



FOR LEASE

Mosaic Retail
Shops



AVAILABLE | $\pm 2,000$ SF Retail Space

CONTACT

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NAI Mopper|Benton

Commercial Real Estate Services. Worldwide.



ABOUT THE PROPERTY

NAIMopper|Benton is excited to exclusively present this 2,000 SF Retail Space available For Lease.

Located at the Mosaic Development, this property presents a unique and rare opportunity for any business looking to expand into one of the fastest growing markets in Savannah, Georgia.

The Mosaic development, anchored by Costco, is a 171 + acre Mixed -Use Developments with over 600+ units of Multi-Family in the pipeline.

<u>AVAILABLE</u>	<u>Immediately</u>
<u>ZONING</u>	<u>Commercial</u>
<u>ASKING PRICE</u>	<u>Please Inquire</u>



35k VPD



C-2
Zoning



Monument
Signage



Shell
Space



84+ Parking
Spaces



BUILDING 1	SIZE	AVALABILITY	DELIVERY
Unit 101	4,000 SF	LEASED	Shell
Unit 102	2,000 SF	Available	Shell
BUILDING 4			
Unit 401	1,500 SF	LEASED	Shell
Unit 402	2,500 SF	Available	Shell
Unit 403	2,000 SF	LEASED	Shell

