

# 138 CANAL ST BUILDING 300 SUITE 303

**POOLER PARK OFFICE CENTER**

Pooler, GA 31322

**PRESENTED BY:**

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SECTION 1

PROPERTY  
INFORMATION



## PROPERTY SUMMARY



<b>LEASE RATE</b>	<b>\$2,700.00 PER MO. (MG)</b>
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## OFFERING SUMMARY

<b>AVAILABLE SF:</b>	956 SF
<b>LOT SIZE:</b>	2.62 Acres
<b>YEAR BUILT:</b>	2003
<b>ZONING:</b>	PUD
<b>MARKET:</b>	Savannah
<b>SUBMARKET:</b>	Pooler
<b>APN:</b>	50017B 05033

## PROPERTY OVERVIEW

SVN is pleased to offer a Class A office condominium within the Pooler Park Office Center. Suite 303 is located on the 2nd floor and is ±956 square feet with a wide open central area, 3 large offices and a restroom. Available 05/1/26, the suite will be offered in turn-key move-in condition, with detailed finishes that include crown molding, chair railing, wood cabinetry and fresh paint. The Pooler Park Office Center comprises five 2-story brick buildings, and contains an excellent professional office and medical tenant mix. Situated on ±2.62 acres, the property is nicely landscaped with dual access and abundant parking for staff and visitors. Shown by appointment only - do not disturb the occupant.

## LOCATION OVERVIEW

The property is located on Canal Street, just off Pooler Parkway, in the Pooler Park of Commerce at Godley Station. Godley Station is a 5,800-acre master-planned development, which has been the center of real estate growth just west of Savannah. 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. 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, JCB, Colonial Oil, Amazon, GA Pacific, the Air National Guard, Coca Cola, Mitsubishi and Hyundai; and the Fort Stewart and Hunter Army Airfield military bases.

