

FOR LEASE

1557 Pooler Pkwy

1557 POOLER PKWY POOLER, GA 31322



INVESTMENT SUMMARY

1557 Pooler Pkwy, conveniently located in the affluent and rapidly growing community of Pooler, GA. This retail center is strategically located in a high traffic area on Pooler Parkway. With an Average Daily Traffic Count of 60,000+, it is surrounded by COSTCO, Lowes, Publix, St. Joseph Candler Health System and McDonald's many other regional restaurants. It boasts a well-established, diverse tenant mix that brings frequent traffic to the center. Tenants include GreenFire Pizza, Pooler Family Rx (Pharmacy),

PROPERTY SUMMARY

Building SqFt	7,900 SqFt
Year Built	2019
Lot Size (acres)	1.15
Parcel ID	5-1010 -01-065
Zoning Type	Commercial
County	Chatham
Frontage	205.00 Ft
Coordinates	32.092145,-81.274249

PROPERTY HIGHLIGHTS

- Signage opportunities visible along a high-traffic street.
- Property is strategically located in Pooler with direct frontage on Pooler Pkwy.
- Lighted Parking Lot with Ample Parking.

eXp Realty

Promenade II 1230 Peachtree St NE, 19th Floor
Atlanta, GA 30309

Office: 888-959-9461
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MILAP PATEL