WETLANDS

Stoneweg Multi Family
330 UNITS- UNDER CONSTRUCTION

THOMPSON THRIFT
Multi Family 300 UNITS

Marriott
121 ROOMS

MIXED USE VILLAGE
Retail/Office/Restaurant

Mixed Use
Hotel/Restaurant

Costco
WHOLESALE

EXISTING POND

Multi Family
Under Contract

Galen
COLLEGE OF NURSING

HCA
Healthcare

PARKING SPOT

SMALL SHOPS

POOLER PARKWAY

Car Wash Express

Take 5

Starbucks Coffee

Chick-fil-ee

Parker's

Vistar

Great Clips

Wayback

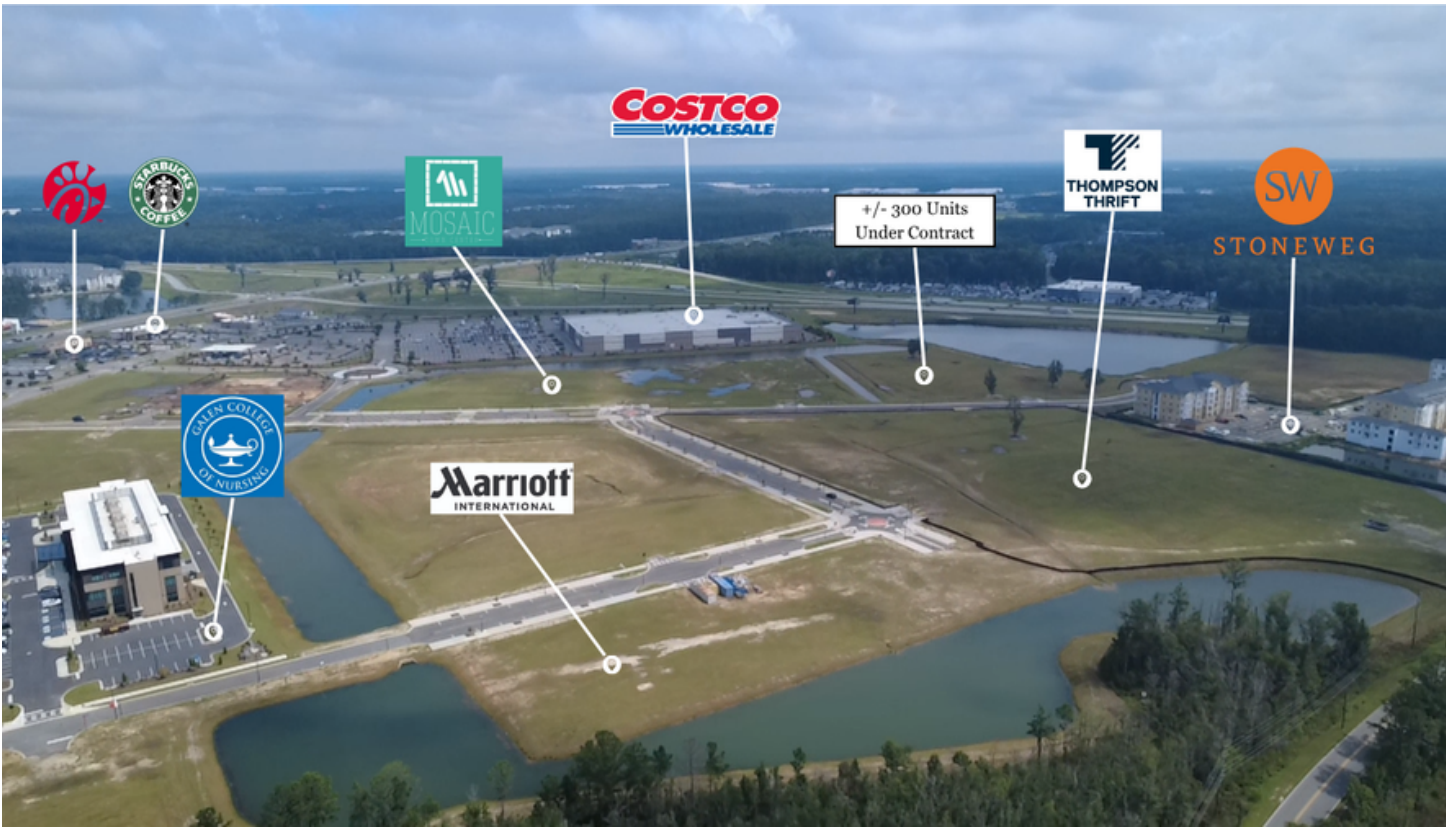
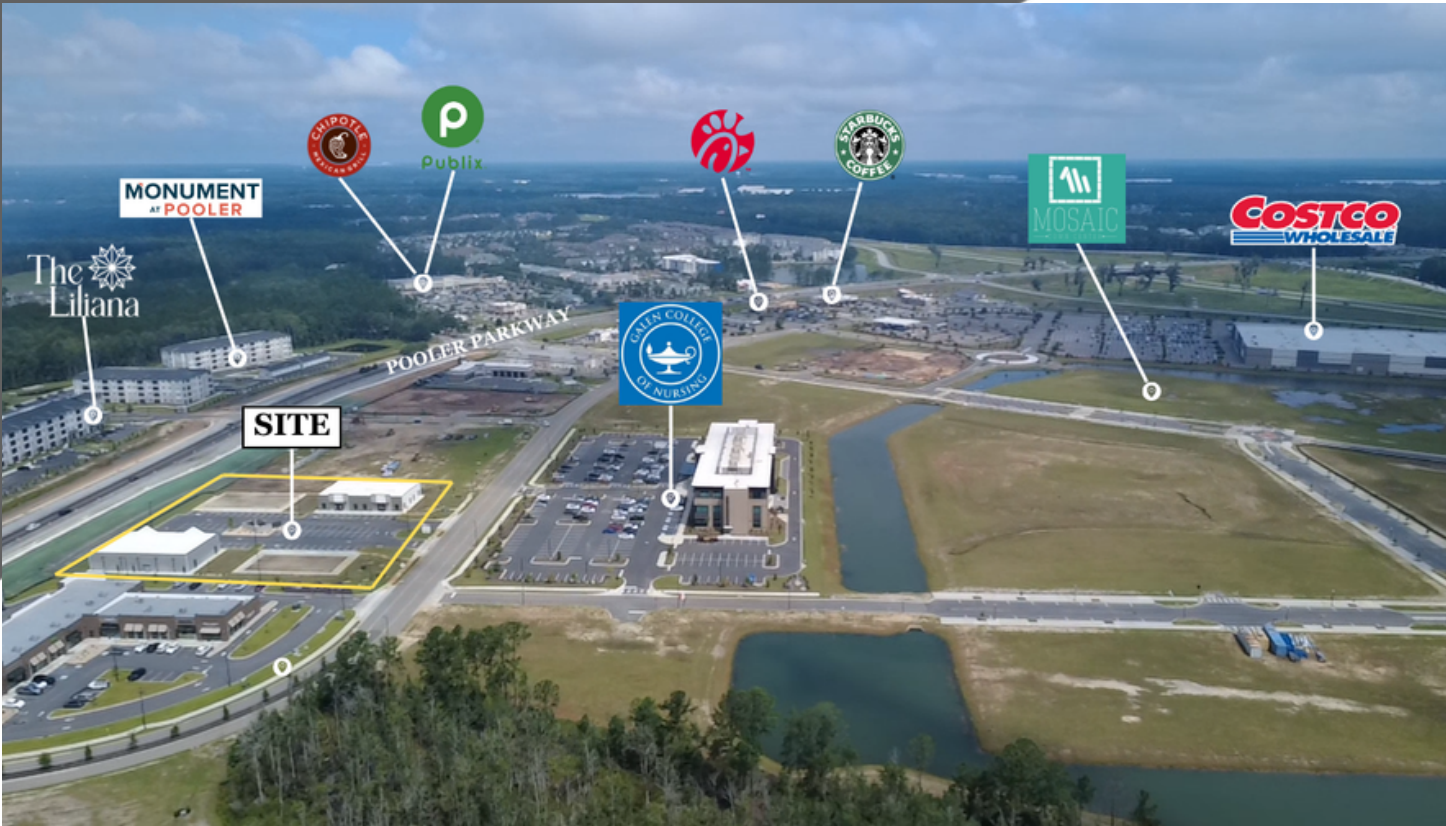
NTB

