



Clear Lake Reserve features a diverse tenant mix, including Bagel Dock Express, Howard Family Dental, and LRP Hotels, creating a vibrant and well-balanced commercial environment. The center offers first-generation space with excellent access and strong visibility along Pooler Parkway.

Strategically positioned between I-16 and Highway 80, this prime location provides connectivity to major travel corridors. Situated in Pooler, one of Savannah's fastest-growing suburbs, the property benefits from high visibility and consistent growth.

### Available Units:

- **Building A:** +/-5,856 SF contiguous space, divisible into two suites of approximately +/-1,464 SF each
- **Building B:** +/-2,928 SF contiguous space, featuring a +/-700 SF patio ideal for restaurant or outdoor dining use.

**Delivery:** Units are delivered as a cold, dark shell, with a tenant improvement allowance available, subject to lease terms.

## HIGHLIGHTS


 RATE \$42 - \$45 PSF NNN

 5,856 SF AVAILABLE  
SUITES: 1,464 - 2,928 SF

 PIN #-51011F01018

 ZONED PUD  
RETAIL CENTER

 AMPLE ONSITE PARKING  
AVAILABLE

 CENTRALLY LOCATED ON  
POOLER PARKWAY BETWEEN  
I-16 & US HWY 80

## KATIE CHANCY

Managing Broker

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## CARLA SIMERLY

Associate

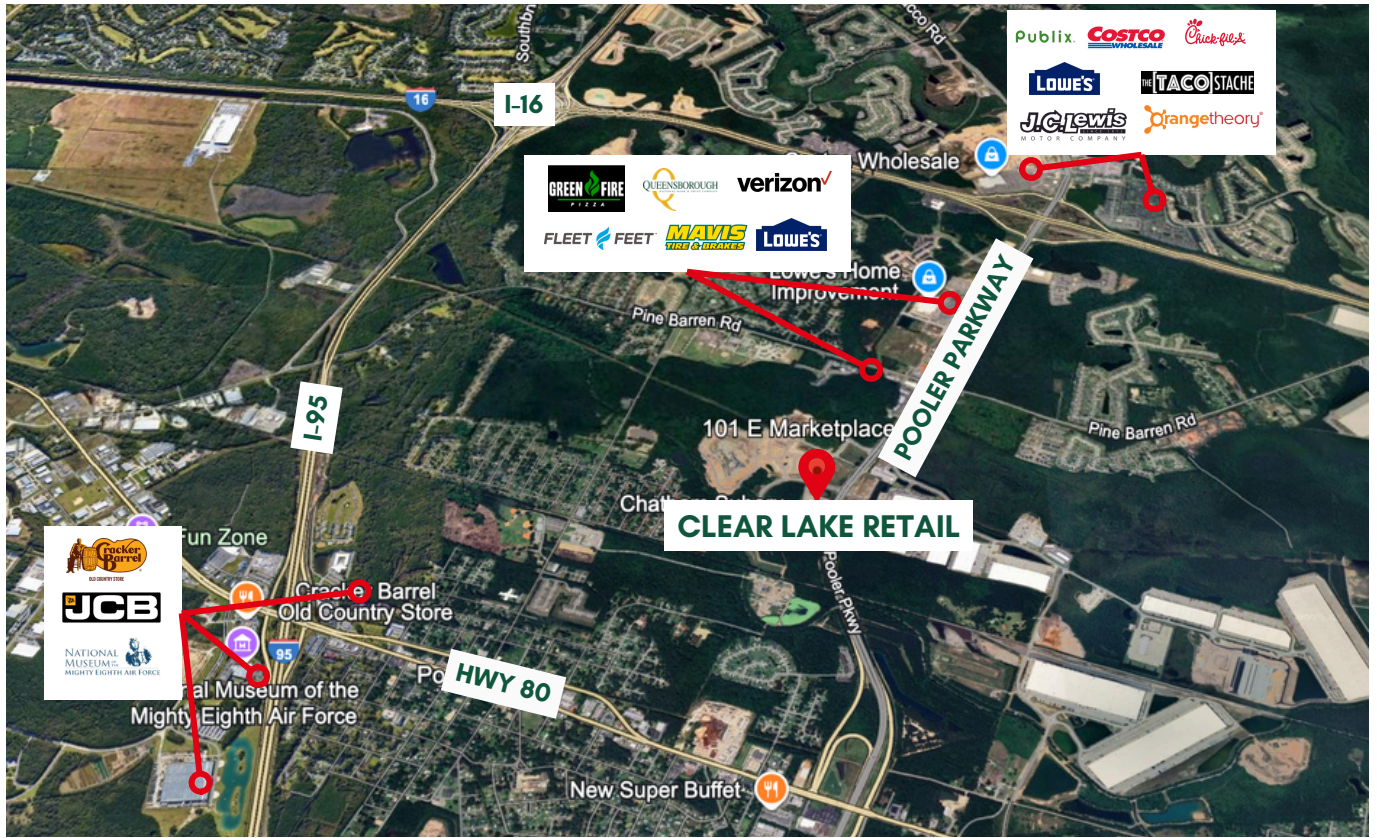
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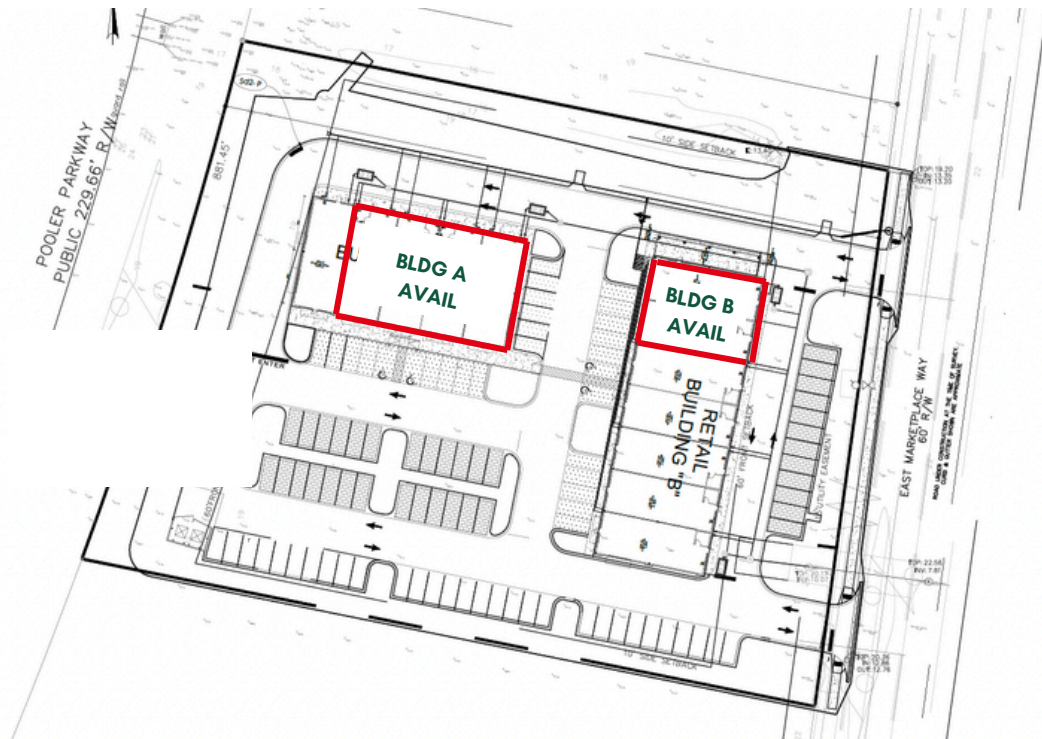
# PROPERTY IMAGES



