



MOSAIC TOWN CENTER

A signature architectural vision.
The tower as an iconic defining element.



NOW PRELEASING | ± 2,248 - 31,472 SF

CONTACT

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NAI Mopper|Benton

Commercial Real Estate Services. Worldwide.



ABOUT THE PROPERTY

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

AVAILABLE	<u>Pre-Leasing</u>
ZONING	<u>Commercial</u>
ASKING PRICE	Please Inquire



40K VPD



Anchored



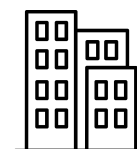
Signage



Shell
Space



250 +
Parking Spaces



950+ Multi-
Family Units

UNITS AVAILABLE

UNIT	SIZE	AVAILABILITY	DELIVERY
Unit E101	2,248 SF	Available	Shell
Unit E102	2,248 SF	Available	Shell
Unit C102	2,248 SF	Available	Shell
Unit C102	2,248 SF	Available	Shell
Unit B102	2,248 SF	Available	Shell
Unit B102	2,248 SF	Available	Shell
Unit A102	2,248 SF	Available	Shell
Unit A102	2,248 SF	Available	Shell
Unit H102	2,248 SF	Available	Shell
Unit H102	2,248 SF	Available	Shell
Unit G102	2,248 SF	Available	Shell
Unit G102	2,248 SF	Available	Shell
Unit F102	2,248 SF	Available	Shell
Unit F102	2,248 SF	Available	Shell

