

Commercial Land for Lease

1427 Quacco Rd, Pooler GA 31322



THE SPACE

Location	1427 Quacco Rd, Pooler, GA, 31322
COUNTY	Chatham
Traffic Count	+10,500 VPD

HIGHLIGHTS

- Available For Lease: +/- 1.16 Ac Light Commercial Lot



POPULATION

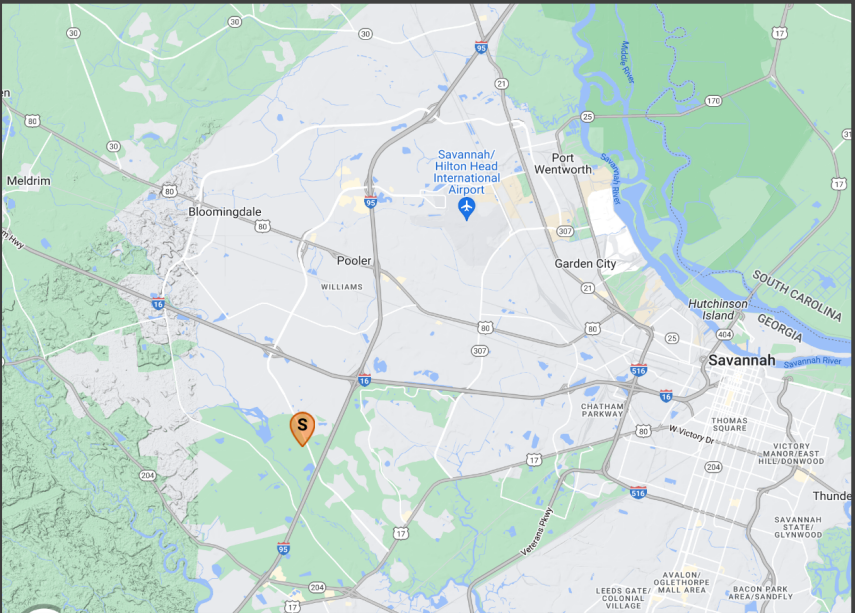
1.00 MILE	3.00 MILE	5.00 MILE
3,112	28,150	49,983

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$106,265	\$112,017	\$100,442

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
1,065	10,935	19,746



PROPERTY FEATURES

LAND ACRES	1.16
ZONING TYPE	C-1
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1

Healthy Traffic Counts

- Healthy Traffic Counts on Quacco Road which sees over 11,000 vehicles per day

Strong Population Growth

- Strong Population Growth of 2.7% annually since 2010 in a 3 mile radius with projected population growth of 0.5% annually for the next 5 years

Affluent Area

- More than \$91K in average household income within a 3-mile radius.

Strategic Location

- This site is located minutes from Costco (~2.2 miles), Savannah-Hilton Head International Airport (~11) and Gulfstream Aerospace Corporation (~11 miles), Georgia Ports Authority (~15 miles), Hyundai EV Plant Site (~19 miles)

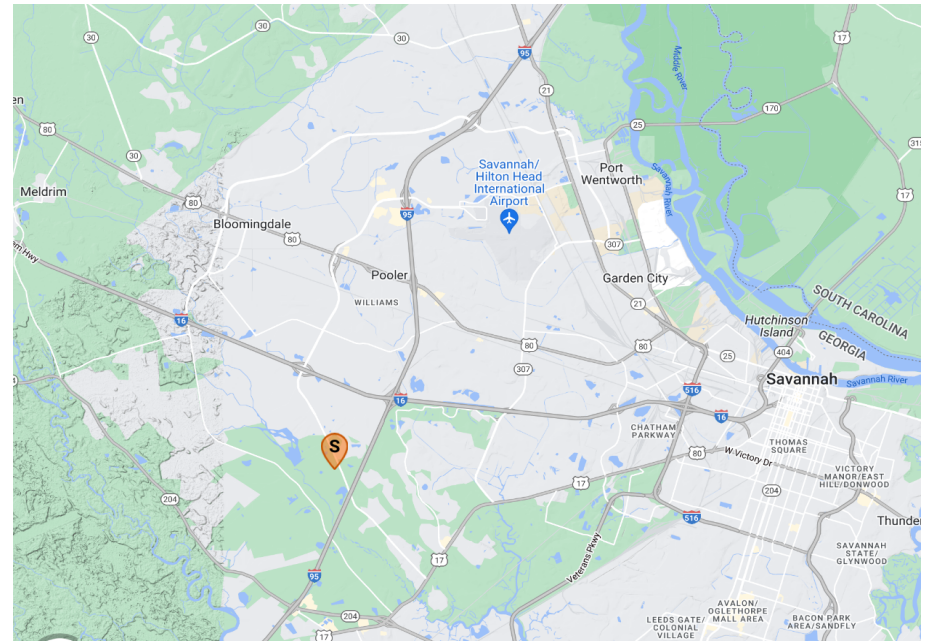
C-1, Light Commercial district Uses include but not limited to:

- Building Material and Supplies Dealers including hardware store, lumber yard, rock supply, tile, cabinetry, prefabricated buildings, lawn/garden/outdoor equipment.
- Personal and Household Goods Repair and Maintenance including appliances and furniture.
Personal Care Services including barber, beauty, nail salons and microblading.

Aerial View



Regional Map



- Automotive Repair and Maintenance.

Car Washes.

Services to Buildings and Dwellings including pest control, janitorial, landscaping, pool cleaning, and building maintenance.

- Caterers, All Other Limited-Service Restaurants.

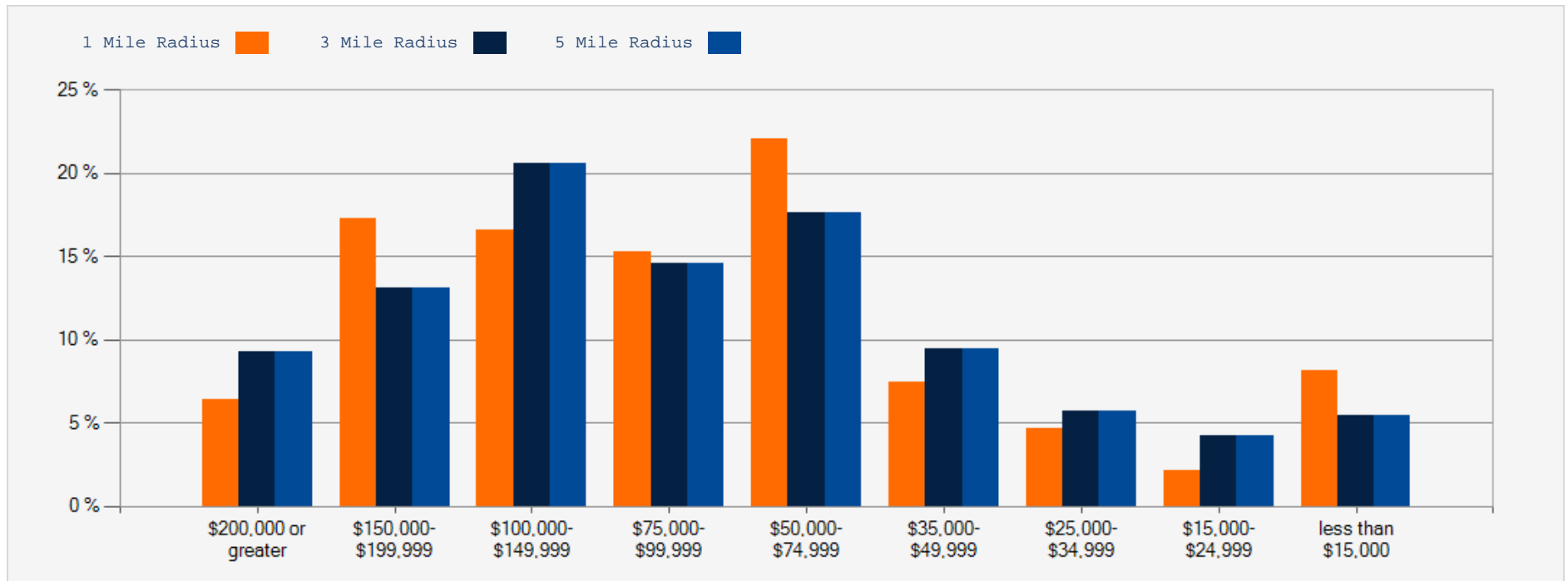
Outdoor Based Recreation including, Archery, Shooting Range, ATV park, Commercial Riding Stable, Dog Park, Go Kart Track, Mini Golf and Driving Ranges.

