

MATTHEWS™

FREESTANDING 2ND GENERATION RESTAURANT BUILDING

FOR LEASE



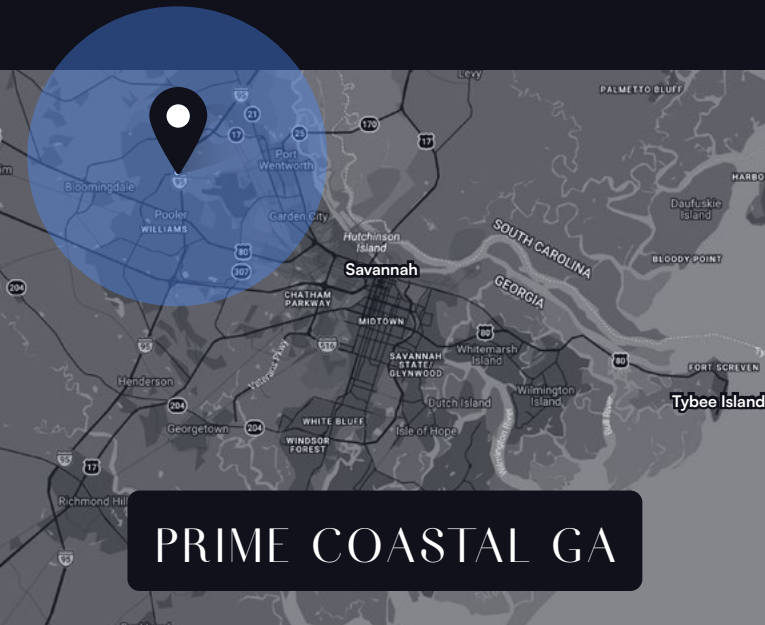
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SAVANNAH GA MSA

110 POOLER PARKWAY ♦ POOLER, GA 31322

±4,645 SF
Available

±1.22 AC
Land Area



PROPERTY OVERVIEW

- ◆ **Second Generation Restaurant Space** For Lease
- ◆ Located in the Heart of the **Region's Major Retail Corridor** with more than **2.2 million square feet of retail space** within a **1.5-mile radius**
- ◆ .05 mile North of **Tanger Outlets Savannah** (85+ Retail Outlet Stores)
- ◆ Positioned along **Pooler Parkway (33,000 VPD)** providing **excellent visibility** and exposure
- ◆ Located less than .05 mile from **I-95 and I-16**, capturing **interstate travelers** as well as residents throughout the greater Savannah trade area

Major Retailer Draws

Walmart
Supercenter



sam's club

COSTCO
WHOLESALE

Publix

LOWE'S

DICK'S
SPORTING GOODS

T.J. maxx

33K VPD
Pooler Parkway

2.2M SF
Regional Retail Corridor

0.5 MI
From I-95 and I-16



MARKET AERIAL





Villas at Park Ave
±238 Units

Pooler Marketplace
Publix
ZENSHI pure barre
CLEAN JUICE Great Clips
Little Caesars

DUNKIN'

CVS

Towne Lake
±107 Homes

Godley Station Professional Park
±120,000 SF Office & Medical Office

The Carlyle at Godley Station
±312 Units

at home

COLD STONE CREAMERY

Villas at Park Ave
±238 Units

HOBBY LOBBY
SHOE STATION
ULTA
DICK'S
HomeGoods

The Preserve at Godley Station
±380 Units

AT&T
SMOOTHIE KING

Village on Pooler Pkwy
TJ-MAXX
ROSS
MICHAEL'S
KIRKLAND'S
PET SMART

Royal Cinemas IMAX

extended STAY AMERICA
tropical CAFE
WHICH WICH
AMERICA'S BEST

Applebee's

La Parrilla

sam's club

ZAXBY'S

SONIC

TACO BELL

FIVE GUYS

McDonald's

AMERIS BANK

baldinos

aloft

Cheddar's

PRIMES & GAMES

Tanger Outlets Savannah
NikeFactoryStore
LOFT
planet fitness
COACH
Columbia
H&M
POLO RALPH LAUREN

Holiday Inn

Red Roof

NAVY FEDERAL Credit Union

TRUIST

MURPHY USA

Arby's

Huntington

THE HOME DEPOT

Longshore Commons Apartments
±312 Units

Subject Property
110 Pooler Pkwy

Walmart Supercenter

FOUR POINTS BY SHERATON

tru

Hampton

Hilton Garden Inn

Comfort INN & SUITES

CANDLEWOOD SUITES

Fairfield BY MARRIOTT

EMBASSY SUITES HOTELS

HOMewood SUITES by Hilton

Pooler Pkwy ± 31,300 VPD

± 90,900 VPD

INTERSTATE 95

ZOOMED-IN AERIAL



Tanger Outlets Savannah

WELCOME TO POOLER, GA

- ◆ **One of the fastest-growing municipalities in Coastal Georgia**, driven by sustained residential and commercial development.
- ◆ Strategically positioned within the Savannah MSA, serving as a **major retail, dining, and hospitality destination**.
- ◆ Benefits from **exceptional regional accessibility** via Interstates 95 and 16, connecting the market to the Southeast and the Port of Savannah.
- ◆ **Strong employment growth** supported by logistics, manufacturing, healthcare, tourism, and distribution industries.
- ◆ Serves a **broad consumer base** of local residents, commuters, business travelers, and tourists visiting the Savannah coastal region.

