



## ABOUT THE PROPERTY

DAI Commercial Realty is pleased to present the exclusive opportunity to purchase a well-established turnkey restaurant located in the heart of Pooler, GA. With direct frontage onto Highway 80, this property offers a quick drive to several high-traffic corridors, including I-95, I-16, Pooler Parkway and Jimmy DeLoach Parkway. This property offers a flexible layout that can remain a restaurant or be repurposed for other uses (retail, franchise, event venue, etc.). The sale includes the real estate and the operating business, giving buyers the option to continue as a Western Sizzlin' franchise or reposition the property.

### Property Highlights:

- Turnkey business for sale, including all furniture, fixtures and fittings
- Stable cash flow with a well-established 30+ year restaurant business
- Great access from I-95, Hwy 80 and other high-density areas

## HIGHLIGHTS



\$4,150,000



6,542 SF/1.254 ACRES



50007 02009



99 SPACES



ZONING: C-1  
(LIGHT COMMERCIAL)



EASY ACCESS TO I-95, I-16,  
POOLER PARKWAY & JIMMY  
DELOACH

## STATE OF THE MARKET - SAVANNAH RETAIL

The Savannah area is known for leisure and tourism, bringing in visitors, especially to the Pooler submarket. According to the most recent data, tourist spending totaled more than \$3 billion in the Savannah market. While Savannah is a relatively small metro area, the market attracts population, especially through industrial job growth and coastal retirement demand.

Overall, the Savannah population has seen sustained increases. The market's appeal as a place to live, work, and retire remains; Savannah's low cost of living and high quality of life continue to attract people looking for a home in the Sun Belt. Savannah is one of the fastest-growing regions in Georgia, with about 7.2% growth over the past five years.

Demand for retail space in Savannah remains high, and due to construction activity decreasing over the past couple quarters, there won't be an abundance of relief for tenants looking for the perfect space. The market is likely to remain tight for the foreseeable future. Market fundamentals are expected to remain balanced, given the market's minimal space availability and continued lack of speculative development. Quarterly leasing activity, which includes renewals, has remained consistent over the past four years, averaging 130,000 SF per quarter.

New construction is minimal and typically smaller, unanchored properties. An example is a recently delivered two-building unanchored center in Pooler. Located between I-16 and Hwy 80, the two buildings total about 10,000 SF and contain about six small in-line units. Additionally, there is a newly constructed inline center near the Tanger Outlets in Pooler.

### LOCATION MAP






# EXTERIOR PROPERTY IMAGES




## INTERIOR PROPERTY IMAGES



## AREA DEMOGRAPHICS

2024 AREA DEMOGRAPHICS	2 MILES	5 MILES
 POPULATION	9,933	57,932
 AVG. HH INCOME	\$78.4K	\$104.4K
 NO. OF HOUSEHOLDS	4,074	22,382

 TRAVEL DISTANCES
0.4 MILES TO I-95
0.3 MILES TO POOLER CITY HALL
1.4 MILES TO POOLER PKWY
3.1 MILES TO I-16
4 MILES TO JIMMY DELOACH

## LEGAL DISCLAIMER

DAI Commercial Realty LLC ("Broker") has been retained by the Seller of 230 E Highway 80 in Pooler, GA, ("Property") as the exclusive broker for this disposition. This Offering Memorandum has been prepared by the Broker for use by prospective purchasers who have received it directly from the Broker. Use of this Memorandum is subject to the terms of the Confidentiality Agreement executed by the recipient. While the information contained is believed to be reliable, no guarantees are made regarding its accuracy or completeness, and both Seller and Broker disclaim liability for any inaccuracies or omissions. Summaries of legal documents provided are not comprehensive, and prospective purchasers should conduct their own investigations and not rely solely on this Memorandum. Seller expressly reserves the right, exercisable in Seller's sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any or no reason. Seller shall not have any legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed, delivered and approved by Seller and the other party thereto.



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