

GODLEY STATION PROFESSIONAL PARK

1000 TOWNE CENTER BLVD
BUILDING 700
POOLER, GA 31322

Adam Bryant, CCIM, SIOR
Partner
912.667.2740
adam.bryant@svn.com





PROPERTY INFORMATION

Property Summary
Property Highlights
Building Plan | Building 700
Floor Plan | Suite 704
Interior Photos | Suite 704

LOCATION INFORMATION

Aerial View | Park
Aerial View | Park
Site Plan | Godley Station Professional Park
Aerial | Godley Station Professional Park
Aerial | Godley Station Retail
Aerial | I-95 & Pooler Parkway
Aerial | Savannah MSA
Location Maps

DEMOGRAPHICS

Demographics Report

ADVISOR BIO & CONTACT

Advisor Bio & Contact

1

2

3

4

1 PROPERTY INFORMATION

1000 Towne Center - Building 700
Pooler, GA 31322

Property Summary



Lease Rate **\$34.00 SF/YR, MG**

OFFERING SUMMARY

Available SF:	1,709 SF
Building Size:	8,545 SF
Year Built:	2006
Zoning:	PUD
Market:	Savannah
Submarket:	Pooler
APN:	51014 01327

PROPERTY OVERVIEW

SVN is pleased to offer ±1,709 square feet of medical or professional office space for lease in Building 700 at Godley Station Professional Park. Most recently built out for a medical user, Suite 704 features a lobby/waiting area with a dedicated check-in office with a pass-through window, 3 exam rooms, 2 nurse stations, 1 private office, 2 restrooms, a supply room (that could be converted for additional exam room or office) and a storage closet. The suite also includes a large open area suitable for a variety of administrative or clinical needs. Building 700 was constructed in 2006 and has numerous upgrades such as an all-brick exterior and storefront glass. With multiple points of access and abundant parking for employees and visitors already in place, this would be an ideal opportunity to join a cohesive mix of existing businesses at the park, including Godley Station Dental, South Coast Health, New River Veterinary Specialists, Savannah Pediatrics, Jedson Engineering, the Georgia Eye Institute and others. Shown by appointment only – do not disturb the occupant.

LOCATION OVERVIEW

The Godley Station Professional Park is located on Towne Center Boulevard within Godley Station. Godley Station is a 5,800-acre master-planned development just west of Savannah. Residential and commercial growth can be attributed to a number of economic drivers including: the Georgia Ports Authority; the tourism industry; employers such as Gulfstream, Colonial Oil, GA Pacific, the Air National Guard, Amazon, Mitsubishi; and the Fort Stewart and Hunter Army Airfield military bases. The area is home to the Sav/HH International Airport and is logistically centralized for convenient travel to anywhere within the Savannah area, with quick access to both I-95 and I-16.