Accessibility & Regional Connectivity

2 MI

Savannah/Hilton Head
International Airport

5 MINUTES

10 MI

Downtown
Savannah

15 MINUTES

40 MI

Hilton Head Island,
South Carolina

45 MINUTES

Strategically positioned at the intersection of Interstates 95 and 16, the Property offers **exceptional regional connectivity to major Southeastern markets**. Its prime Pooler location provides convenient access to Savannah's urban core, Savannah/Hilton Head International Airport, and popular coastal destinations, while benefiting from **strong traffic volumes** that enhance visibility and accessibility for both local residents and regional travelers.

80K VPD

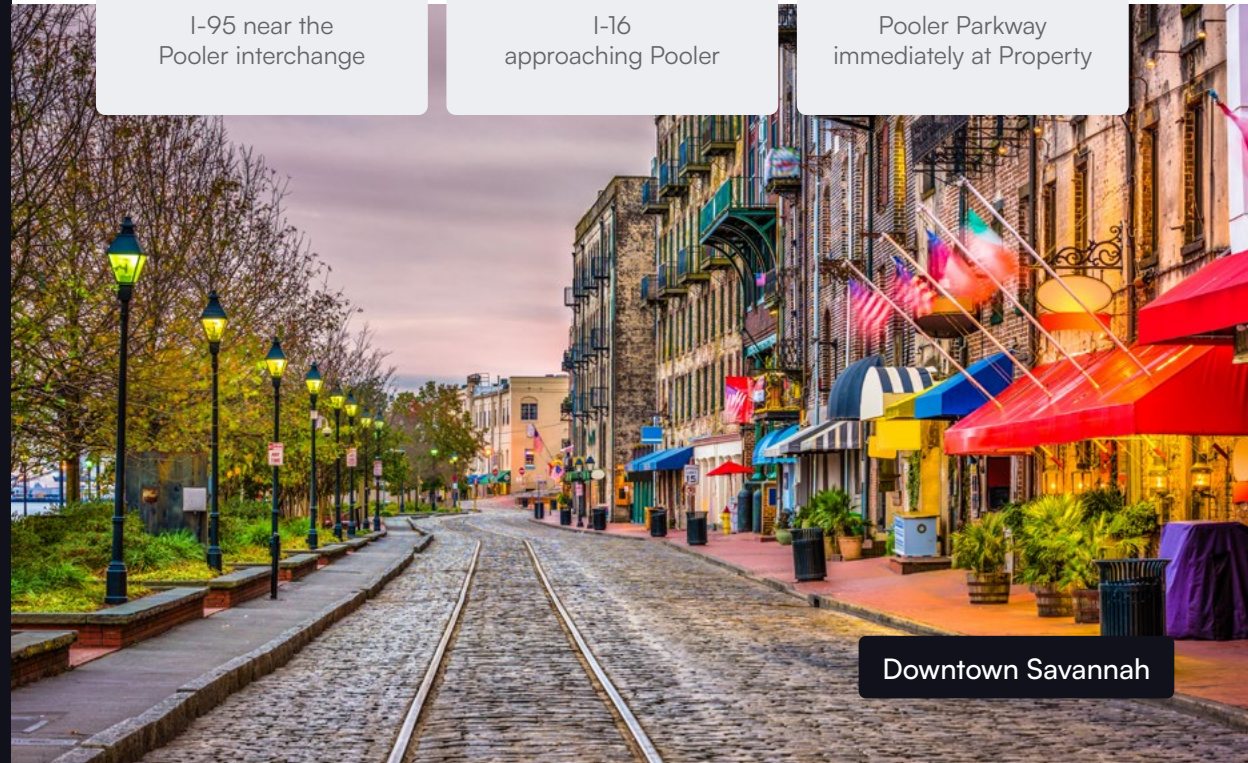
I-95 near the
Pooler interchange

60K VPD

I-16
approaching Pooler

33K VPD

Pooler Parkway
immediately at Property



Downtown Savannah



Hospitality & Tourism

Pooler benefits from one of the **Southeast's strongest hospitality and tourism markets**, generating consistent demand from business travelers, leisure visitors, airport passengers, and regional events. **Located just minutes from Savannah/Hilton Head International Airport** and directly along I-95, the Property is **surrounded by thousands of hotel rooms** while offering **convenient access to Historic Savannah, Tybee Island**, and the region's premier attractions.

Pooler, GA

THE FRONT DOOR TO SAVANNAH

- ◆ **2.7 Million** annual hotel guest stays
- ◆ **4.23 Million** airport passengers (2025)
- ◆ **15 Minutes** to Historic Savannah
- ◆ **30 Minutes** to Tybee Island
- ◆ **500K+** St. Patrick's Day attendees annually



50 Hotels

Within a 3-Mile Radius
from Subject

12.9M

Annual Visitors to
Savannah Region

Where Tourism Meets **Daily Demand**

DEMOGRAPHICS

Highlights

	1 mile	3 miles	5 miles	10 miles
Population				
2026 Estimated Population	4,256	26,772	52,535	164,602
2031 Population Projection	4,448	28,034	55,475	175,520
Projected Annual Growth 2026-2031	1.00%	1.20%	1.80%	2.30%
Income				
2026 Est. Average Household Income	\$111,526	\$101,703	\$102,929	\$94,118
2026 Est. Median Household Income	\$93,645	\$87,921	\$88,179	\$75,101
Households				
2020 Households	2,072	10,662	20,137	61,826
2026 Households	2,166	11,171	21,277	66,055
Annual Growth 2021-2026	1.20%	1.80%	2.40%	2.50%

> Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCES

 **esri**  **CoStar**TM

1.80%

Projected Population
Growth within 3 Miles

164K

Estimated Population
within 10 Miles



LEASING DISCLAIMER

This Leasing Package contains select information pertaining to the business and affairs located at **110 Pooler Parkway, Pooler, GA 31322** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered. In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

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POOLER, GA 31322

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EXCLUSIVELY LISTED BY

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