



ABOUT THE PROPERTY

The Shops at Godley Station in Pooler, GA, offers a unique inline space available for immediate occupancy. Located at 107 Grand Central Blvd., Suite 204, is 1,731 sq ft of office/retail space with a conference room, three private offices, a break room, and a private restroom. This is an ideal location for new or existing businesses seeking visibility in one of the fastest-growing cities in Georgia. With easy access from Grand Central Blvd, Pooler Parkway, I-95, I-16, and Hwy 80, tenants benefit from high traffic counts in a rapidly growing and dynamic market.

Key Highlights:

- Layout: Conference room, three private offices, break room, and private restroom
- Condition: Move-in ready office/retail configuration
- Visibility: Excellent exposure within a high-traffic commercial area
- Market: Positioned in one of Georgia's fastest-growing cities with robust residential and commercial development


HIGHLIGHTS

 **\$32/SF RENT**
\$6.575/SF NNN

 **1,731 SF**

 **RETAIL / OFFICE / MEDICAL SPACE**

 **LEASE TERM - 5 YEARS MIN PREFERRED**

 **CONVENIENTLY LOCATED NEAR POOLER PARKWAY, I-95, I-16, AND HWY 80**

INTERIOR 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

The Shops at Godley Station is strategically positioned within Pooler's premier commercial hub, surrounded by major retailers, restaurants, and professional service providers. The property benefits from high traffic counts and immediate access to major regional thoroughfares, including I-95, I-16, and Pooler Parkway, offering unparalleled connectivity throughout the Savannah metropolitan area. Pooler continues to experience rapid population and business growth, making it one of Georgia's most desirable markets for commercial investment and tenancy.

AREA DEMOGRAPHICS

2025 AREA DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
 POPULATION	13,715	53,474	152,907
 AVG. HH INCOME	\$101.6K	\$107K	\$95K
 NO. OF HOUSEHOLDS	5,771	20,517	56,839

DAYTIME EMPLOYMENT DEMOGRAPHICS

2025 AREA DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
LEISURE & HOSPITALITY	3,493	4,651	8,914
TRADE TRANSPORTATION	1,914	4,864	13,037
FINANCIAL/PROFESSIONAL	1,012	2,925	8,661
EDUCATION & HEALTH	1,451	2,928	7,052

CONSUMER SPENDING DEMOGRAPHICS

2025 DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
FOOD & ALCOHOL	\$48.1M	\$178M	\$446M
TRANSPORTATION & MAINTENANCE	\$46.7M	\$187M	\$464M
HOUSEHOLD	\$28.2M	\$111M	\$276M
ENTERTAINMENT, ETC.	\$27M	\$102M	\$261M