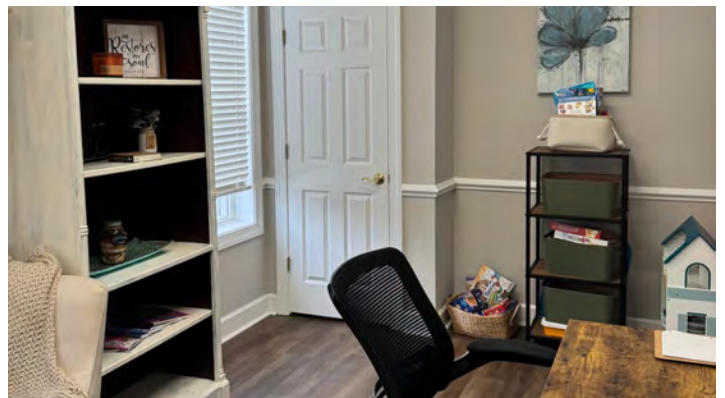
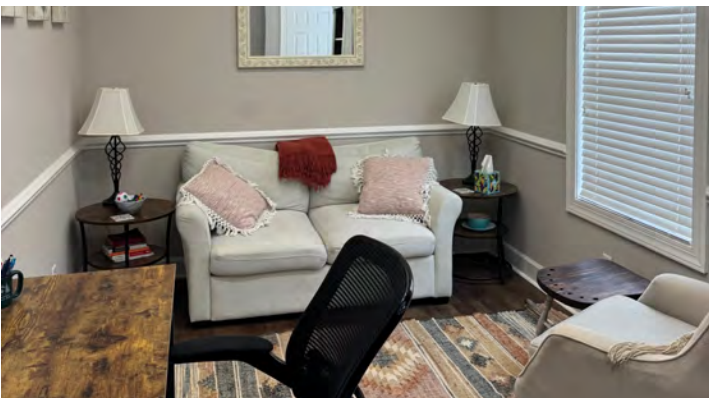
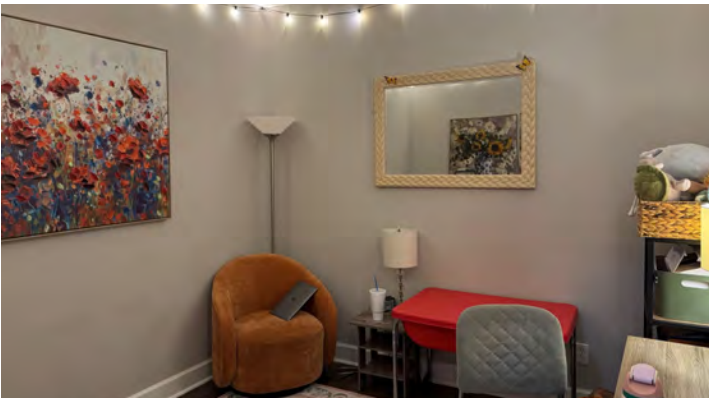
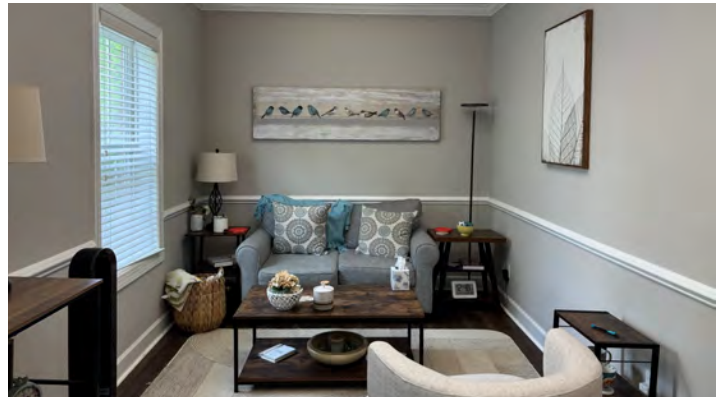
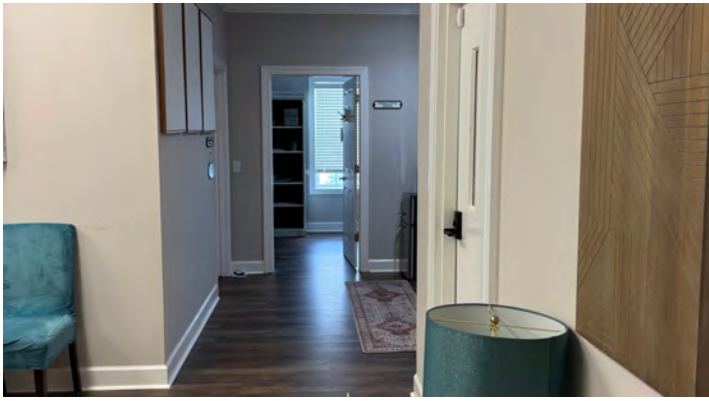
## PROPERTY HIGHLIGHTS