- Miscellaneous Stores including Florists, Souvenirs, antiques, pet supply, art and office supply.

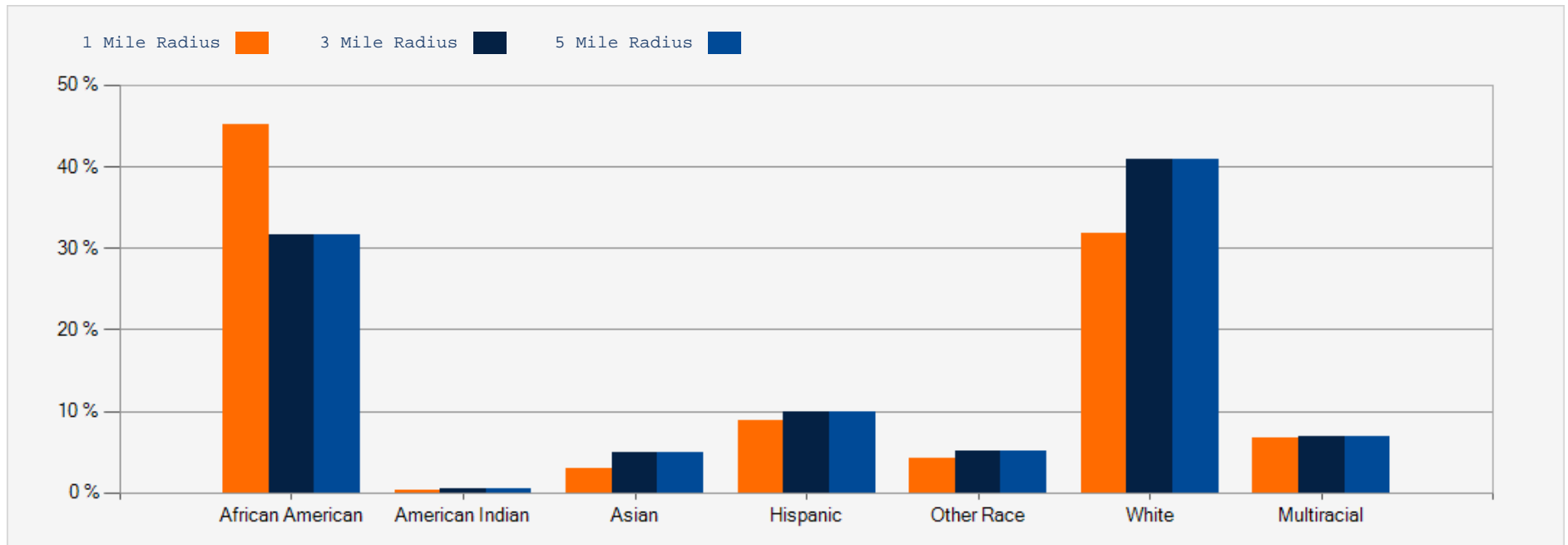




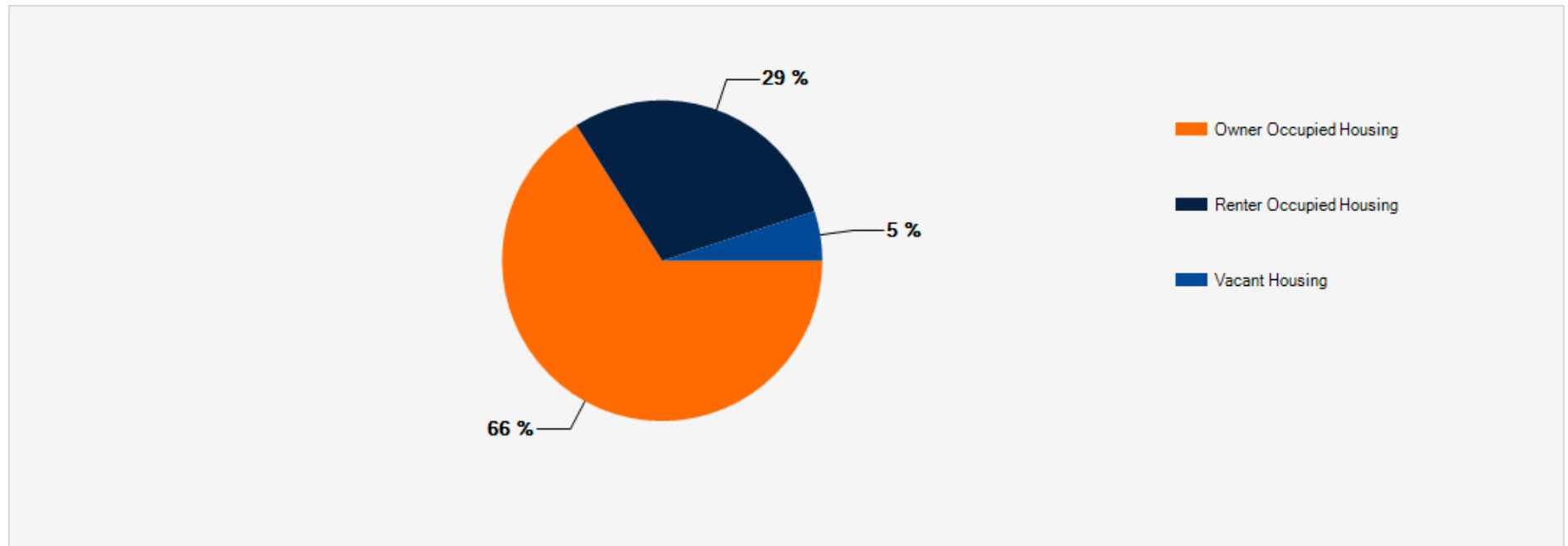
2022 Household Income



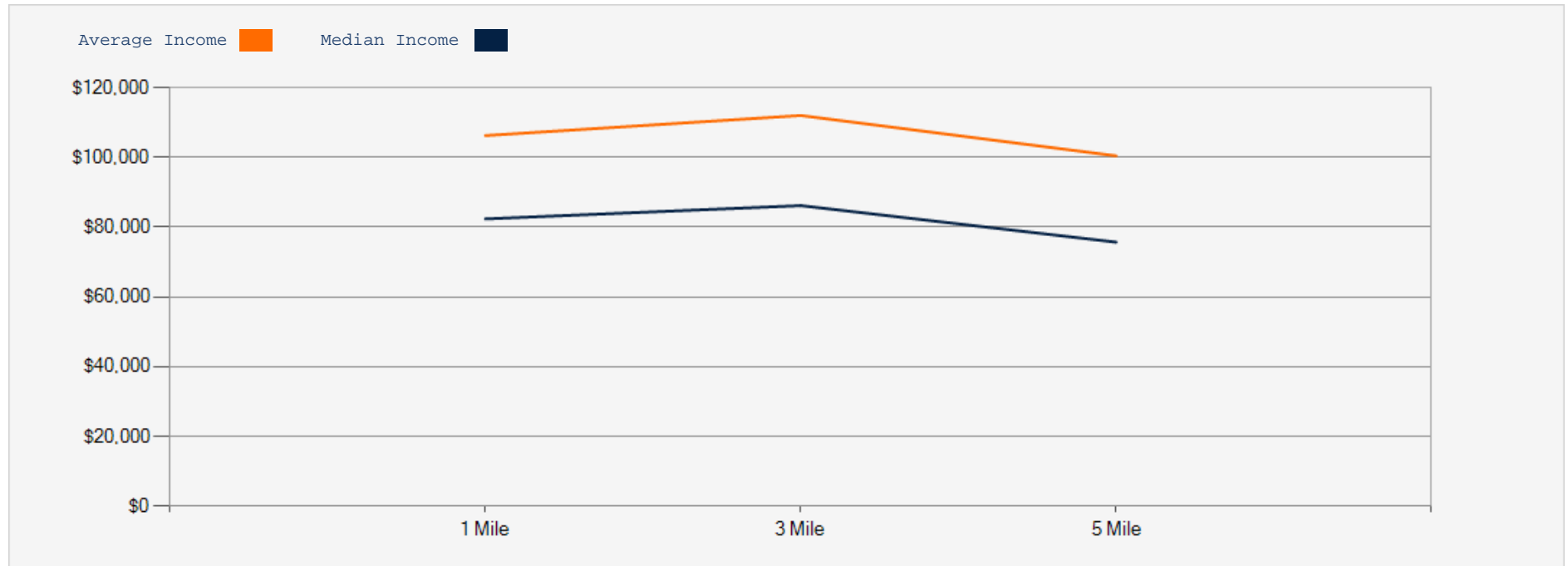
2022 Population by Race



2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median





eXp Realty is a dynamic and innovative real estate company that revolutionizes the way people buy and sell properties. With a strong presence which consists of greater than 85,000 realtors amongst the residential and commercial sectors, eXp Realty combines cutting-edge technology with a collaborative virtual platform to provide an exceptional real estate experience.

