



OFFERING MEMORANDUM FOR LEASE

±2,000 SF
RESTAURANT-CAPABLE
RETAIL & STUDIO SUITE

1011 Towne Center Boulevard, Suite 105

Pooler, Georgia 31322 | Godley Station / Towne Center Trade Area

GREASE TRAP • KITCHEN PLUMBING • BAR • TWO RESTROOMS • 3 ROOMS

EXCLUSIVELY PRESENTED BY

MILAP PATEL

Commercial Real Estate Advisor | eXp Realty | GA License #369691

607-220-7979 • Milap.Patel@exprealty.com • MilapPatelRealEstate.com

THE OFFERING

A rare, fully improved second-generation retail and studio suite in the fastest-growing submarket of the Savannah MSA — deliverable in weeks, not quarters.

±2,000 SF SUITE AREA	\$37.00 PER SF, NNN	2019 CONSTRUCTION	IMMEDIATE TARGET DELIVERY
--------------------------------	-------------------------------	-----------------------------	-------------------------------------

Suite 105 at 1011 Towne Center Boulevard offers something the Pooler market almost never produces: a turnkey, customer-facing **2,000-square-foot suite with an installed grease trap, kitchen and bar plumbing, two restrooms and three distinct demised rooms** — all inside a 2019-built center on a signalized-corridor hard corner in Godley Station.

Most competing small-shop space in this corridor delivers as a vanilla or cold dark shell. This suite is already demised, plumbed, finished and permitted as a customer-facing space — with the single hardest item to retrofit, a grease trap, already installed.

WHAT SETS THIS SUITE APART

OPERATOR ADVANTAGES

- Installed grease trap with kitchen and food-prep plumbing — the single hardest item to add to an existing small-shop suite.
- Bar and service-counter location with water, waste and electrical connections, plus a separate rear wash and prep room.
- Three usable zones: open event floor, private studio/classroom and an enclosed specialty activity room.
- Two restrooms already built and plumbed — no shared-corridor or ADA retrofit exposure.
- Luxury vinyl plank flooring, acoustical grid ceiling and decorative lighting already installed.

REAL ESTATE ADVANTAGES

- Hard-corner position at Towne Center Boulevard and N Godley Station Boulevard with two points of vehicular access.
- Full-height storefront glazing with a dedicated signage band above the entry.
- Ample shared surface parking — a genuine constraint for event, class and appointment-based concepts.
- Stable, non-competing co-tenancy including a U.S. Air Force / Air Force Reserve recruiting center.
- 2019 construction — modern systems, modern ADA, no legacy building risk.

THE SHORT VERSION

A finished, customer-facing suite with the plumbing, demising and restrooms already in place, on a hard corner minutes from Pooler Parkway, I-95, Tanger Outlets and the airport. Available now.

AN IDEAL LOCATION

Minutes from Pooler Parkway, Interstate 95, Tanger Outlets and the airport — and a short drive from downtown Savannah.

0.1 mi POOLER PARKWAY	1.2 mi INTERSTATE 95	0.8 mi TANGER OUTLETS	3 mi SAV AIRPORT	13 mi DOWNTOWN SAVANNAH
---------------------------------	--------------------------------	---------------------------------	----------------------------	-----------------------------------

Suite 105 sits on a hard corner inside Godley Station, the 7,500-acre master-planned community that has become the dominant retail and residential concentration in the Savannah metro. Very few small-shop locations in coastal Georgia combine this much at once: an interstate interchange, a regional tourist anchor, a commercial airport and a downtown employment core, all within a fifteen-minute drive of the front door.

DESTINATION	DISTANCE	APPROX. DRIVE	WHY IT MATTERS TO A TENANT
Pooler Parkway	±0.1 mi	1 min	The submarket's primary retail artery — visibility and turn-in without paying full frontage rent
Tanger Outlets Savannah	±0.8 mi	3–5 min	Regional tourist and shopping anchor drawing visitors from across the Southeast
Interstate 95 (Exit 104)	±1.2 mi	3–5 min	The eastern seaboard's principal north–south corridor
Savannah/Hilton Head Airport	±3 mi	8–10 min	4.23 million passengers in 2025; expanding by four gates
Gulfstream Aerospace	±4 mi	10 min	Approximately 11,500 employees — the region's largest private employer
Port of Savannah	±8 mi	15 min	Fourth-busiest container port in the United States
Downtown Savannah	±13 mi	20 min	Regional employment, tourism and civic core

Distances are approximate straight-line measurements from the subject; drive times are estimates under typical conditions and are provided for general reference only. Verify independently.