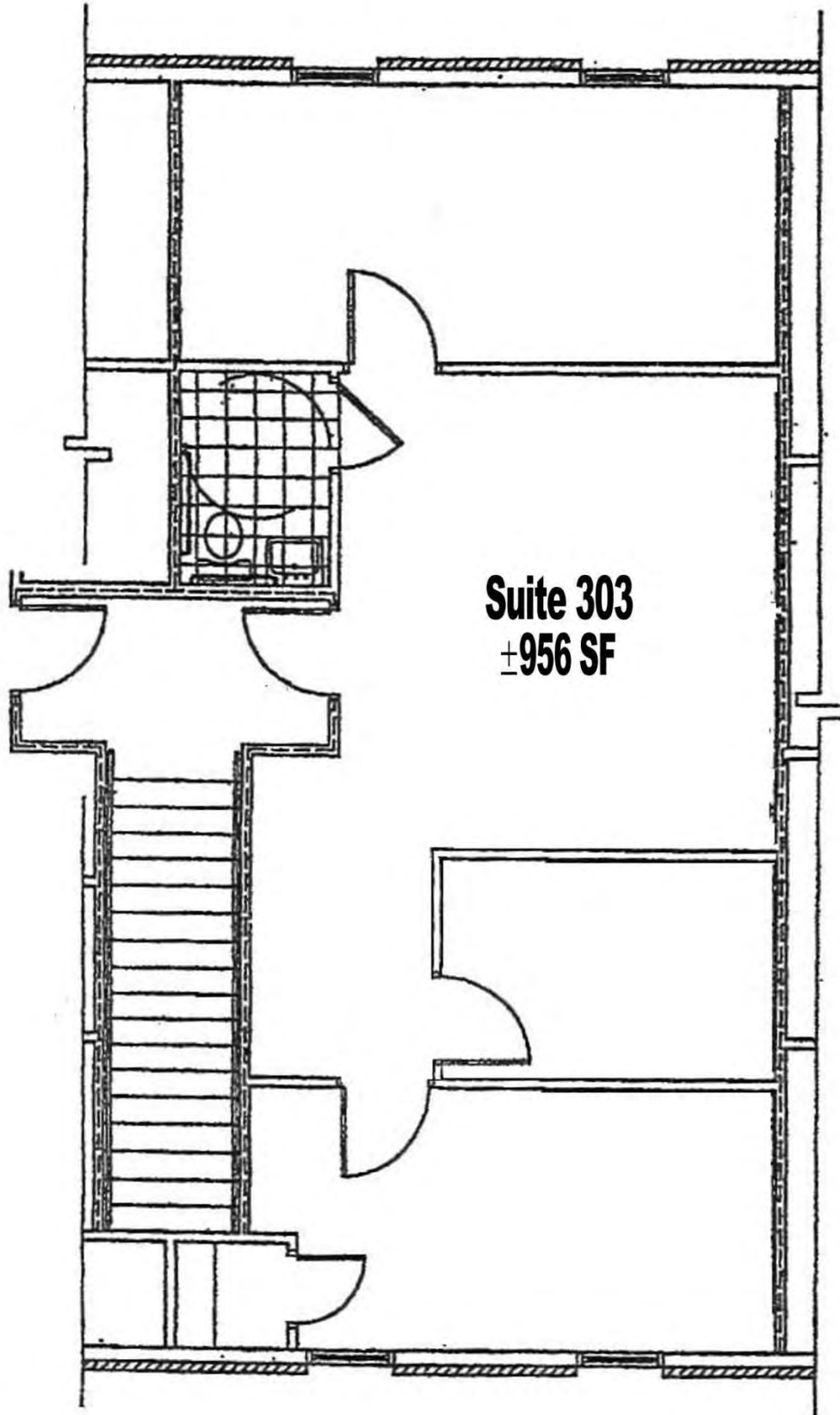
## PROPERTY HIGHLIGHTS

- ±956 SF Class A Office Condominium for Lease
- 2nd Floor; Wide Open Central Area, 3 Large Offices; Restroom
- Available on 05/01/26 in Turn-Key, Move In Condition
- Pooler Park Office Center Within the Pooler Park of Commerce
- Dual Access; Nicely Landscaped; Abundant Parking
- Just Off Pooler Parkway in Godley Station; Near I-16/I-95, Airport