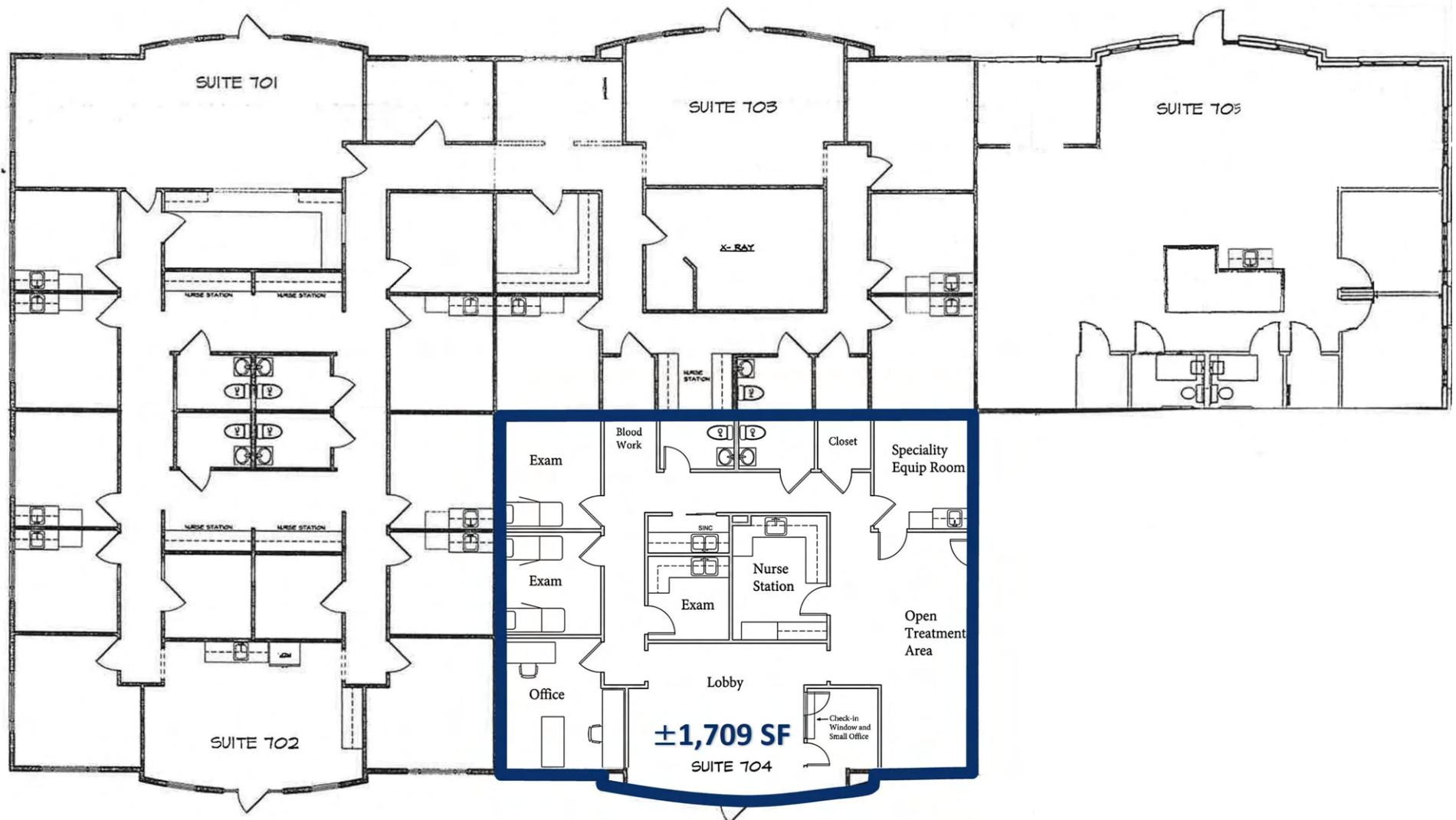
Property Highlights

PROPERTY HIGHLIGHTS

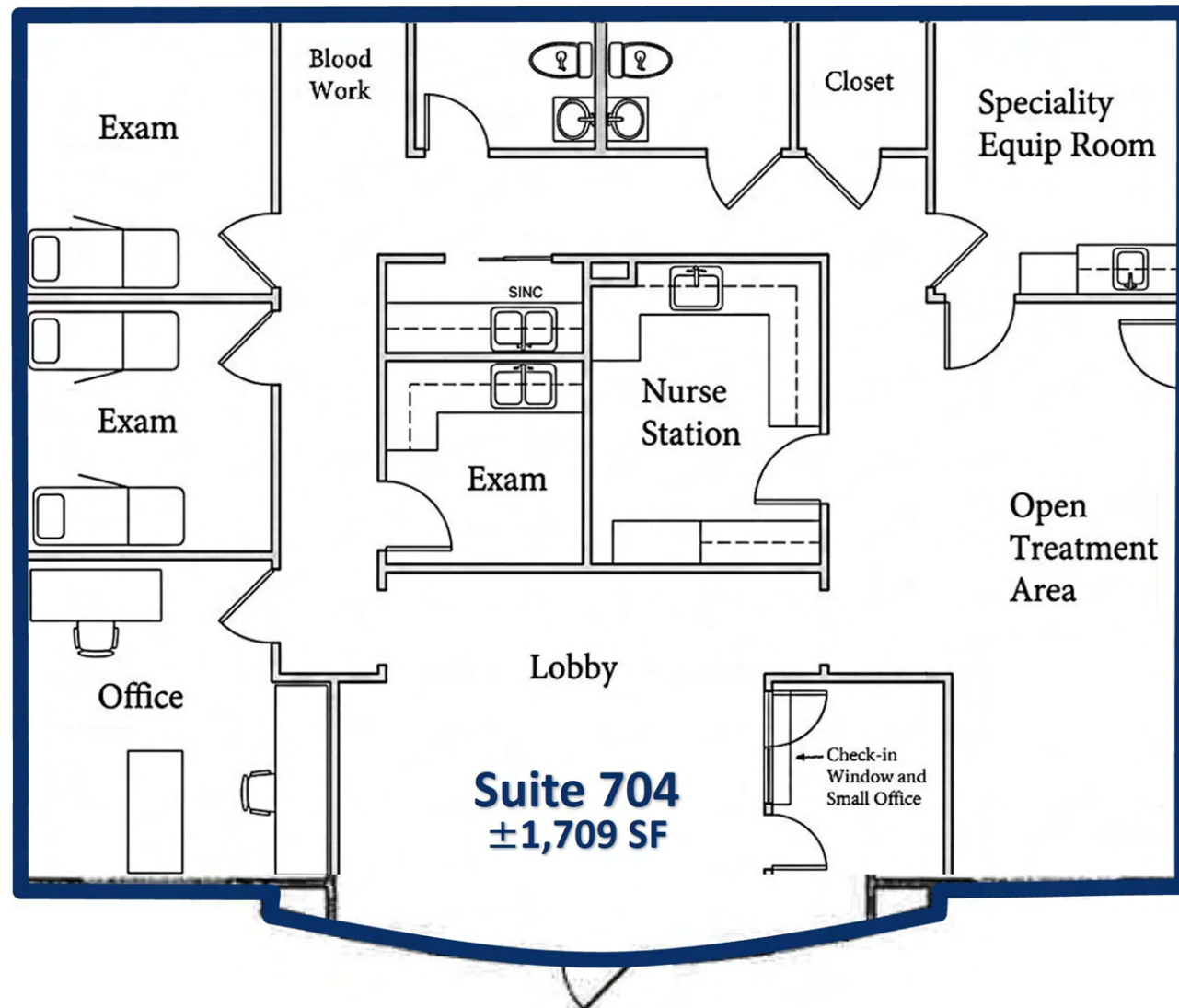
- ±1,709 Square Feet of Professional Medical or Office | For Lease
- Lobby/Waiting w/Dedicated Check-In; Large Open Area; 3 Exam Rooms; 2 Nurse Stations; Private Office
- Very Well-Maintained Godley Station Professional Park w/All-Brick and Glass Exterior
- Multiple Access Points; Abundant Parking for Employees and Visitors
- Cohesive Mix of Medical and Professional Businesses: SouthCoast Health, Godley Station Dental
- Just off Pooler Parkway; Centralized Location; Convenient and Quick Access to I-95, I-16, Airport



