



FOR LEASE

120 Towne Center Dr Suite 200

**120 TOWNE CENTER DR
POOLER, GA 31322**

120 Towne Center Dr, a 11,430 square foot retail center located in the affluent and rapidly growing community of Pooler, GA. It is composed of a mix of national and regional tenants. Suite 200 which is approx 1040 SF is available. Nearby Businesses include Royal Cinemas IMAX Movie Theater, Tanger Outlets, Multiple National Restaurants.

120 Towne Center Dr in Pooler has a dominating presence as one of the top centers strategically located in a strong retail market. Totalling more than 11,430 square feet, the center provides a regional draw for customers with several reputed businesses like Pooler Pediatric Dentistry, Orchid Nail Spa and Elegance Style Tonsorium.



Building SqFt	11,430 SqFt
Year Built	2013,
Lot Size (acres)	1.55
Parcel ID	50017C02026,
Zoning Type	Commercial,
County	Chatham,
Coordinates	32.146225,-81.250429
Suite 200	+/- 1040 SF,

- Ample parking available for shoppers and employees.
- Property is strategically located in City of Pooler with direct frontage on Towne Center Dr.
- Easy Ingress & Egress.
- Significant residential development.
- Synergistic co-tenancy.
- Family Focused Tenants: The property is strategically leased to tenants who cater to families.

eXp Realty

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

Office: 888-959-9461
www.MilapPatelRealEstate.com

MILAP PATEL

EXP Realty

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License #: 369691



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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
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#Suite 200	--	\$ 37.00 SF/Yr	NNN	1,040 SF	--
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,185	7,924	16,807
2010 Population	3,600	18,345	37,043
2025 Population	5,379	28,272	55,099
2030 Population	5,707	30,479	59,691
2025-2030 Growth Rate	1.19 %	1.51 %	1.61 %
2025 Daytime Population	3,824	24,490	57,740

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	98	703	1,376
\$15000-24999	24	249	673
\$25000-34999	36	494	1,000
\$35000-49999	185	1,160	2,284
\$50000-74999	336	1,633	3,123
\$75000-99999	236	1,774	3,543
\$100000-149999	454	2,539	4,600
\$150000-199999	542	1,577	2,652
\$200000 or greater	221	1,387	2,831
Median HH Income	\$ 127,806	\$ 95,443	\$ 91,694
Average HH Income	\$ 128,992	\$ 119,891	\$ 117,391

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	444	2,936	6,199
2010 Total Households	1,306	6,892	14,139
2025 Total Households	2,130	11,515	22,082
2030 Total Households	2,299	12,578	24,119
2025 Average Household Size	2.52	2.44	2.49
2025 Owner Occupied Housing	1,414	7,052	13,050
2030 Owner Occupied Housing	1,527	7,546	14,210
2025 Renter Occupied Housing	716	4,463	9,032
2030 Renter Occupied Housing	773	5,032	9,909
2025 Vacant Housing	66	956	2,150
2025 Total Housing	2,196	12,471	24,232



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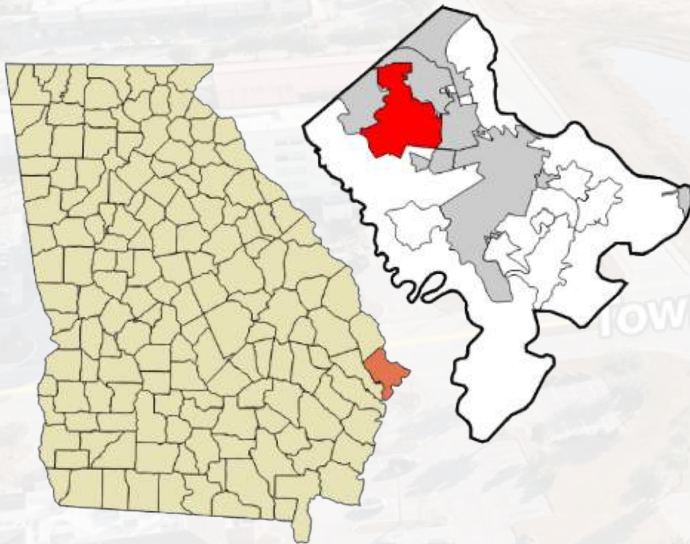
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ABOUT POOLER

The City of Pooler is located in Chatham County, Georgia 10 miles west of the City of Savannah and 125 miles N of Jacksonville, Florida . The city is included in the Savannah metropolitan area . The City encompasses an area of approximately 29 square miles . Pooler is located northwest of Savannah along Interstates 95 and 16 . The City of Pooler had a population of 25 ,375 as of July 1 , 2021 . Savannah is the oldest city in Georgia and is the county seat of Chatham County . Savannah is an industrial center and an important Atlantic seaport . The City of Savannah is the 5th largest city in Georgia with a population of 150 ,052 as of July 1 , 2021



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

ESTIMATE (NULL) 29,544
DENSITY AUTO SQ MI

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