Godley Station Professional Park directly across Towne Center Blvd



Hard-corner position with access from two roads

FOUR DEMAND ENGINES, ONE ADDRESS

Interstate traffic from I-95, tourist and outlet traffic from Tanger, business and visitor traffic from the airport, and a large high-income residential base inside Godley Station — a mix that supports weekday lunch, weekday evening and weekend dayparts rather than just one.

BUILT-IN IMPROVEMENTS

The plumbing, demising and finishes that remain with the premises — photographed in the suite's current operating configuration.



Bar area — water, waste and electrical connections in place



Rear wash and prep room with utility plumbing and floor drainage



Front service counter with dedicated utility sink connection



One of two restrooms — fixtures and ADA grab bars in place

WHAT REMAINS WITH THE PREMISES

Installed grease trap. Kitchen, bar and utility plumbing with waste connections and floor drainage. Two finished restrooms with fixtures and ADA grab bars. Three demised rooms with doors and hardware. HVAC distribution, acoustical grid ceiling and recessed lighting. Luxury vinyl plank flooring. Full-height storefront glazing, signage band and rear service access.

For a food, beverage or service concept, the plumbing rough-in and grease trap are the costly, slow, permit-dependent items — and they are already in and operating.

FURNITURE, FIXTURES AND EQUIPMENT ARE NOT INCLUDED

All refrigeration, freezers, the ice machine, sinks, point-of-sale equipment, shelving, furniture, artwork, signage and decor shown in these photographs are owned by the current occupant and will be removed prior to delivery.

The suite is offered as-is with the built-in improvements described above only. No equipment, appliance or trade fixture is represented as conveying. Any item a prospective tenant wishes to acquire must be negotiated separately and directly with the occupant.

SUITE FEATURES & IMPROVEMENTS

An L-shaped, customer-facing plan with three usable zones and full back-of-house support.



Demised specialty room with viewing glass, plus restroom and support doors — the three-zone plan in one frame.

FRONT OF HOUSE

CUSTOMER-FACING SPACE

- Open studio / event floor with full-height storefront glazing
- Private studio or classroom, fully demised with door
- Enclosed specialty activity room
- Bar and service-counter area with utility connections
- Finished luxury vinyl plank flooring throughout
- Approximately 30 feet of storefront width
- Posted maximum occupancy of 180

BACK OF HOUSE & SUPPORT

- Kitchen / food-prep area with plumbing rough-in
- Installed grease trap
- Rear wash and prep room with utility plumbing
- Two restrooms
- Storage and supply areas
- Rear exit and service access
- Acoustical grid ceiling with recessed lighting

FOOD & BEVERAGE CAPABILITY — PLEASE READ

The premises include an installed grease trap plus kitchen, bar and utility plumbing with waste connections — the most expensive and permit-dependent barriers to a food or beverage concept in an inline suite. Equipment is not included; an incoming operator supplies its own refrigeration, ice, sinks and appliances.

Prospective users intending grease-producing cooking should confirm Type I hood, exhaust and make-up air capacity, electrical service and City of Pooler / Chatham County health and fire review before executing a lease. The landlord makes no representation as to suitability for any specific use.

THE SPACE

Delivered in as-is condition. Photography reflects the suite in current operating configuration.



Open event floor — full-height storefront glazing, finished LVP flooring and decorative lighting.



Rear studio zone and feature wall, with the service bar and back-of-house beyond.

FLEXIBLE BY DESIGN

The three-zone plan is unusually adaptable. A wellness operator sees a reception area, a treatment room and a group studio. An enrichment operator sees a lobby, a classroom and an activity room. A food or beverage concept sees a dining floor, a private event room and a working kitchen. Very little demolition is required to move between them.

THE PROPERTY

A 2019-built multi-tenant retail center on a hard corner in Godley Station.



Storefront elevation — Suite 105 with dedicated signage band and covered entry.

