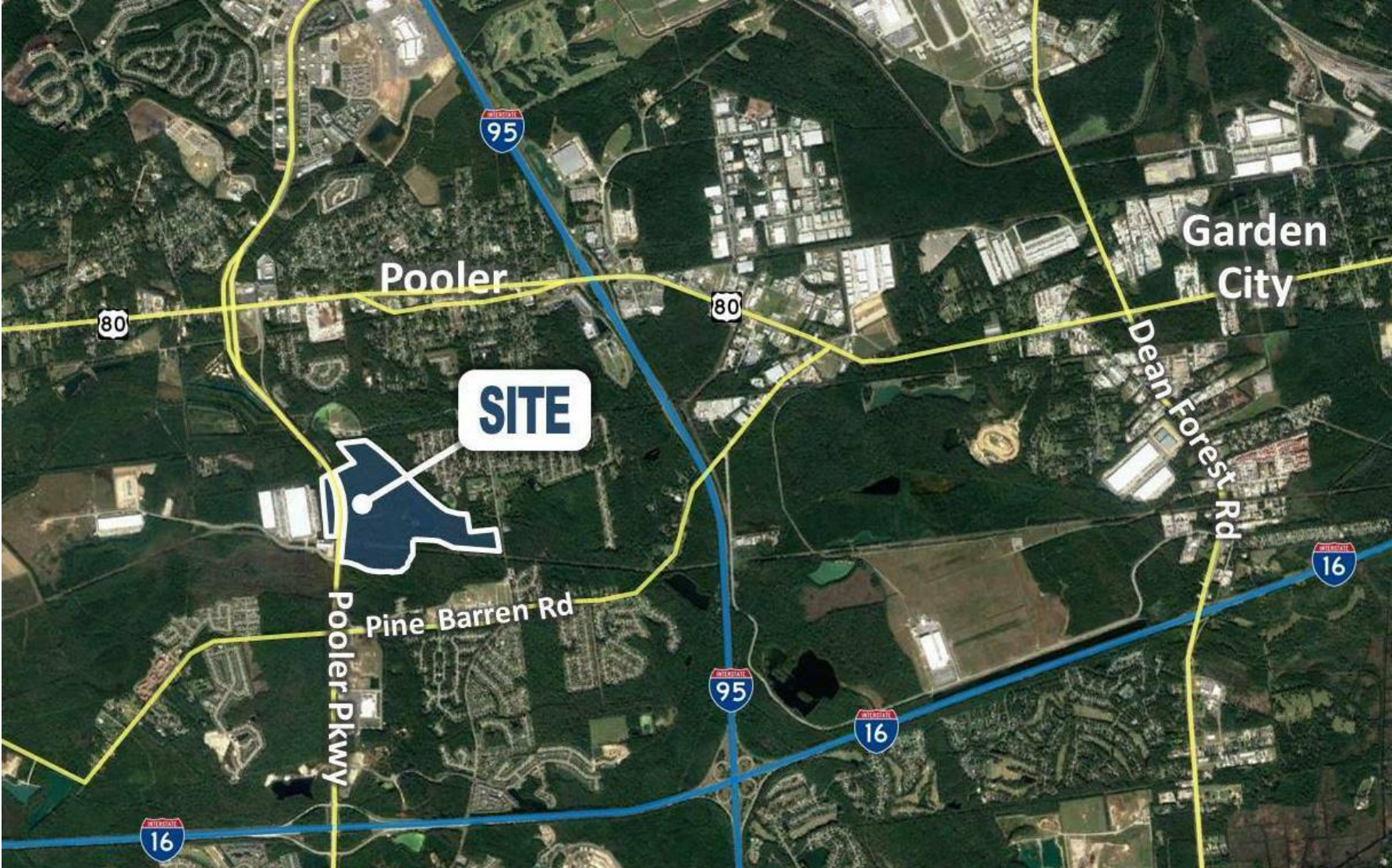
Clear Lake Reserve | Additional Photos



3 LOCATION INFORMATION