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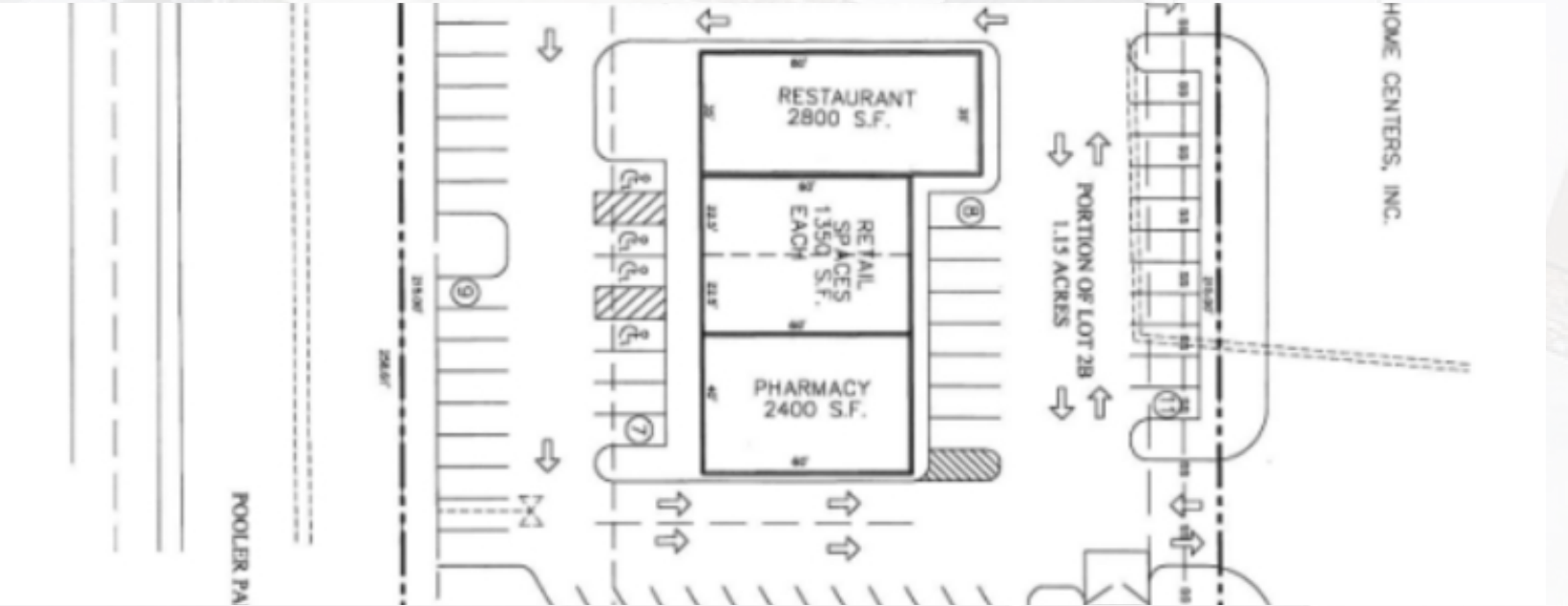
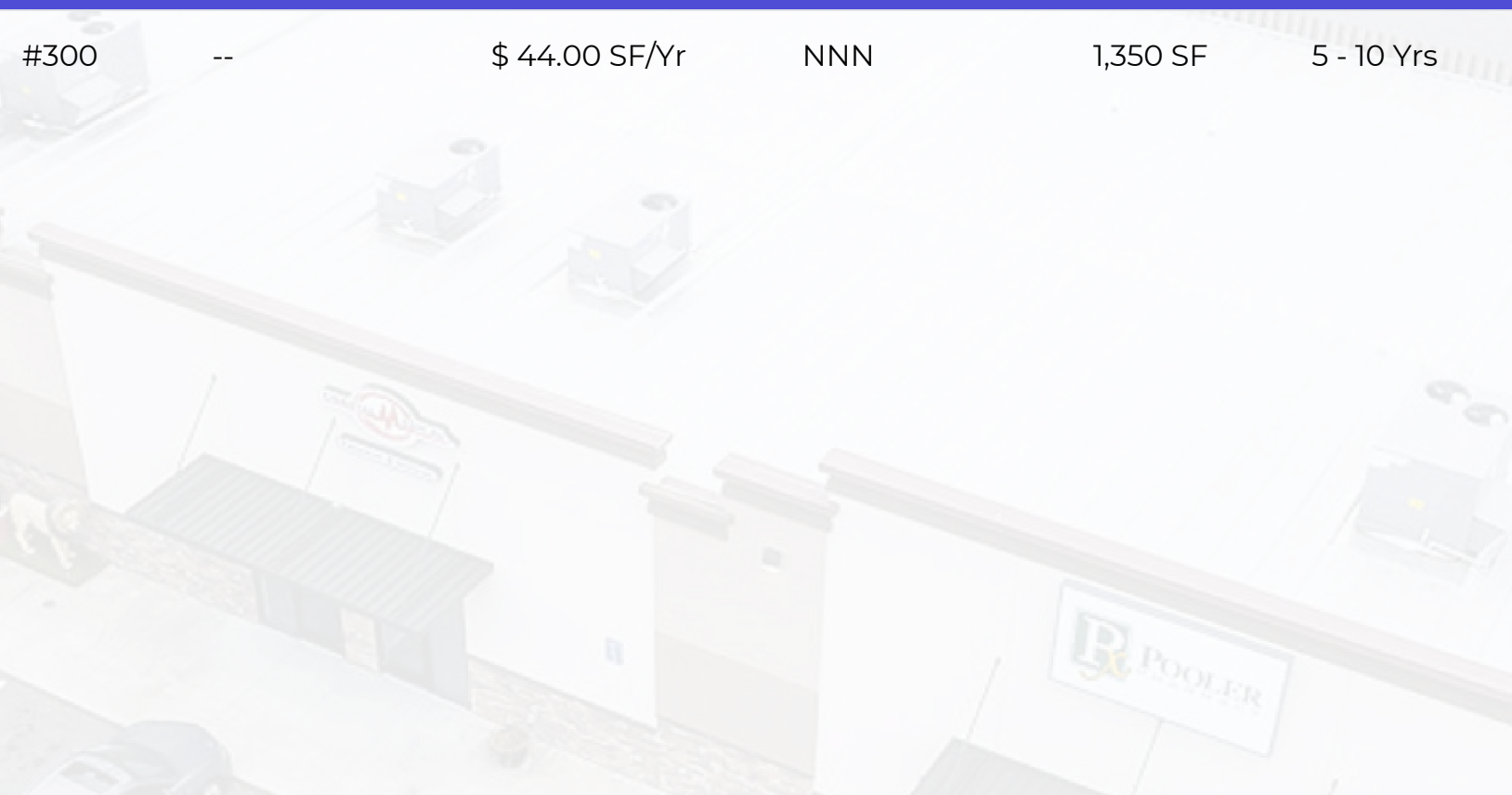
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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#300	--	\$ 44.00 SF/Yr	NNN	1,350 SF	5 - 10 Yrs



