



122 Canal Street, Suite 101

Pooler, Georgia 31322

±1,200 SF Available SF	\$31.00/SF/YR MG Lease Rate	2019 Year Built
Modified Gross Lease Type	47 Lined Spaces Parking	Immediate Availability

POOLER PROFESSIONAL CENTER

Turnkey Professional Office Suite in Pooler's Premier Business Corridor

EXCLUSIVE LISTING AGENT

Milap Patel

eXp Realty | GA License #369691
912.388.6639 | 607.220.7979
Milap.Patel@exprealty.com
MilapPatelRealEstate.com

PROPERTY HIGHLIGHTS

- ✓ Class B | 2019 Construction
- ✓ Turnkey Buildout — Move-In Ready
- ✓ 3 Private Offices + Conference Room
- ✓ ADA-Compliant Entry & Restroom
- ✓ Steps from Pooler Pkwy & I-95

PROPERTY OVERVIEW

Pooler Professional Center — Suite 101

Suite 101 at 122 Canal Street offers a rare opportunity to establish your business in Pooler's most established professional office building. Built in 2019, this turnkey 1,200 SF suite delivers a polished, move-in ready environment purpose-built for professional services — no buildout cost, no delay, no compromise. The suite features a dedicated reception lobby, three private offices, a private conference room, a break room, ADA-compliant restroom, and attic storage, all wrapped in clean, modern finishes.



Left: Building façade with suites 101–103 entry bays | Right: Dedicated Suite 101 glass entry with Labcorp specimen drop (medical co-tenancy advantage)

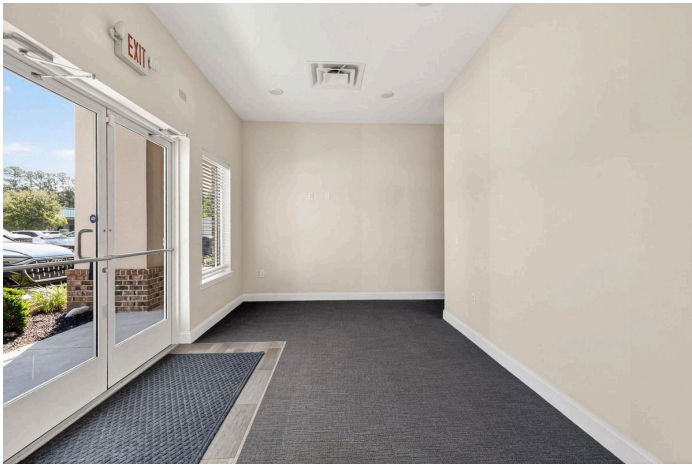
SUITE SPECIFICATIONS

Property Name	Pooler Professional Center
Address	122 Canal St, Suite 101, Pooler, GA 31322
Total Suite SF	±1,200 SF
Lease Rate	\$31.00 / SF / Year (Modified Gross)
Lease Type	Modified Gross — Tenant pays electric; Landlord covers insurance & exterior maintenance
Availability	Immediate
Minimum Lease Term	Negotiable — 2 to 5+ Years
Building Class	Class B
Year Built	2019
Building Size	±10,800 SF Total Single Story
Parking	47 Lined Spaces ADA-Compliant Free Surface Parking
HVAC	Electric Heat Pump — Central Heating & Cooling (Tenant-Controlled)
Signage	Suite signage on building + monument sign at Canal St entrance
APN	50017B05005
Zoning	Commercial Office / Professional Services

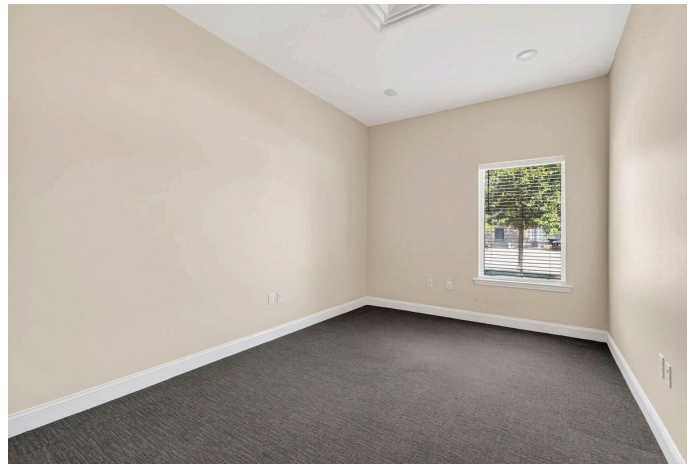
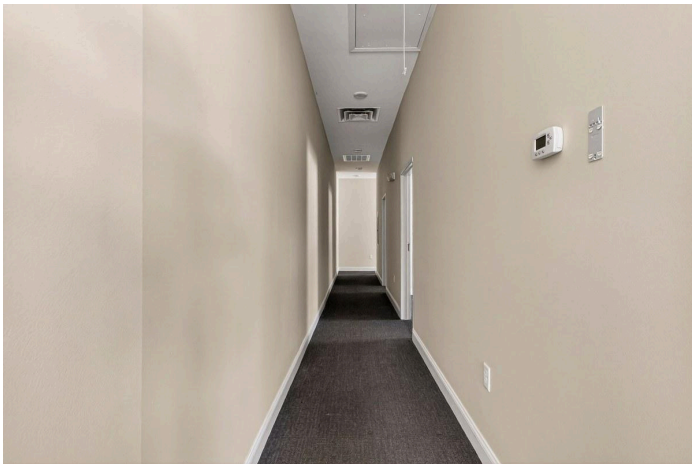
SUITE INTERIOR