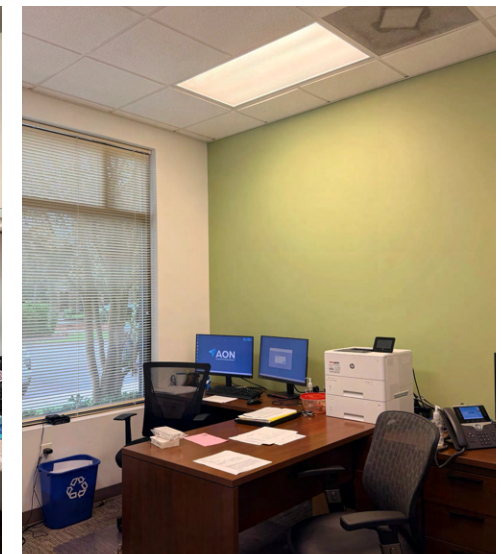
Building Plan | Building 700



Floor Plan | Suite 704



Interior Photos | Suite 704



2 LOCATION INFORMATION

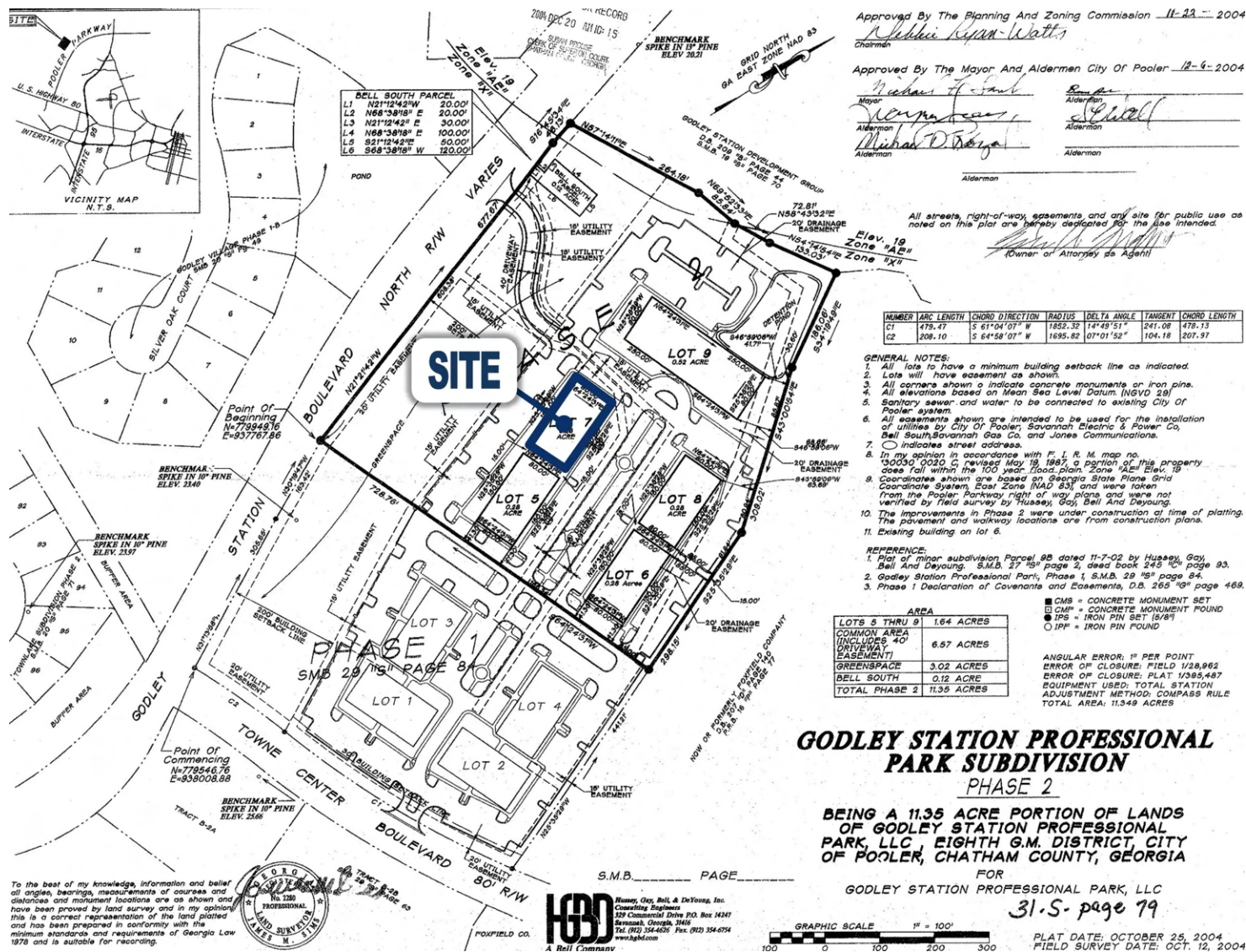
1000 Towne Center - Building 700
Pooler, GA 31322