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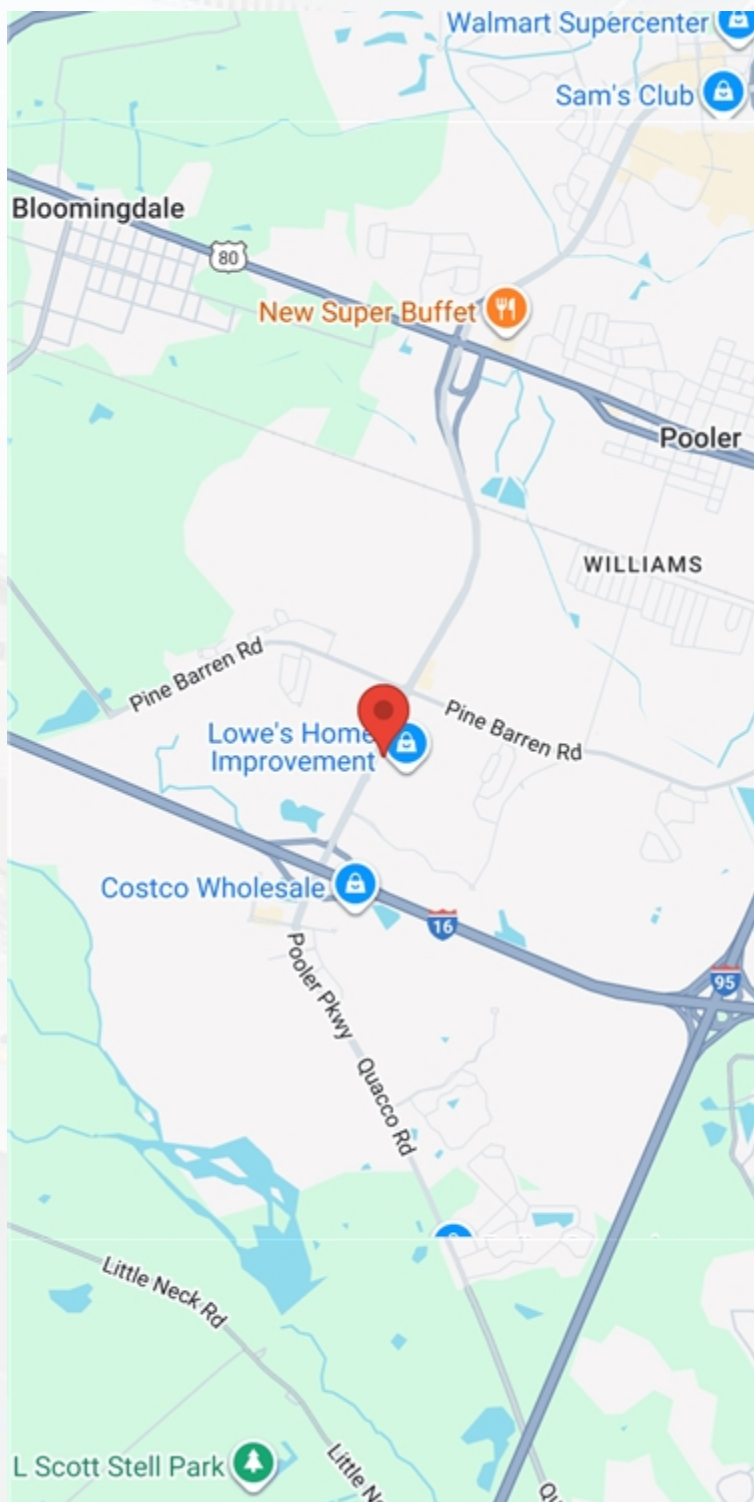
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	695	8,161	13,706
2010 Population	2,792	17,574	33,799
2025 Population	6,057	28,098	51,100
2030 Population	6,307	30,488	55,654
2025-2030 Growth Rate	0.81 %	1.65 %	1.72 %
2025 Daytime Population	4,208	23,471	50,486

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	40	732	1,263
\$15000-24999	41	251	612
\$25000-34999	189	507	879
\$35000-49999	286	1,201	2,016
\$50000-74999	282	1,716	2,786
\$75000-99999	573	1,761	3,247
\$100000-149999	674	2,565	4,259
\$150000-199999	241	1,474	2,530
\$200000 or greater	290	1,248	2,769
Median HH Income	\$ 94,062	\$ 92,337	\$ 93,978
Average HH Income	\$ 117,653	\$ 116,070	\$ 120,221

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	297	3,015	5,035
2010 Total Households	1,119	6,584	12,827
2025 Total Households	2,617	11,454	20,361
2030 Total Households	2,764	12,603	22,369
2025 Average Household Size	2.31	2.44	2.5
2025 Owner Occupied Housing	957	6,730	12,150
2030 Owner Occupied Housing	1,009	7,287	13,317
2025 Renter Occupied Housing	1,660	4,724	8,211
2030 Renter Occupied Housing	1,756	5,316	9,051
2025 Vacant Housing	200	1,051	1,961
2025 Total Housing	2,817	12,505	22,322



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ABOUT POOLER

Pooler is a city in Chatham County, Georgia, United States. According to the official 2020 U.S. census, the population was 25,711, up 34.3% from the 2010 population of 19,140. Pooler is located northwest of Savannah along Interstates 95 and 16.