eXp Commercial is an agent-led, cloud-based commercial real estate brokerage with seasoned agents across the globe – all connected through eXp World, a virtual platform created by eXp’s Virbela technologies. From property management, private equity and tenant services to buying, selling and leasing across all asset types and specialties, eXp Commercial’s experts help clients get the best out of their investment. Their agents leverage data-driven insights and market intelligence to guide clients through the complexities of commercial real estate, ensuring successful outcomes.

In the residential realm, eXp Realty offers a vast network of highly skilled and knowledgeable agents who are dedicated to helping individuals and families find their dream homes. By leveraging advanced digital tools and virtual reality technology, eXp Realty creates immersive and convenient home-buying experiences, allowing clients to explore properties from the comfort of their own homes.

Overall, eXp Realty is committed to providing exceptional service, utilizing innovative technology, and fostering a collaborative environment for its agents and clients alike. With its forward-thinking approach and dedication to excellence, eXp Realty continues to redefine the real estate industry.



Milap Patel

Realtor, SFR, MRP

Milap Patel is a highly accomplished realtor, specializing in the vibrant real estate markets of Georgia and South Carolina. With a primary focus on the Savannah Metropolitan Area, encompassing Chatham, Bryan, and Effingham Counties, Milap possesses an in-depth knowledge of the local property landscape.

In addition to his impressive real estate expertise, Milap is an esteemed community leader. As a graduate of the prestigious Savannah Leadership program, he has honed his leadership skills and gained a deep understanding of the region's unique dynamics. Milap's commitment to making a positive impact extends beyond his professional endeavors.

Milap is an active member of the Asian American Pacific Islander (AAPI) Committee with the City of Savannah, Savannah Area of Realtors, Georgia Area of Realtors, where he serves as a valuable member of various organizations. Through his involvement, he plays an integral role in promoting diversity, inclusivity, and community development.

With a passion for fostering growth and building strong relationships, Milap leverages his comprehensive industry knowledge and leadership acumen to deliver exceptional results for his clients. His dedication to the Savannah Metropolitan Area, combined with his community involvement, makes him an invaluable resource for anyone seeking commercial or residential real estate expertise in the region.

Commercial Land for Lease

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EMPLOYER	NUMBER OF EMPLOYEES
AtWork Personnel Services	4,609
Kerby Enterprises	425
Publix Supermarket	349
Wal-Mart	306
Costco Wholesale Corporation	195
Lowe's Home Center, LLC	172
The Home Depot	165
Jerkins Plumbing	150
Sam's Club	146
Baker Constructors, Inc.	135

(Data USA)

Exclusively Marketed by:

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The economy of Pooler employs 12,800 people. The largest industries include Retail Trade (1,802), Manufacturing (1,683), and Transportation & Warehousing (1,372). The highest paying industries are Manufacturing (\$93,442), Professional, Scientific, & Technical Services (\$63,099), and Finance & Insurance (\$58,541). The most common jobs held by residents in the area are Management Occupations, Sales & Office & Administrative Support Occupations. The state's most common trade partners are Florida, Tennessee, and North Carolina.

The city is a part of the Savannah Metropolitan Area which includes Bryan, Chatham, and Effingham Counties. Since the city is located only 20 miles from downtown Savannah, it puts it in the desired location for both residences and businesses. The city continues to experience significant growth in residential

ECONOMIC DEVELOPMENT

Pooler has taken steps to promote economic growth. Infrastructure improvements, water treatment plant expansion, and the influx of plants and manufacturing facilities are expanding the local economy. The water treatment plant and it is expected to increase capacity of the plant to 6.223 million gallons per day. The estimated to be expanded by 100 million and is expected to be

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