

FOR SALE OR GROUND LEASE

Memorial Boulevard
Pooler, Georgia 31322

1.147± Acres



\$2,000,000

- ◆ Between 2023 built McDonalds and to be built Hampton by Hilton
- ◆ Next to St. Joseph's Hospital Pooler Campus
- ◆ Signalized intersection
- ◆ Curb cut in place
- ◆ Utilities in place
- ◆ 1,500+ new apartments within 1-mile radius



LAVISTA
ASSOCIATES, INC.
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YEARS
1972 - 2022

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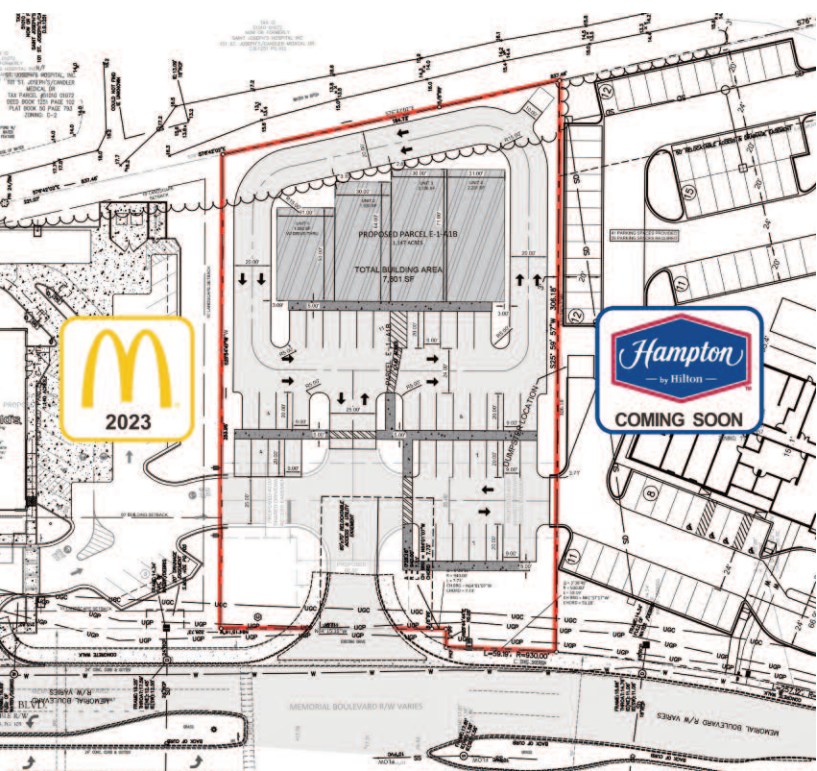
LISTING AGENT

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DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Population	23,449	38,379	158,497
Households	8,573	14,264	58,246
Avg HH Income	\$85,298	\$92,933	\$83,855
Employees	12,105	19,198	79,960

TRAFFIC COUNTS	
Pooler Parkway	16,446 VPD
Memorial Boulevard	3,143 VPD
Interstate 16	24,010 VPD
Interstate 95	47,822 VPD

Source: Placer.ai

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