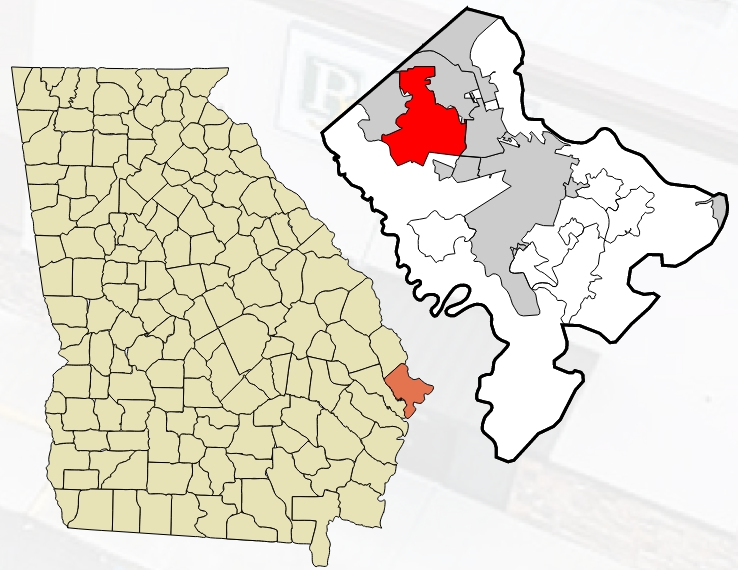
CITY OF POOLER

COUNTY CHATHAM

AREA

CITY 27.9 SQ MI
LAND 27.7 SQ MI
WATER 0.2 SQ MI
ELEVATION 20 FT

POPULATION



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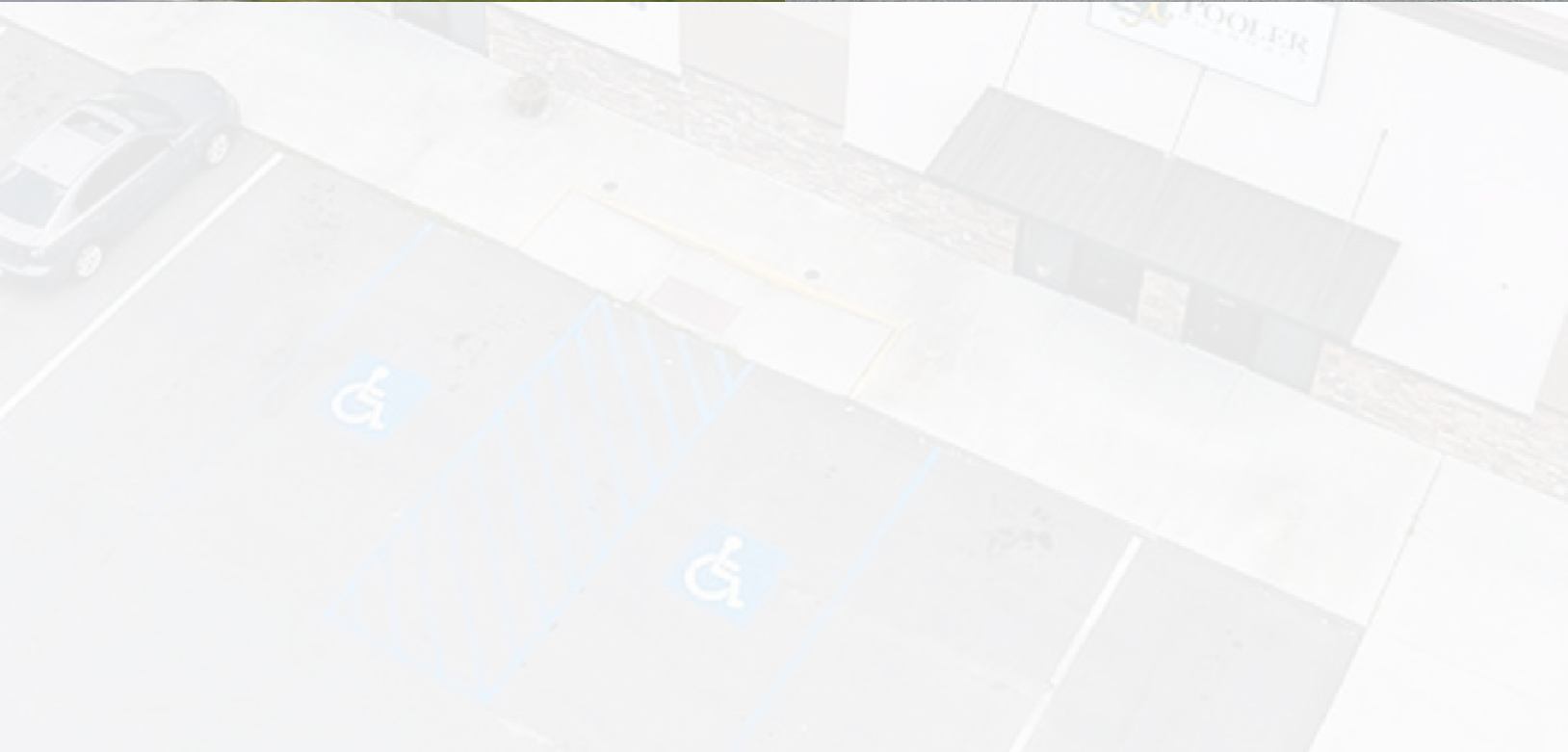
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