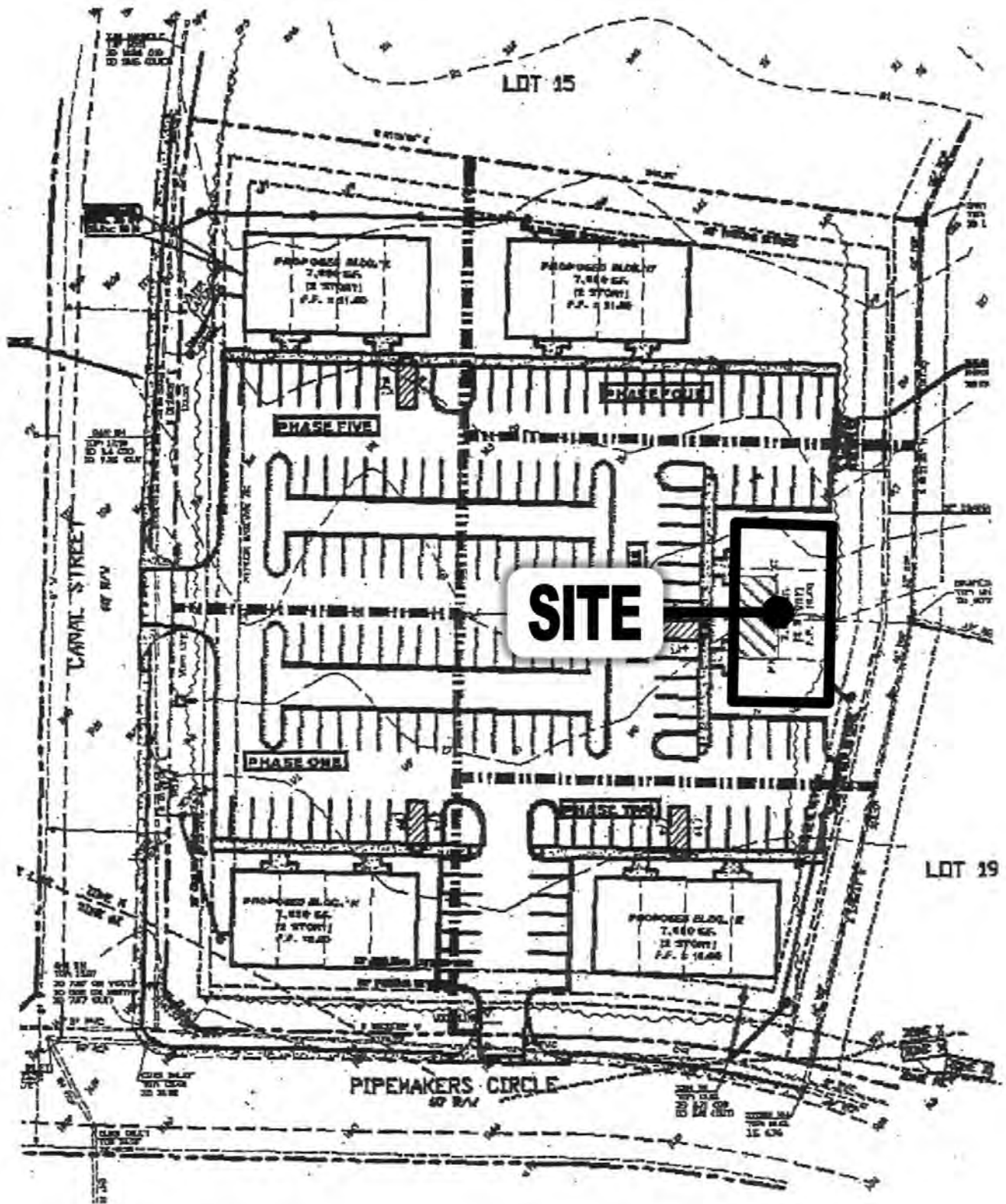
INTERIOR PHOTOS | SUITE 303



