



ABOUT THE PROPERTY

125 Southern Junction Blvd in Towne Lake Park of Commerce, Pooler, GA, presents a unique first-generation endcap space available for occupancy. Located adjacent to many professional tenants, this 1,770 sq ft space is the ideal location for a new or existing business in one of the fastest growing cities in the state of Georgia. This property is centrally located with easy access from Grand Central Blvd, Pooler Parkway and Interstate 95.

Key Highlights:

- First-generation condition, ready for customization
- Abundant natural light throughout the space
- Surrounded by professional, established tenants within Towne Lake Park of Commerce
- Tenant Improvement Allowance available for qualified users
- Convenient access to major thoroughfares, retail, dining, and residential communities

HIGHLIGHTS

-  **\$35 MODIFIED GROSS**
-  **1,770 SF**
-  **RETAIL/ OFFICE / MEDICAL SPACE**
-  **LEASE TERM - 5 YEARS MIN PREFERRED**
-  **CONVENIENTLY LOCATED NEAR GRAND CENTRAL BOULEVARD, POOLER PARKWAY, I-95, I-16, AND HWY 80**

PROPERTY IMAGES



LOCATION MAP



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.

LOCATION OVERVIEW

Towne Lake Park of Commerce is a professionally planned business environment strategically located near major retail, dining, and residential developments. The property provides immediate access to Interstate 95 and Pooler Parkway, offering seamless connectivity throughout the greater Savannah region. Pooler's continued population and commercial growth make this location highly desirable for long-term tenancy and investment stability.

AREA DEMOGRAPHICS

| 2024 AREA DEMOGRAPHICS | 2 MILES | 5 MILES | 10 MILES |
|---|---------|---------|----------|
|  POPULATION | 15,568 | 49,505 | 139,008 |
|  AVG. HH INCOME | \$107K | \$105K | \$86.7K |
|  NO. OF HOUSEHOLDS | 6,500 | 20,444 | 55,980 |

DAYTIME EMPLOYMENT DEMOGRAPHICS

| 2024 AREA DEMOGRAPHICS | 2 MILES | 5 MILES | 10 MILES |
|------------------------|---------|---------|----------|
| LEISURE & HOSPITALITY | 3,357 | 4,468 | 8,828 |
| TRADE TRANSPORTATION | 1,833 | 5,049 | 13,241 |
| FINANCIAL/PROFESSIONAL | 1,488 | 3,366 | 9,854 |
| EDUCATION & HEALTH | 1,441 | 2,970 | 7,247 |

CONSUMER SPENDING DEMOGRAPHICS

| 2024 DEMOGRAPHICS | 2 MILES | 5 MILES | 10 MILES |
|------------------------------|---------|---------|----------|
| FOOD & ALCOHOL | \$55.2M | \$180M | \$445M |
| TRANSPORTATION & MAINTENANCE | \$53.6M | \$189M | \$456M |
| HOUSEHOLD | \$33.2M | \$113M | \$272M |
| ENTERTAINMENT, ETC. | \$31.2M | \$103M | \$257M |