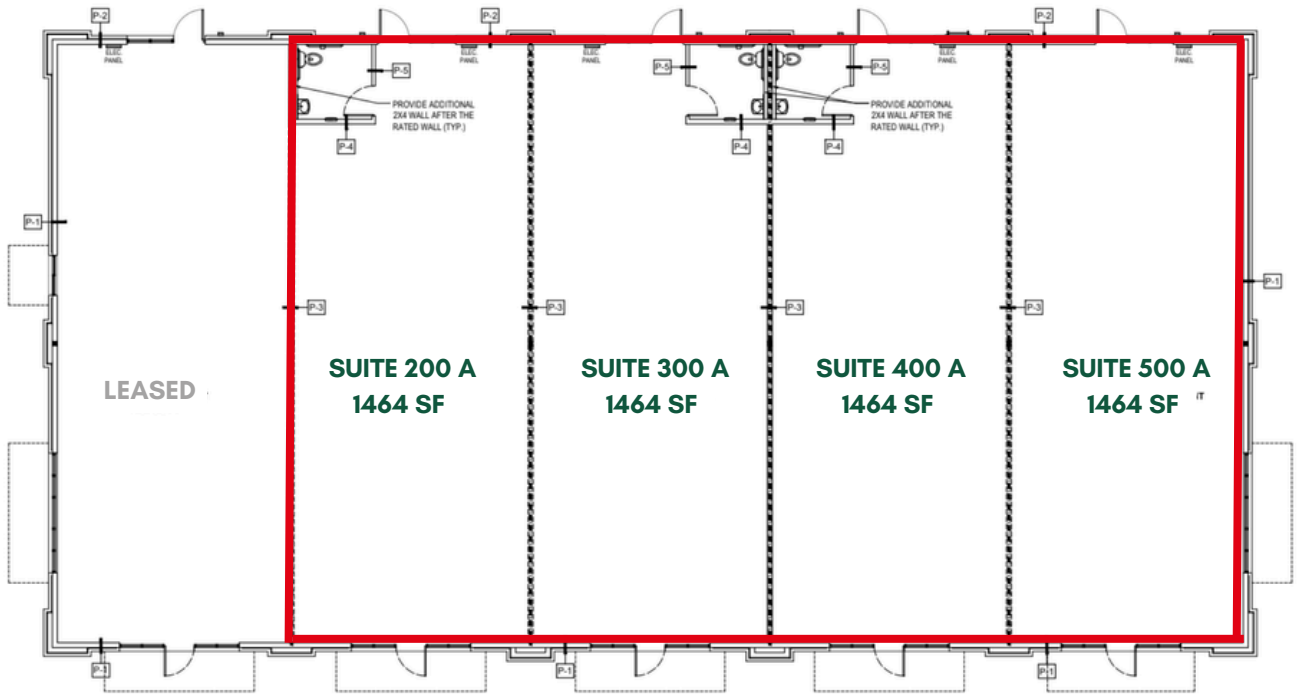
# LOCATION MAP



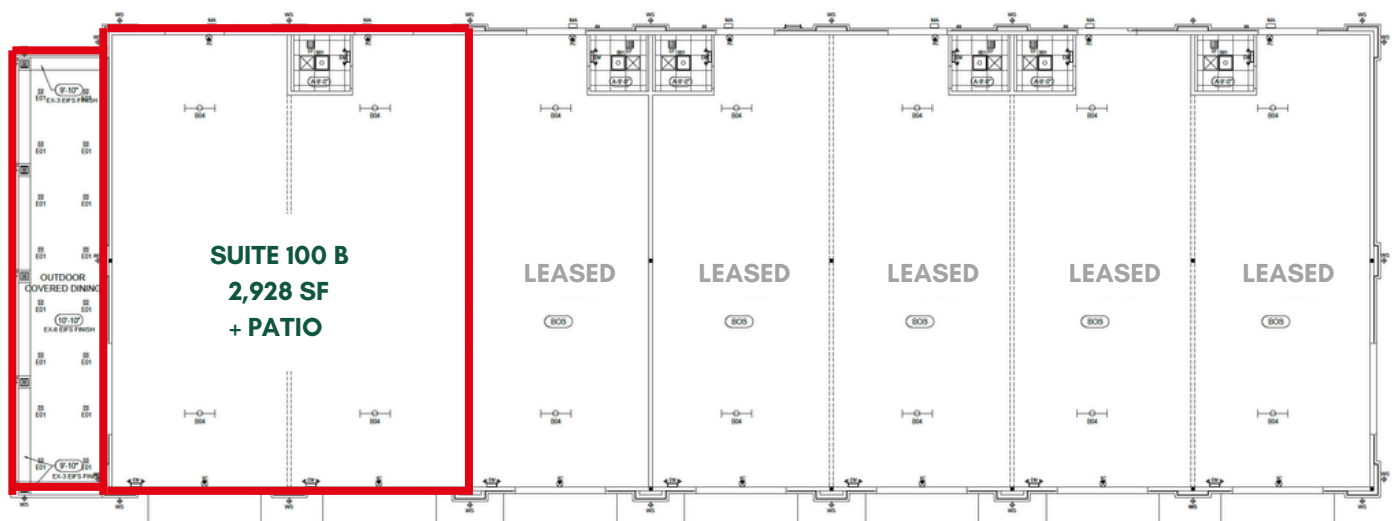
# SITE PLAN



## FLOOR PLAN BUILDING A



## FLOOR PLAN BUILDING B






1 REFLECTED CEILING PLAN  
 A103 SCALE: 1/8" = 1'-0"

## AREA INFORMATION

### 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.

### AREA DEMOGRAPHICS

2025 AREA DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
 POPULATION	15,281	47,852	172,009
 AVG. HH INCOME	\$97.6K	\$113.8K	\$92.1K
 NO. OF HOUSEHOLDS	6,144	18,850	64,202



#### DAILY TRAFFIC COUNT

POOLER PARKWAY	24,444
PINE BARREN RD	14,332
I-95	72,180



#### TRAVEL DISTANCES

0.2 MILES TO POOLER PARKWAY  
3 MILES TO INTERSTATE 95  
1.7 MILES TO INTERSTATE 16  
11.7 MILES TO GA PORTS AUTHORITY  
5.5 MILES TO SAVANNAH  
INTERNATIONAL AIRPORT

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