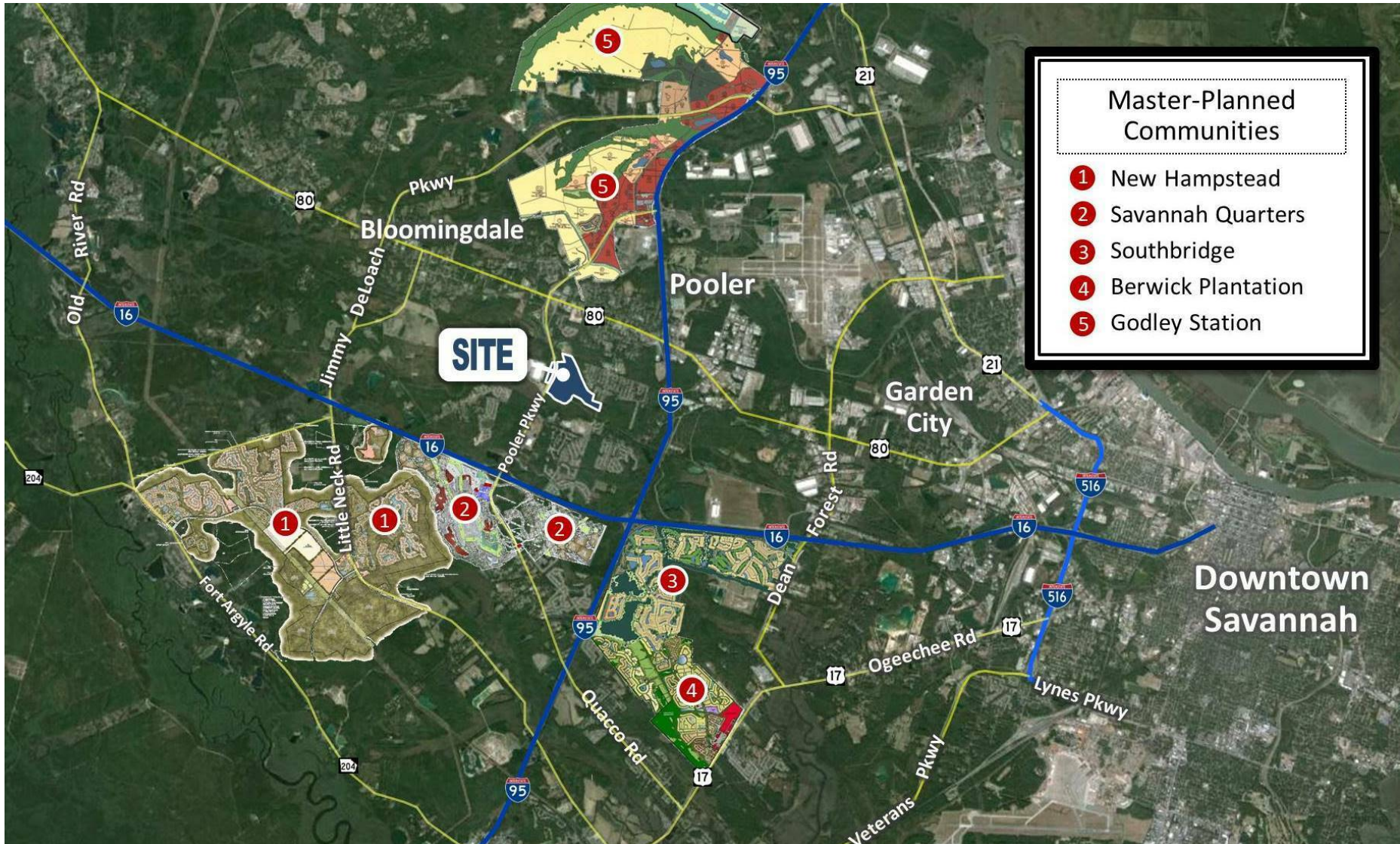
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Site Aerial | I-16 & I-95