Aerial View | Park



Site Plan | Godley Station Professional Park



Aerial | Godley Station Professional Park



Aerial | Godley Station Retail

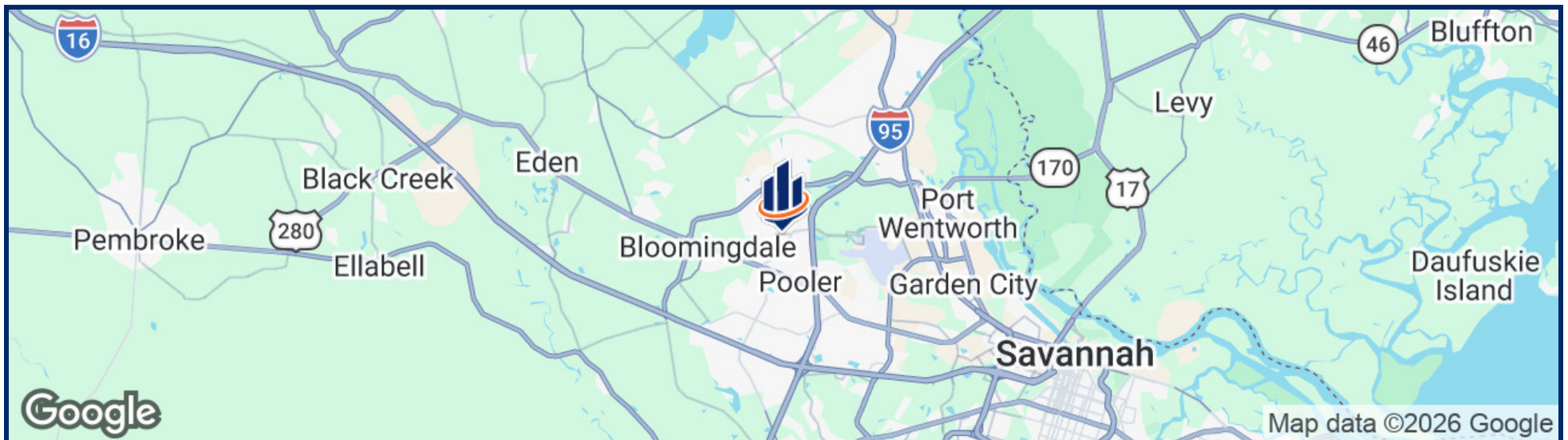


Aerial | I-95 & Pooler Parkway





Location Maps

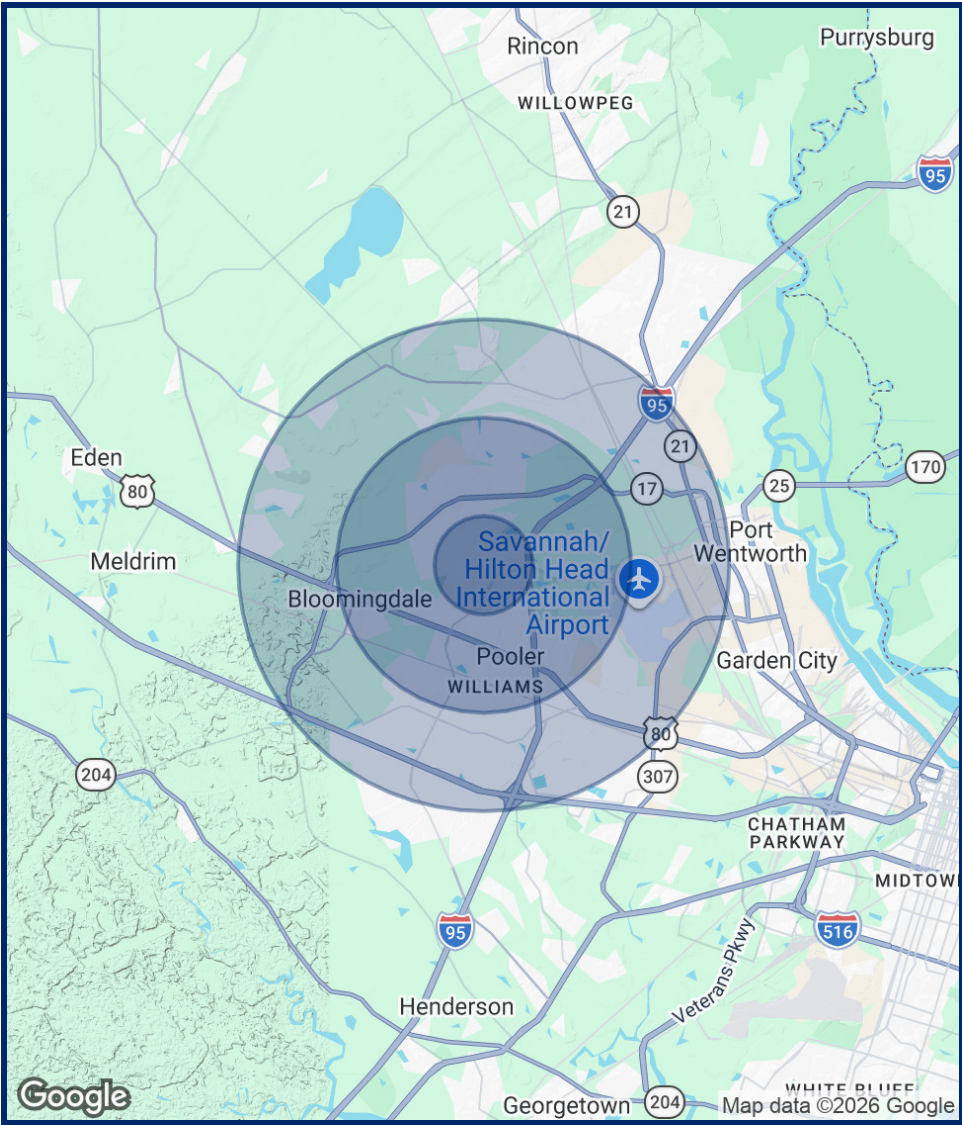


3

DEMOGRAPHICS

1000 Towne Center - Building 700
Pooler, GA 31322

Demographics Report



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,435	26,298	57,002
Median age	37	37	37
Median age [Male]	36	36	36
Median age [Female]	38	38	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,275	10,415	21,449
# of persons per HH	2.3	2.5	2.7
Average HH income	\$131,260	\$116,892	\$111,901
Average house value	\$343,270	\$295,744	\$308,682

* Demographic data derived from 2020 ACS - US Census

4 ADVISOR BIO & CONTACT

1000 Towne Center - Building 700
Pooler, GA 31322



ADAM BRYANT, CCIM, SIOR

Partner

adam.bryant@svn.com

Cell: 912.667.2740

GA #279255 // SC #88499

PROFESSIONAL BACKGROUND

Adam Bryant, CCIM, SIOR is a Partner with SVN | GASC, specializing in the sale and leasing of land, office, retail, industrial, and investment properties throughout Savannah, Georgia and the surrounding coastal markets.

Bryant holds both a Master of Business Administration (MBA) and a Bachelor of Business Administration (BBA) from Georgia Southern University. He has earned the prestigious Certified Commercial Investment Member (CCIM) designation from the CCIM Institute and the SIOR designation from the Society of Industrial and Office Realtors. The CCIM designation is awarded to commercial real estate professionals who complete a rigorous graduate-level curriculum and demonstrate extensive transactional experience.

Since joining SVN | GASC in 2006, Bryant has completed more than \$500 million in transaction volume and has been recognized for his production, ranking among the Top 5 Advisors nationwide out of more than 2,000 SVN Advisors on multiple occasions.

Bryant previously served as President of the Savannah / Hilton Head Realtors Commercial Alliance (RCA) and remains actively involved in the region's commercial real estate community.

EDUCATION

- Master of Business Administration (MBA) - Georgia Southern University
- Bachelor of Business Administration (BBA) - Georgia Southern University

MEMBERSHIPS

Certified Commercial Investment Member (CCIM)
Society of Industrial and Office Realtors (SIOR)

SVN | GASC
svnsavhh.com