FLOOR PLAN | SUITE 303



SITE PLAN



SECTION 2

# LOCATION INFORMATION



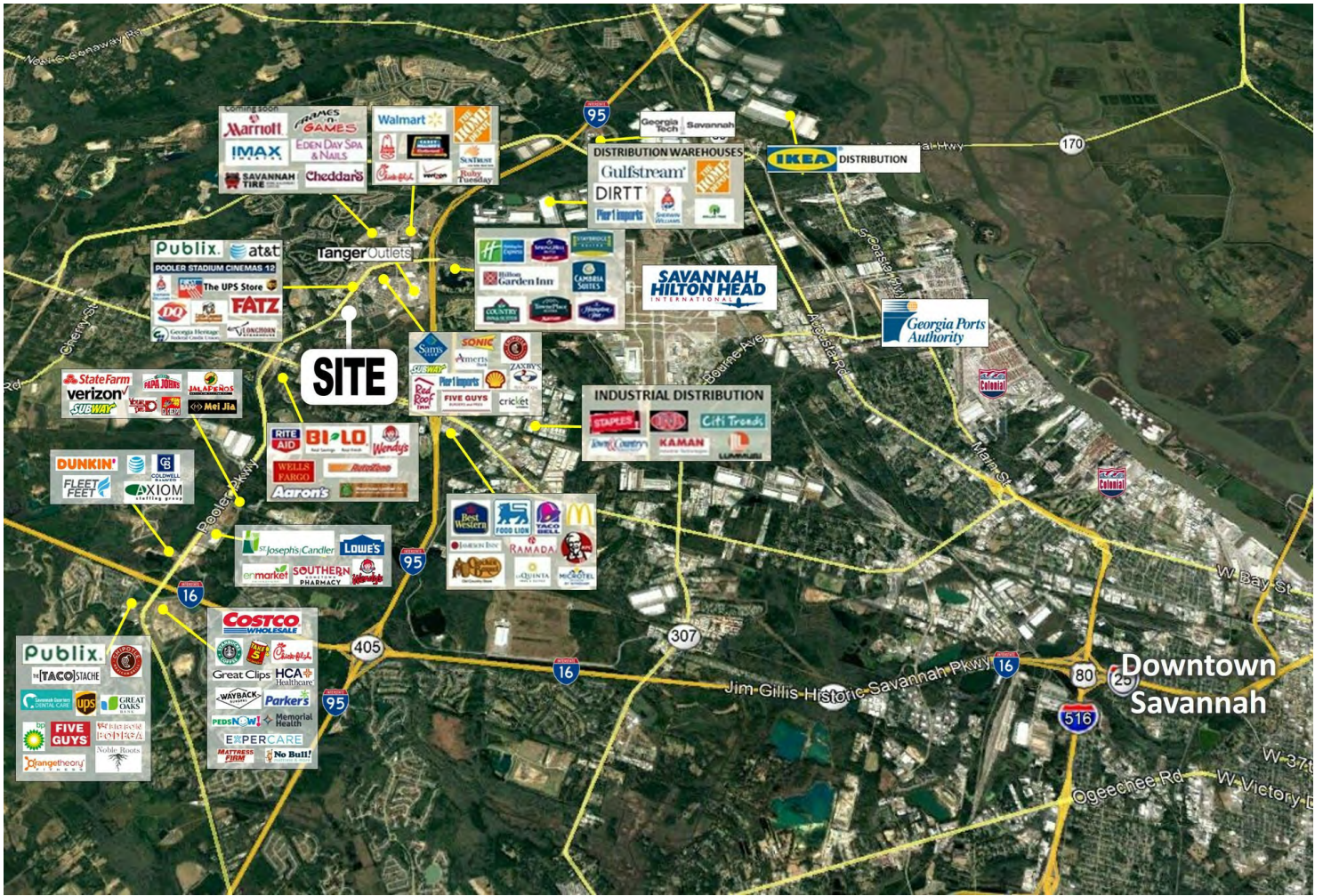


AERIAL | POOLER PARK OFFICE CENTER