Georgia Heritage

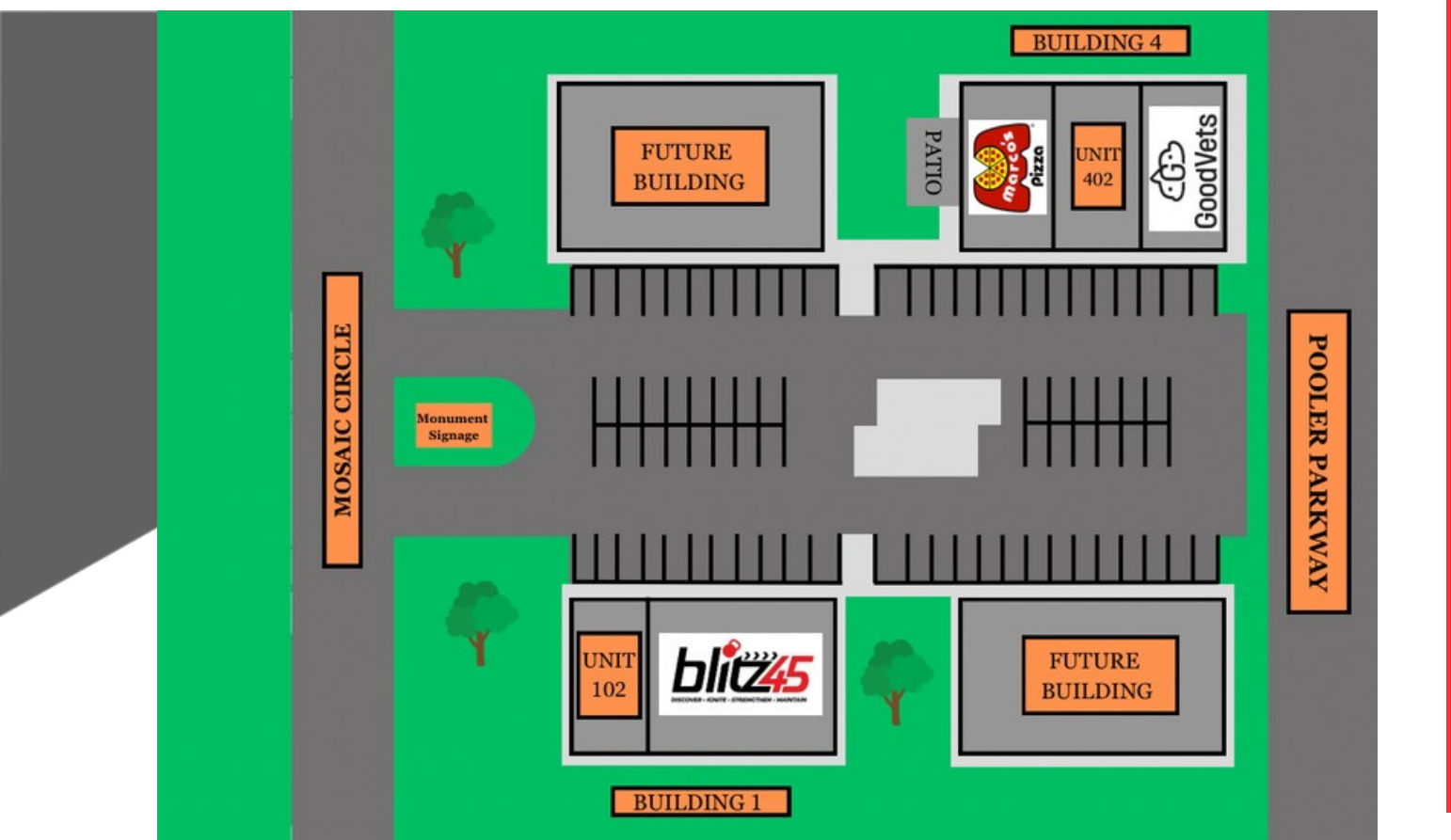
IHG

Parcel 148

AERIALS



SITE PLAN



NEARBY DEMOGRAPHICS

Miles	3 Miles	5 Miles	10 Miles
2025 Population	22,908	49,086	169,667
Households	8,436	19,576	64,632
Household Incone	\$120,814	\$106,072	\$92,570
Consumer Spending	\$300,590	\$639,845	\$1,907,734



DRIVING DISTANCES TO CITIES

ATLANTA	242 MI
JACKSONVILLE	132 MI
CHARLESTON	107 MI
NASHVILLE	491 MI
MACON	160 MI
CHARLOTTE	252 MI
ORLANDO	273 MI

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NEARBY TENANTS





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PROXIMITY TO NEARBY HIGHWAYS



I-16

Right off I-16

I-95

5 minutes via I-95

US-80

10 Minutes via Pooler Parkway

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