ADDRESS	1011 Towne Center Boulevard, Suite 105, Pooler, Georgia 31322
CENTER	Multi-tenant retail / office center, approximately 13,500 SF
YEAR BUILT	2019 — shell and site work completed April 2019
POSITION	Hard corner, Towne Center Blvd at N Godley Station Blvd — access from both
SUITE AREA	Approximately 2,000 SF
PARKING	Shared surface parking field, striped and lighted
SIGNAGE	Storefront signage band above entry; additional signage subject to approval
CONSTRUCTION	Stone veneer facade, storefront glazing, metal roof, awning canopies
PARCEL	Chatham County Tax Parcel 5-0017A-01-028
ZONING	Godley Station PUD / commercial — use to be confirmed with City of Pooler

CO-TENANCY

The center houses a stable, complementary tenant mix with no direct competition for most incoming concepts:

- U.S. Air Force / Air Force Reserve recruiting center — a government-credit occupant generating consistent weekday traffic
- Gigabits Computer Repair & IT Solutions (Suite 104)
- I Vape & Tobacco (Suite 106)
- Dynamic Rehab and additional service occupants

WHY THE CO-TENANCY MATTERS

The mix is appointment- and errand-driven rather than destination-food or big-box, so the parking field is open at the evening and weekend peaks that dining, classes and events depend on.

TRADE AREA & DEMAND DRIVERS

Pooler is not a mature suburb absorbing modest growth. It is a market adding rooftops, jobs and visitors simultaneously.

1. POPULATION GROWTH THAT IS NATIONALLY EXCEPTIONAL

Pooler grew from 25,711 residents at the 2020 Census to an estimated 31,171 by 2024 — a 21 percent increase in four years. Current-year estimates place the city above 34,000. Chatham County as a whole reached an estimated 311,855 residents in 2025. Growth of this magnitude in a market of this size is unusual, and it is still accelerating: in May 2026 the Pooler City Council approved a 354-unit multifamily site plan within Godley Station along with additional residential entitlements nearby.

2. THE HYUNDAI METAPLANT AND ITS SUPPLIER NETWORK

Hyundai Motor Group's Metaplant America began production in October 2024 and held its grand opening in March 2025 — the largest economic development project in Georgia history at more than \$7.5 billion. At full operation the site will employ more than 8,500 people, with an additional 6,900 jobs projected across offsite suppliers, several of which have located in Chatham, Bryan and Bulloch counties. Pooler sits directly between that employment base and the Savannah core, and is capturing a meaningful share of the resulting household formation.

3. AIRPORT, PORT AND AEROSPACE

Savannah/Hilton Head International Airport served 4,234,531 passengers in 2025, up from roughly 3 million in 2019, and is adding four gates and more than 43,000 square feet of terminal space. Gulfstream Aerospace remains the region's largest private employer at approximately 11,500 workers. The Port of Savannah is the fourth-busiest container port in the country. Each of these sits within a short drive of the subject and contributes daytime, visitor and shift-worker demand that a purely residential suburb would not generate.

4. ESTABLISHED RETAIL GRAVITY

Godley Station already contains more than 250 retailers, anchored by Tanger Outlets and supported by Costco, Walmart, Sam's Club, Publix, Hobby Lobby, Royal Cinemas and the Pooler civic complex. A nearby Godley Station center reports more than 57,000 consumers within a five-mile radius. The subject benefits from that established gravity without paying full Pooler Parkway frontage rent.

8,500 METAPLANT JOBS	4.23M 2025 AIR PASSENGERS	+21% POP. GROWTH SINCE 2020	250+ GODLEY STN RETAILERS
--------------------------------	-------------------------------------	---------------------------------------	-------------------------------------

DEMOGRAPHICS

A high-income, high-education, family-formation market — the profile that supports classes, memberships, appointments and discretionary dining.

INDICATOR	POOLER	WHAT IT MEANS FOR AN OPERATOR
2020 Census population	25,711	Baseline for measuring growth
2024 population estimate	31,171	+21.2% in four years
Current-year estimate	≈ 34,000	Growth has not slowed
Median household income	\$91,766	Among the highest in Chatham County
Per capita income	\$54,455	Meaningful discretionary capacity
Median age	38.7 years	Prime family-formation and spending years
Bachelor's degree or higher	≈ 38–40%	Supports education, wellness and specialty concepts
Poverty rate	7.4%	Low relative to the metro
Housing built after 2000	Over 71%	A new-construction, new-household market
Chatham County population	311,855 (2025 est.)	Regional draw beyond the city limits

Sources: U.S. Census Bureau (2020 Census and Vintage 2024 estimates), public demographic aggregators and Savannah/Hilton Head International Airport statistics. Figures are indicators of market context and are not a projection or guaranty of any tenant's performance.