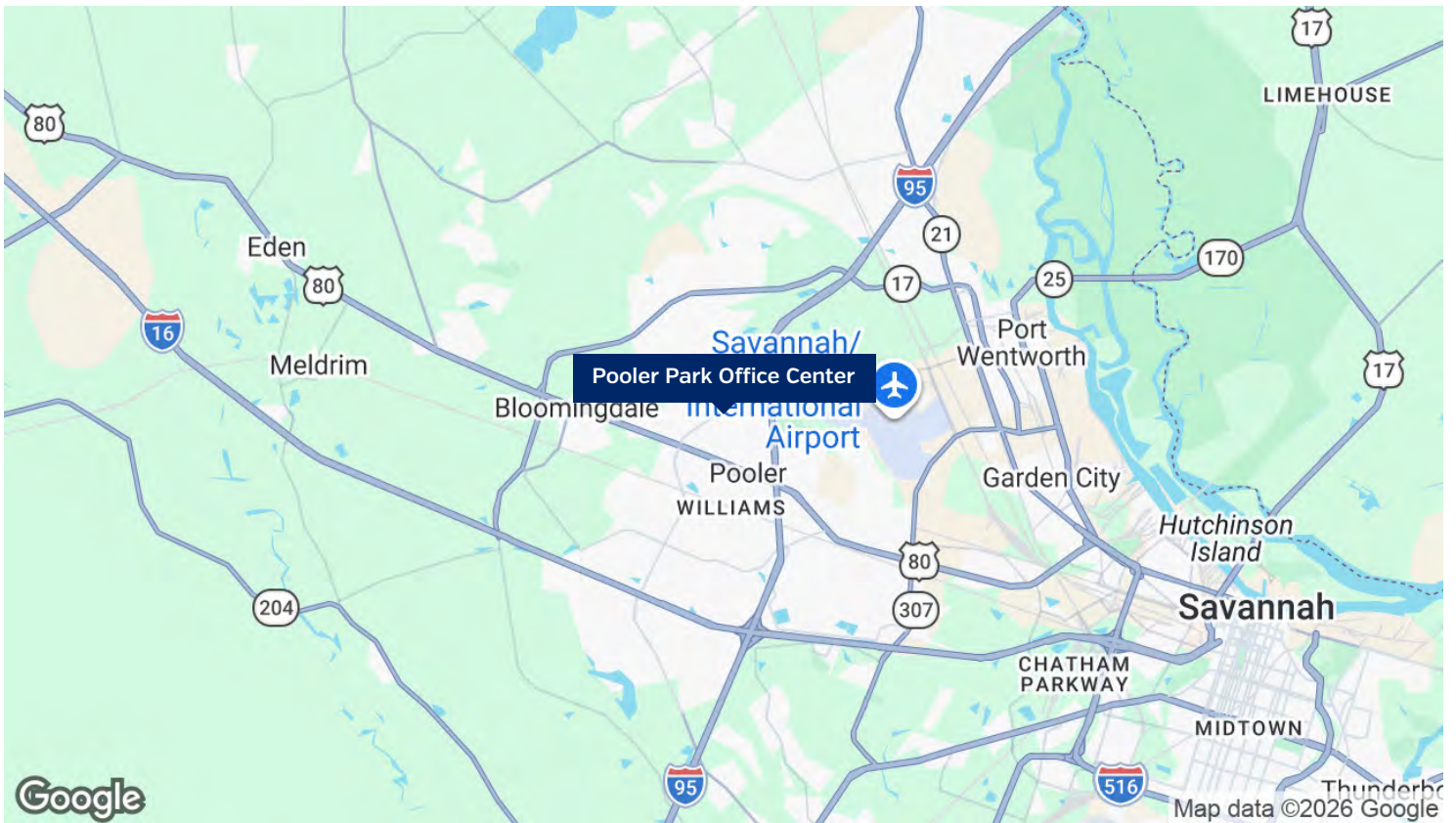
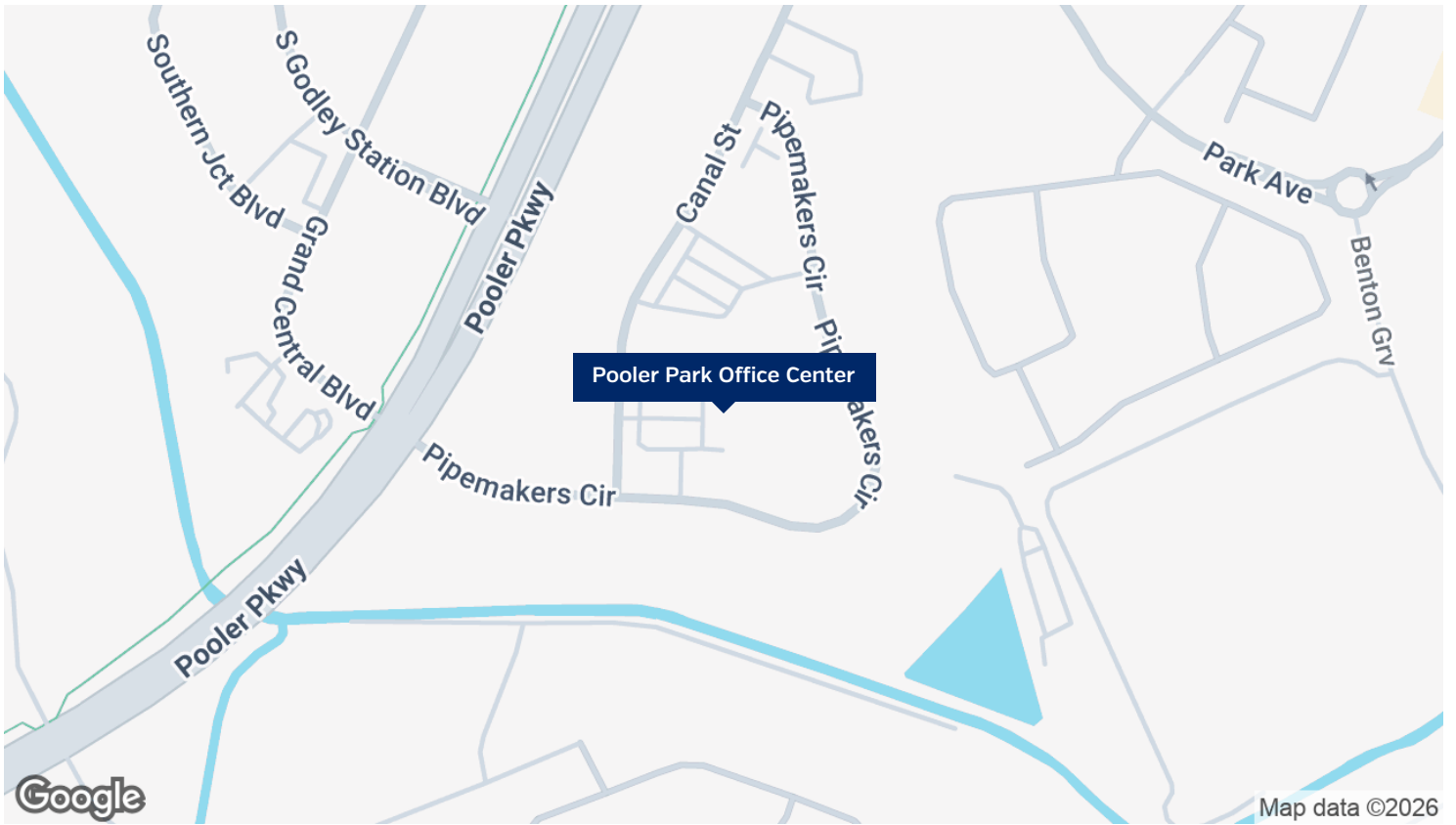








