

POOLER, GEORGIA 31322

Mosaic Towne Center

+/- 998-27,944 SF OFFICE
FOR LEASE



ZACK ALLEN

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NAI Mopper | Benton

Commercial Real Estate Services, Worldwide.

912.358.5600 | naisavannah.com

PROPERTY FEATURES

2311 POOLER PARKWAY POOLER, GEORGIA 31322

NAI Mopper|Benton is pleased to present Mosaic Towne Center, now available for pre-leasing. Mosaic Towne Center is a large retail and office development featuring both retail and office spaces available for lease.

Part of the Mosaic Development, a 170+ acre mixed-use development featuring 950+ multifamily units, Chick-fil-A, Starbucks, Galen College of Nursing, and anchored by Costco. Mosaic Towne Center will serve as the focal point of not only the 950+ apartment units within the development, but also the greater Pooler area as a whole, including the 8,000+ home community of Savannah Quarters located directly across the street.

- **Costco Anchored**
- **950 + Units Of Multi Family**
- **Ample Parking (250+ Spaces)**
- **Right Off Pooler Parkway (+/- 35K VPD)**
- **Signage**



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AVAILABLE SUITES

<u><i>Unit</i></u>	<u><i>Size</i></u>	<u><i>Availability</i></u>
E201 E202 E203 E204	998 SF	Available
C201 C202 C203 C204	998 SF	Available
B201 B202 B203 B204	998 SF	Available
A201 A202 A203 A204	998 SF	Available
H201 H202 H203 H204	998 SF	Available
G201 G202 G203 G204	998 SF	Available
F201 F202 F203 F204	998 SF	Available