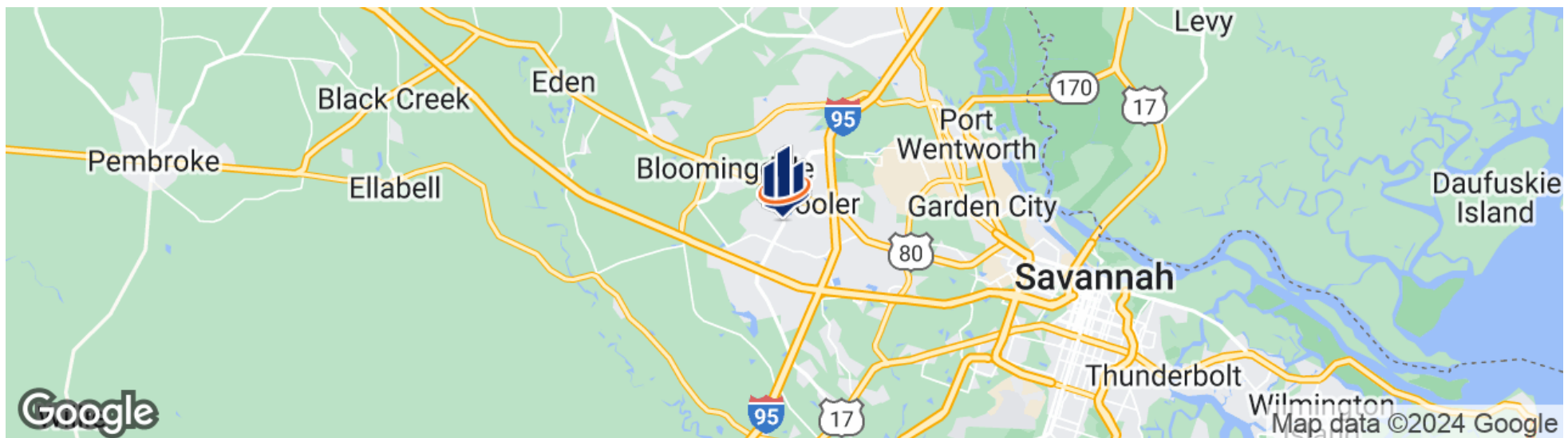




Savannah Master Planned Communities



Location Maps

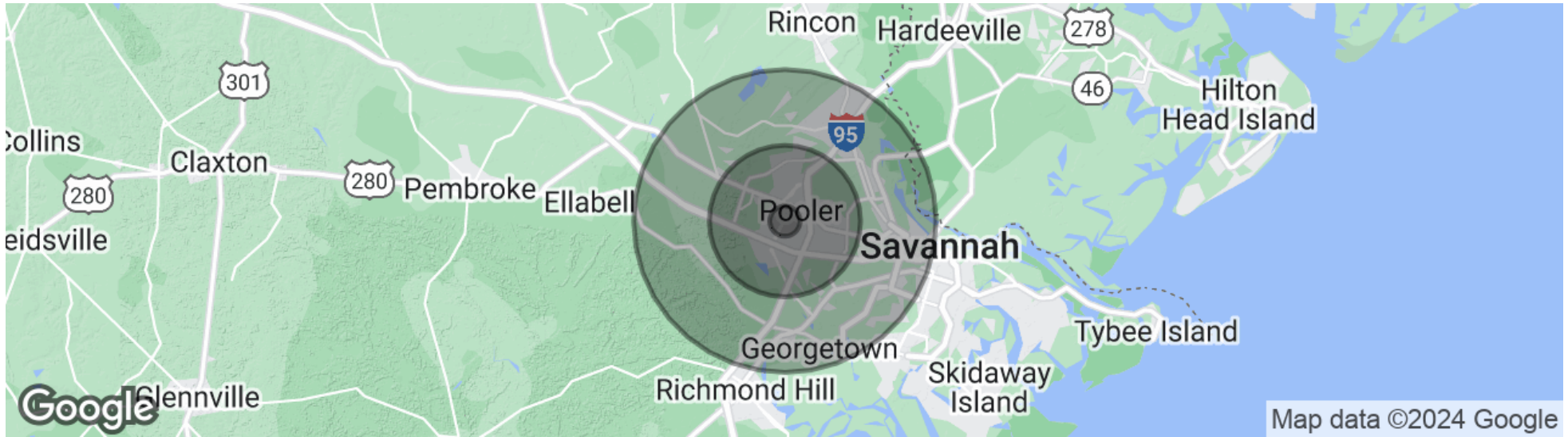


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DEMOGRAPHICS

101 E. Marketplace Way
Pooler, GA 31322

Demographics Map & Report



POPULATION

| | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population | 3,274 | 52,239 | 200,775 |
| Average age | 39 | 39 | 38 |
| Average age [Male] | 37 | 38 | 37 |
| Average age [Female] | 41 | 40 | 38 |

HOUSEHOLDS & INCOME

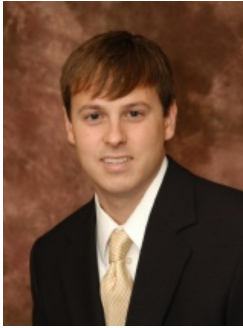
| | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 1,299 | 19,863 | 78,009 |
| # of persons per HH | 2.5 | 2.6 | 2.6 |
| Average HH income | \$81,005 | \$114,058 | \$92,071 |
| Average house value | \$201,297 | \$322,072 | \$334,444 |

* Demographic data derived from 2020 ACS - US Census



5 ADVISOR BIO & CONTACT

101 E. Marketplace Way
Pooler, GA 31322



ADAM BRYANT, CCIM, SIOR

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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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