LOCATION MAPS

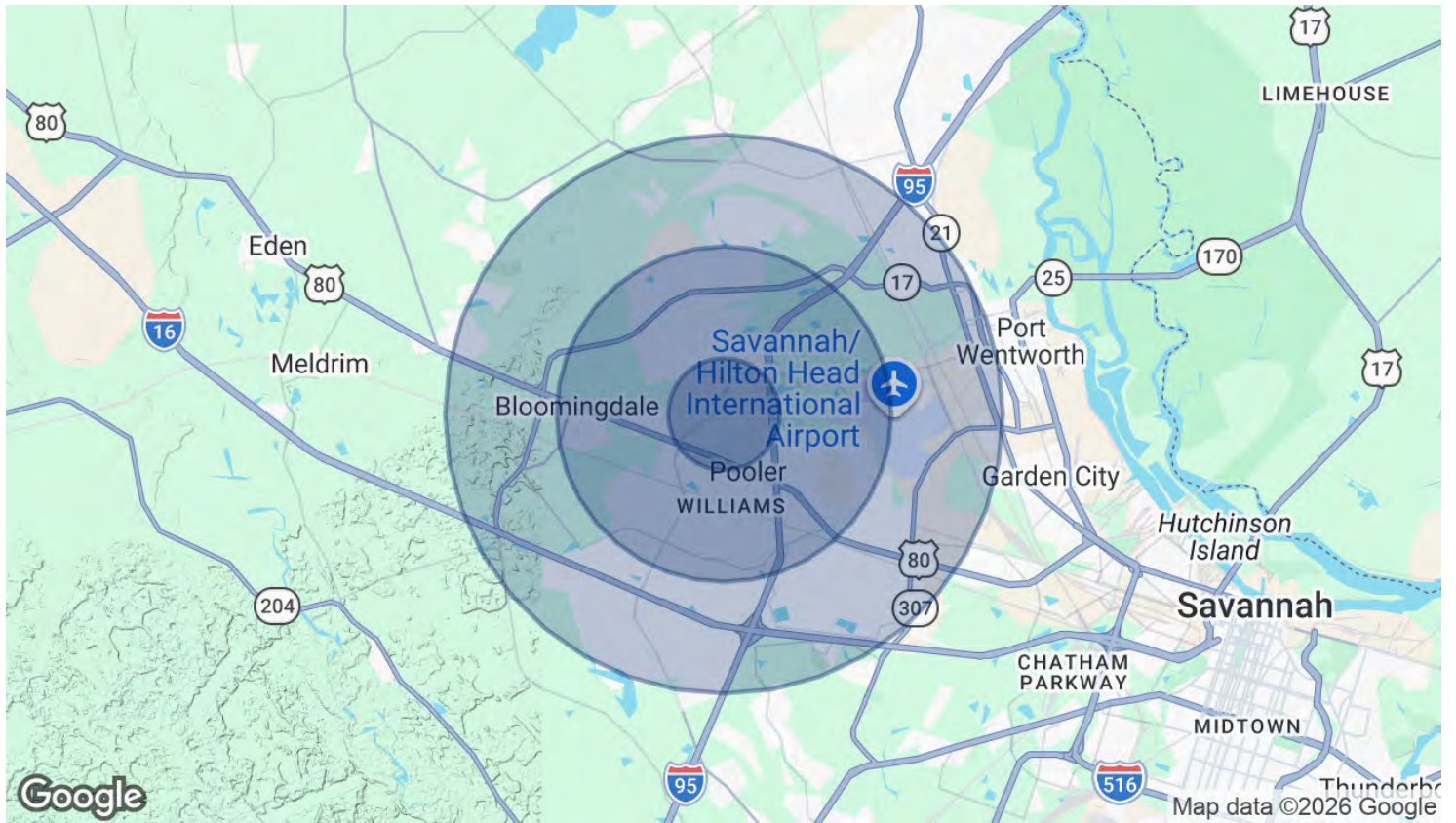


SECTION 3

# DEMOGRAPHICS



## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,305	20,702	52,473
AVERAGE AGE	33.7	38.7	37.8
AVERAGE AGE (MALE)	35.2	37.9	35.9
AVERAGE AGE (FEMALE)	36.6	41.1	39.9

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,415	8,873	20,344
# OF PERSONS PER HH	2.2	2.3	2.6
AVERAGE HH INCOME	\$91,830	\$98,629	\$101,864
AVERAGE HOUSE VALUE	\$295,395	\$279,286	\$281,455

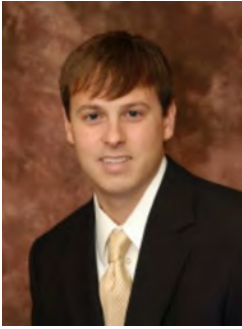
\* Demographic data derived from 2020 ACS - US Census

SECTION 4

ADVISOR BIO &  
CONTACT



## ADVISOR BIO & CONTACT



### ADAM BRYANT, CCIM, SIOR

Partner

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## PROFESSIONAL BACKGROUND

Adam Bryant, CCIM, SIOR is a Partner with SVN | GASC, specializing in the sale and leasing of land, office, retail, 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]

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