Turnkey Finishes — Move-In Ready

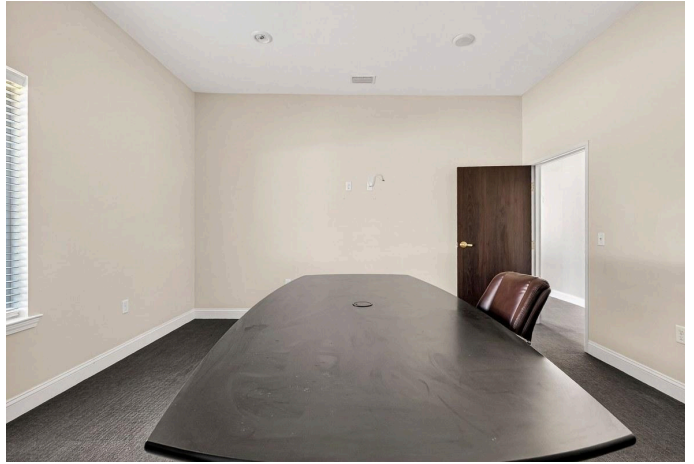
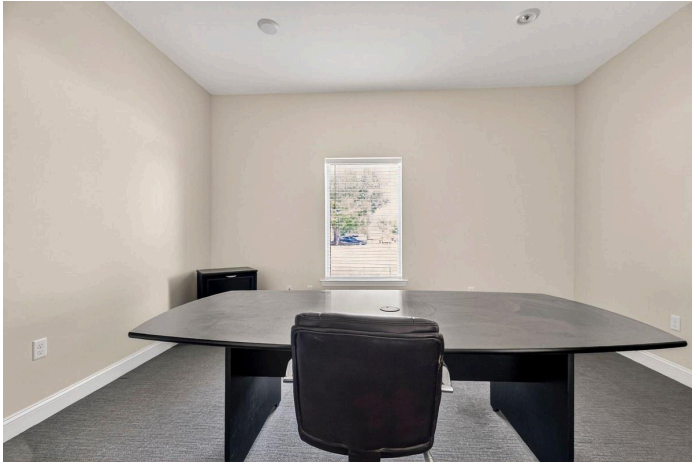
Every element of Suite 101 was designed for professional first impressions. Light-filled reception with double-pane windows, neutral palette walls throughout, dark charcoal carpet tile, clean white baseboards, and dedicated HVAC thermostat control. The suite flows naturally from reception through a private hallway to fully enclosed offices and conference room — ideal for client-facing businesses.



Reception / Lobby — Client entry with natural light | Reception from entry — double glass doors & window frontage



Private hallway with HVAC thermostat control | Private office with natural window light

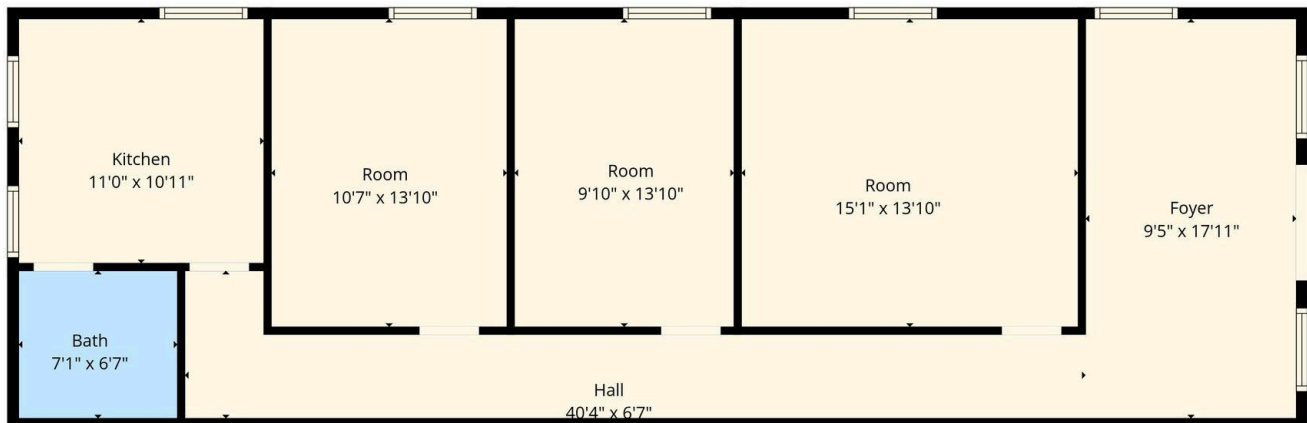


Executive office — furnished for scale | Conference / 4th private room with window

FLOOR PLAN

Suite 101 — ±1,200 SF

The suite features a logical, efficient layout with clear separation between the public-facing reception area and the private work zone. The 40'-long private hallway connects three enclosed offices and a fourth room ideal as a conference room or manager's office, with the break room and ADA restroom tucked at the rear.