IDEAL USES

Concepts positioned to capture the most value from the existing improvements.

RESTAURANT Installed grease trap with kitchen and waste plumbing in place. Equipment by tenant; hood and exhaust capacity to be verified for grease-producing cooking.	CAFÉ / BAKERY / DESSERT Front counter, bar and utility plumbing already built and connected. Typically the fastest concept to open in this suite.	WINE BAR / TASTING ROOM Bar area with water, waste and power in place, plus a private demised room for tastings and events.
FAST CASUAL / COUNTER SERVICE Built-in front counter, with back-of-house wash and storage already separated from the dining floor.	EXPERIENTIAL RETAIL Paint-and-sip, craft, pottery, candle or maker concepts — the plan was purpose-built for exactly this.	ENRICHMENT & EDUCATION Tutoring, STEM, art, music or dance. Classroom plus activity room plus lobby, already demised.
WELLNESS & BOUTIQUE FITNESS Yoga, Pilates, recovery, small-group training. Restrooms, open floor and reception in place.	BEAUTY & PERSONAL CARE Salon, spa, med-spa or aesthetics — plumbing infrastructure materially reduces buildout.	EVENT & PARTY VENUE 180 posted occupancy, bar, kitchen support and evening-available parking.
CATERING / COMMISSARY Plumbed production area with wash room and rear service access, subject to code review.	THERAPY & SPECIALTY CLINIC Counseling, pediatric or specialty services, subject to code review.	SHOWROOM & DESIGN STUDIO Flooring, lighting, kitchen or interiors showroom with a client consultation room.

USES EXCLUDED

Place of worship, adult use, and any use prohibited by the center's existing leases or exclusives. All uses remain subject to landlord approval, City of Pooler zoning verification and applicable code review.

LEASE SUMMARY

Proposed terms. All terms subject to owner approval and negotiation of a mutually acceptable lease.

PREMISES	Suite 105, approximately 2,000 SF
ASKING RATE	\$37.00 per SF, NNN
MONTHLY BASE RENT	Approximately \$6,166.67, plus NNN
OPERATING EXPENSES	Estimated NNN charges provided on request; subject to annual reconciliation
LEASE TYPE	Triple net (NNN)
PREFERRED TERM	Five to ten years
ESCALATIONS	Approximately 3% annually, or as negotiated
DELIVERY	As-is, with existing improvements in place
IMPROVEMENT ALLOWANCE	Not contemplated; the existing built-in improvements are the consideration
FF&E	Not included. All occupant-owned equipment, refrigeration, sinks, furniture and decor will be removed prior to delivery
SECURITY / GUARANTY	Sized to tenant credit, entity strength and use
AVAILABILITY	Contact broker to confirm current delivery date
SHOWINGS	By appointment through the listing broker only. Do not disturb the occupant.

NEXT STEPS

1. Tour the suite. The improvements do not photograph as well as they show.
2. Provide a brief concept summary, entity information and financial capability.
3. Receive current NNN estimates and confirmed delivery timing.
4. Submit a letter of intent.

FOR TOURS, TERMS AND CURRENT AVAILABILITY

MILAP PATEL

Commercial Real Estate Advisor | eXp Realty

Georgia License #369691

Cell 607-220-7979 • Office 888-959-9461

Milap.Patel@exprealty.com • MilapPatelRealEstate.com

DISCLAIMER

The information contained herein has been obtained from sources believed to be reliable, including public records, prior property marketing materials and owner-supplied information. It has not been independently verified and is presented without representation or warranty of any kind, express or implied. All measurements, dimensions, suite areas, improvements, systems, utilities, zoning designations, permitted uses, expense estimates and availability are approximate and must be independently verified by the prospective tenant and its advisors. Square footage is approximate and has not been certified by survey or as-built measurement. The existence and condition of the grease trap, kitchen infrastructure, HVAC, hood and exhaust capacity, electrical service and all other improvements must be confirmed by field inspection prior to lease execution. No representation is made regarding code compliance or suitability for any particular use. This offering is subject to errors, omissions, change of price or terms, prior lease and withdrawal without notice. This document does not constitute an offer to lease, legal advice or tax advice.

© 2026 Milap Patel | eXp Realty. All rights reserved.