MASTER PLAN

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SITE PLAN

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AERIAL

POOLER, GEORGIA 31322

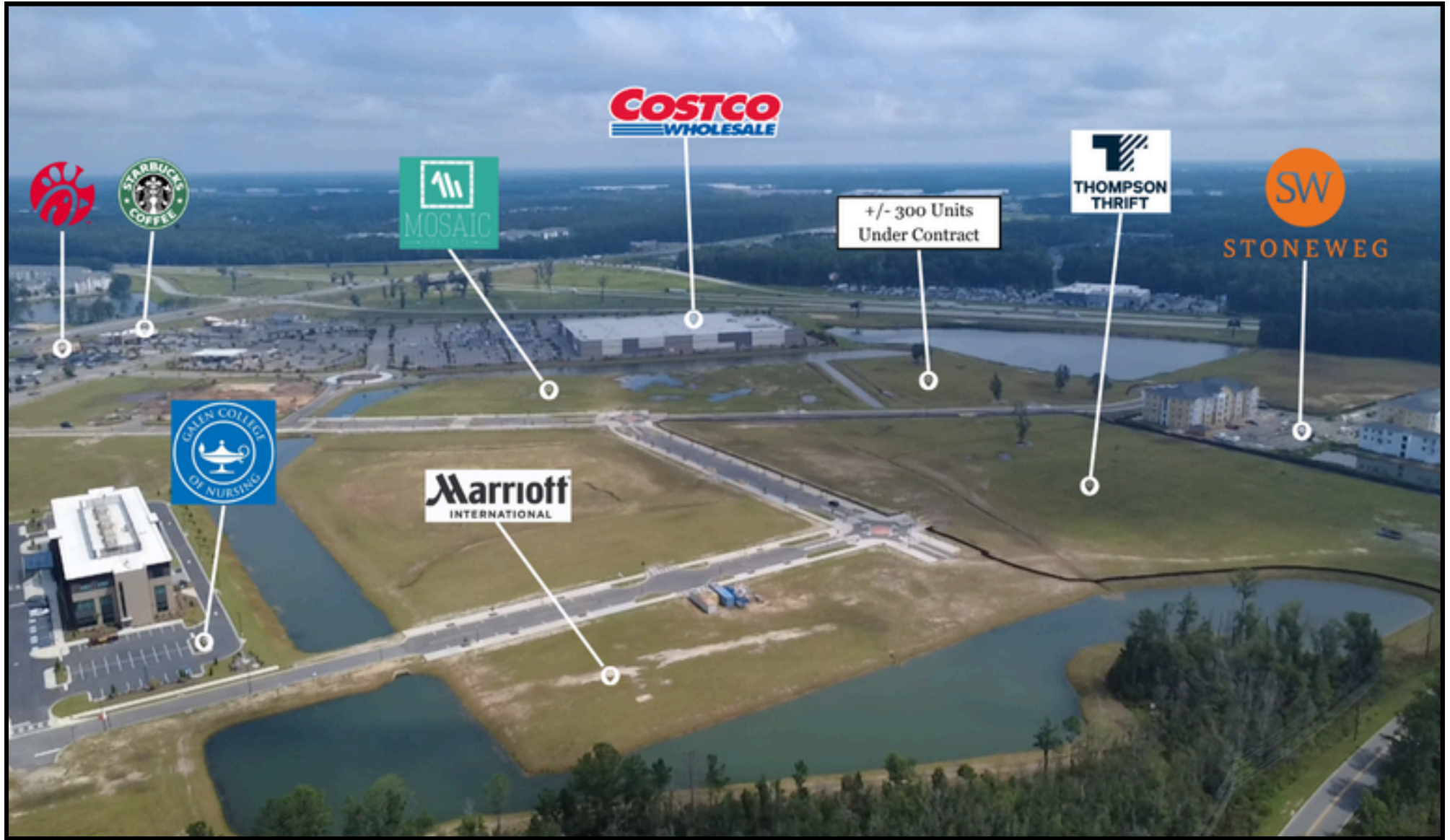


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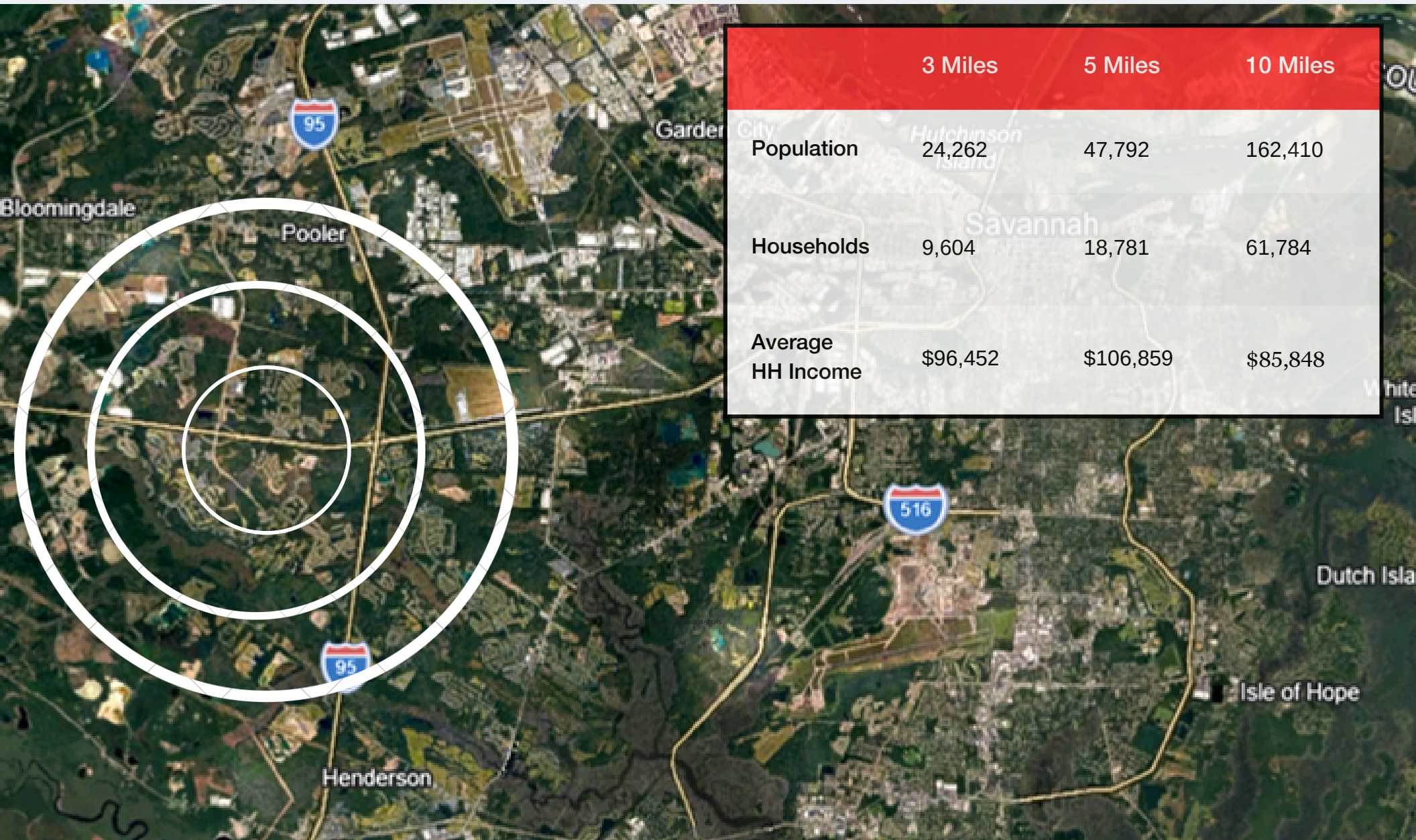
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DEMOGRAPHICS

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	3 Miles	5 Miles	10 Miles
Population	24,262	47,792	162,410
Households	9,604	18,781	61,784
Average HH Income	\$96,452	\$106,859	\$85,848