RENDERINGS



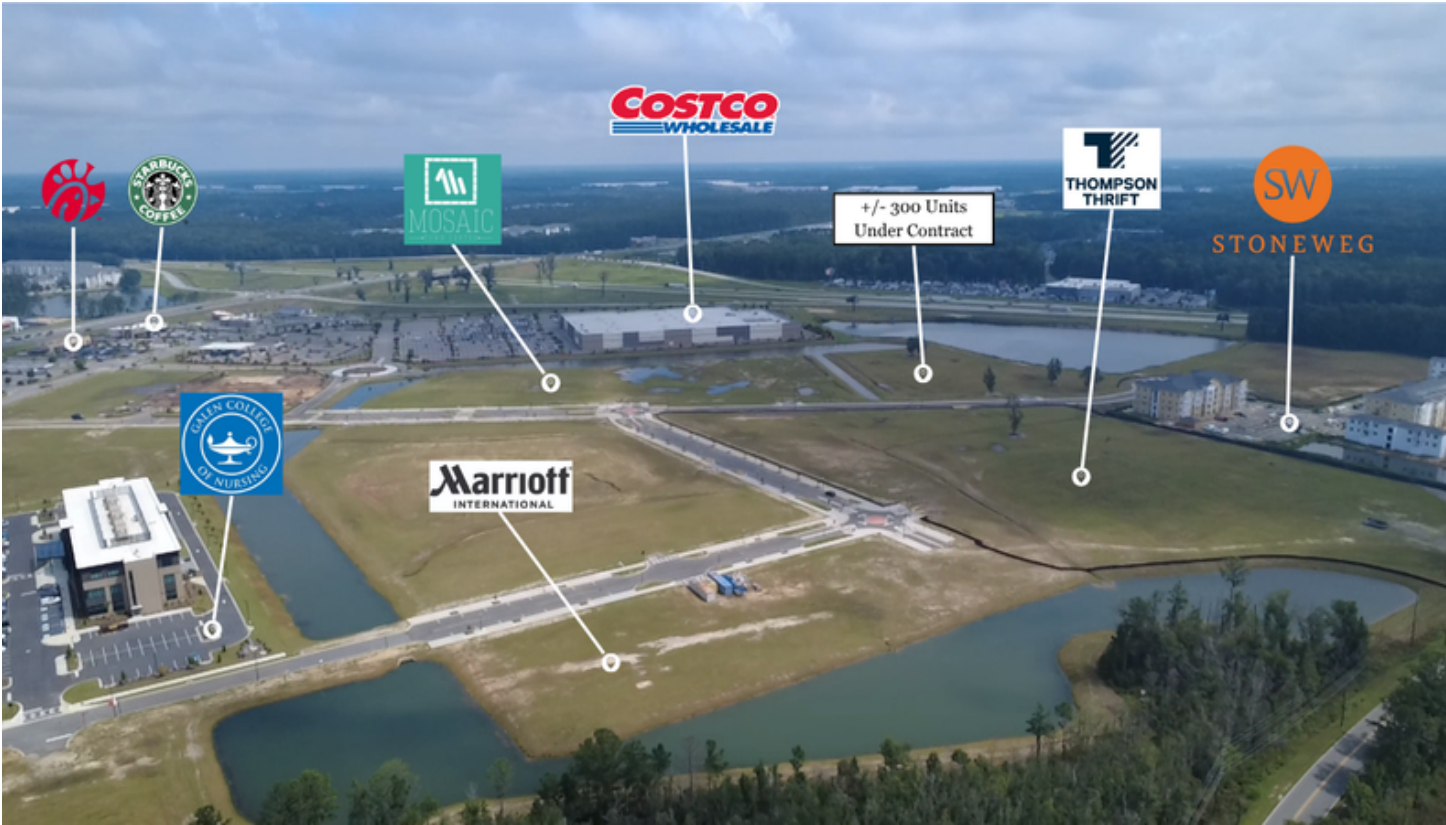
RETAIL SITE PLAN



MASTER PLAN



AERIALS



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 Income	\$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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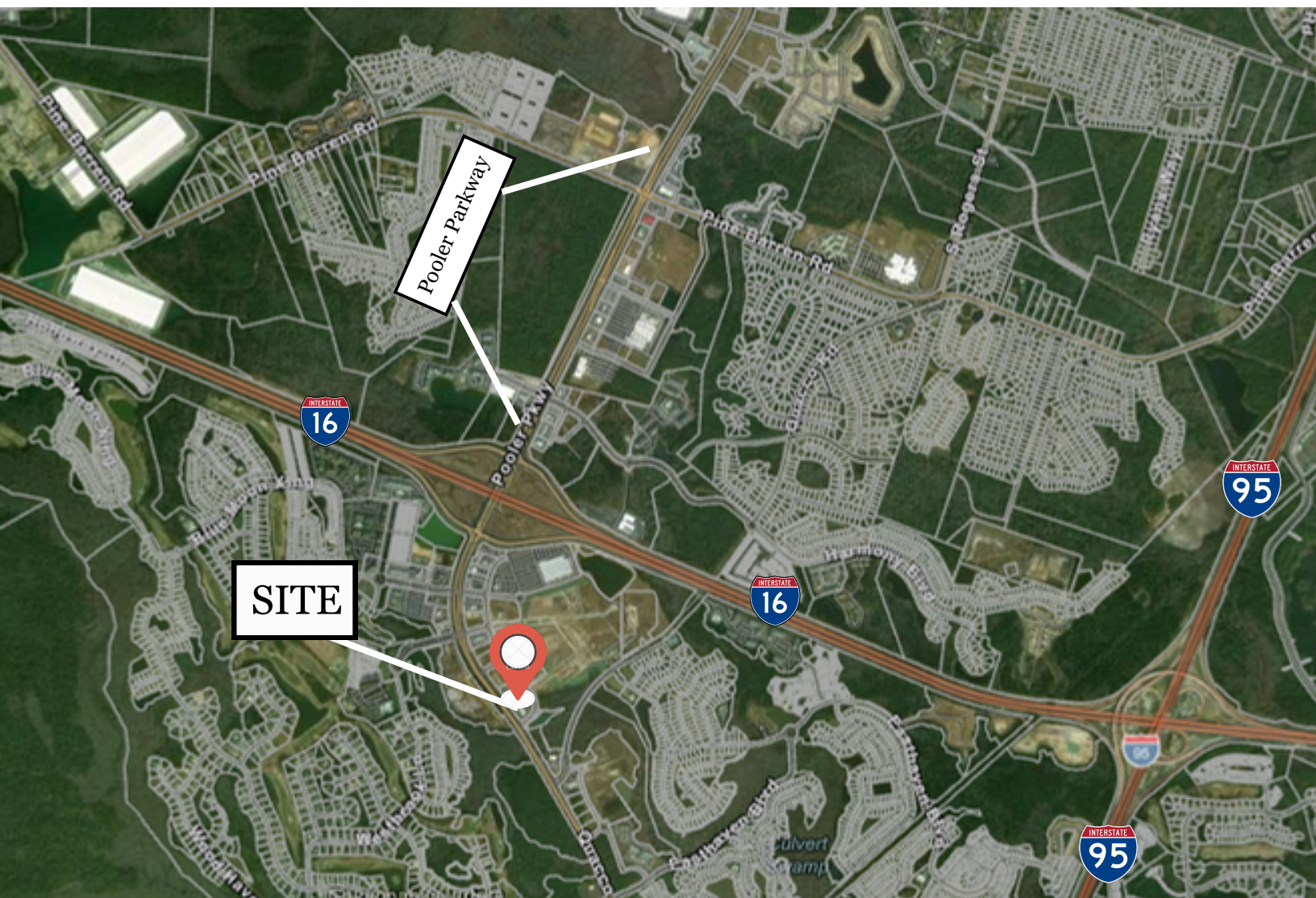
NEARBY TENANTS





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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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