Hill Property Media

Foyer / Reception 9'5" × 17'11"	Room 1 (Office) 10'7" × 13'10"	Room 2 (Office) 9'10" × 13'10"	Room 3 (Office) 15'1" × 13'10"	Kitchen / Break 11'0" × 10'11"
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Hall: 40'4" × 6'7" | Bath: 7'1" × 6'7" (ADA-Compliant) | Floor Plan Courtesy: Hill Property Media

LOCATION & MARKET CONTEXT

Positioned at the Heart of Pooler's Business Corridor



Property boundary (red outline) — direct frontage on Canal Street adjacent to Pooler Pkwy commercial corridor

NEARBY RETAIL & AMENITIES



Immediate trade area includes Publix, CVS, Chick-fil-A, Goodyear, Parker's Kitchen, TJ Maxx, Hobby Lobby, Dollar Tree, Goodwill, Sherwin-Williams and more

ACCESS & INFRASTRUCTURE

Interstate Access	I-95 & I-16 — Under 2 Miles / 5-Minute Drive
Airport	Savannah/Hilton Head International Airport — Under 5 Miles
Pooler Pkwy	Major commercial corridor — directly accessible from Canal St
Co-Tenancy (Building)	Pooler Family Medicine (Suite 102) · Edward Jones · Surge Staffing
Nearby Medical Demand	Memorial Health Pooler Campus (new, 2025) · Medical offices on Canal St corridor

Parking Ratio	Approximately 4.3 spaces per 1,000 SF — ample client & staff parking
Signage Visibility	Suite ID on building exterior + monument sign at Canal St entrance
Single Story	No elevator needed — direct ADA-accessible entry for every client

MARKET OVERVIEW

Pooler, Georgia — One of Coastal Georgia's Fastest-Growing Markets

Think of Pooler's economic position like a three-ring bullseye. The outer ring is the Savannah metro's extraordinary job-growth engine. The middle ring is Pooler's explosive residential and commercial expansion — 25% population growth in five years. The inner ring is Canal Street's established professional services corridor. Suite 101 sits at the center.

<p>31,000+ Pooler Population City population as of 2024 — up from 6,000 in 2000</p>	<p>57,000+ New MSA Jobs Added to Savannah Metro since 2012</p>	<p>\$8 Billion Hyundai Investment Metaplant — 8,100 direct jobs + 6,000 supplier jobs</p>
<p>1,600+ Gulfstream Jobs New G400 jobs actively recruiting in Pooler/Savannah</p>	<p>41 Residential Communities Distinct neighborhoods — built-in client base for professional services</p>	<p>Only 8 Listings Office Market Supply Active office listings in Pooler — a supply-constrained market</p>



Pooler Professional Center (foreground) with Pooler Pkwy commercial corridor visible — tenant directory includes Suite 101 (available), Edward Jones, Pooler Family Medicine, Surge Staffing and others

MAJOR DEMAND DRIVERS

Hyundai Metaplant	\$8B investment — 8,100 direct jobs + 6,000 supplier jobs; 5-year production ramp-up underway
Gulfstream Aerospace	1,600 new G400 jobs actively recruiting; headquarters near Savannah/HHI Airport
JCB North America	North American HQ based in Pooler — major manufacturing & professional employment base

Memorial Health Campus	New Pooler location opened 2025 — generates direct demand for healthcare admin & professional services
Savannah Port Authority	World's fastest-growing US port — anchor of Savannah logistics sector (logistics jobs up 121%)
Savannah/HHI Airport	Under 5 miles — convenient regional travel for business professionals
Tanger Outlets Pooler	Major retail anchor driving regional traffic through the Pooler Pkwy corridor
Median Age: 39	30% of Pooler's population is 25–44 — prime working-age, professional services client demographic

IDEAL TENANT PROFILE

PROFESSIONAL SERVICES

- Insurance Agencies
- Financial Advisors / Wealth Management
- Attorneys / Legal Offices
- CPA / Accounting Firms
- Mortgage Brokers / Title Companies

GROWTH INDUSTRIES

- Engineering / Consulting (Hyundai Supplier Ecosystem)
- Healthcare Admin / Medical Billing
- Staffing Agencies (co-tenancy validated)
- Real Estate / Property Management
- Tech / SaaS Satellite Offices

The information contained herein has been obtained from sources deemed reliable but is not guaranteed. All dimensions, square footages, and financial figures are approximate and subject to verification. Prospective tenants are encouraged to independently verify all information. This document is intended for informational purposes only and does not constitute a lease offer or commitment.