

POOLER, GEORGIA 31322

Shoppes At Pooler FOR LEASE

ZACK ALLEN

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NAI Mopper | Benton
Commercial Real Estate Services, Worldwide.
912.358.5600 | naisavannah.com

PROPERTY FEATURES

WILLIAM BLAKELY XING POOLER, GEORGIA 31322

ABOUT THE PROPERTY

NAI Mopper | Benton is pleased to present this 18,500-square-foot retail plaza, now available for lease along Pooler Parkway in Pooler, Georgia. The property offers excellent visibility, convenient access, ample parking, and prominent signage opportunities within one of the region's fastest-growing markets.

Directly across Pooler Parkway is Savannah Quarters, an established country club community with approximately 8,000 homes. The property is also located just down the road from the Mosaic Development , a 170-plus AC mixed-use development anchored by Costco and featuring Chick-fil-A, Starbucks, Galen College of Nursing, and nearly 1,000 multifamily units expected to be delivered over the next two years.

Surrounded by expanding residential communities, major retailers, and strong population growth, the property presents a unique opportunity for tenants seeking to establish or expand their presence in the Pooler market.

AVAILABLE

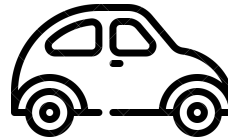
Pre-Leasing

ZONING

Commercial

ASKING PRICE

Please Inquire



40K VPD



Signage



8,000+ Home
Savannah Quarters
Neighborhood
Across the Street



Vanilla
Shell Delivery



85 +
Parking Spaces



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SITE PLAN

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SUITE	SIZE	STATUS
1	4,750 SF	Available
2	1,500 SF	Available
3	1,500 SF	Available
4	3,000 SF	Available
5 & 6	3,000 SF	LEASED
7	4,750 SF	Available
Suites May Be Combined		



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AERIAL

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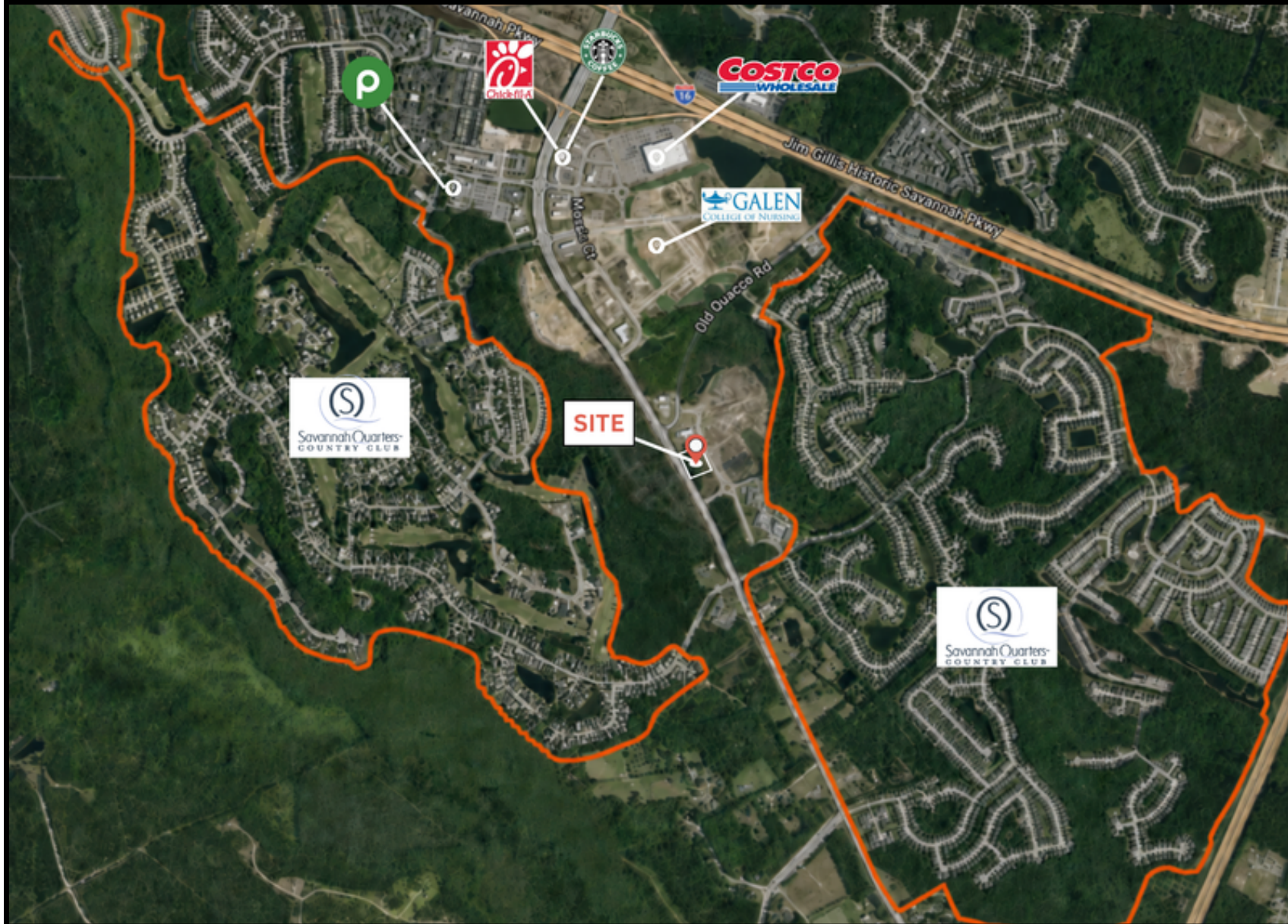


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SURROUNDING NEIGHBORHOOD

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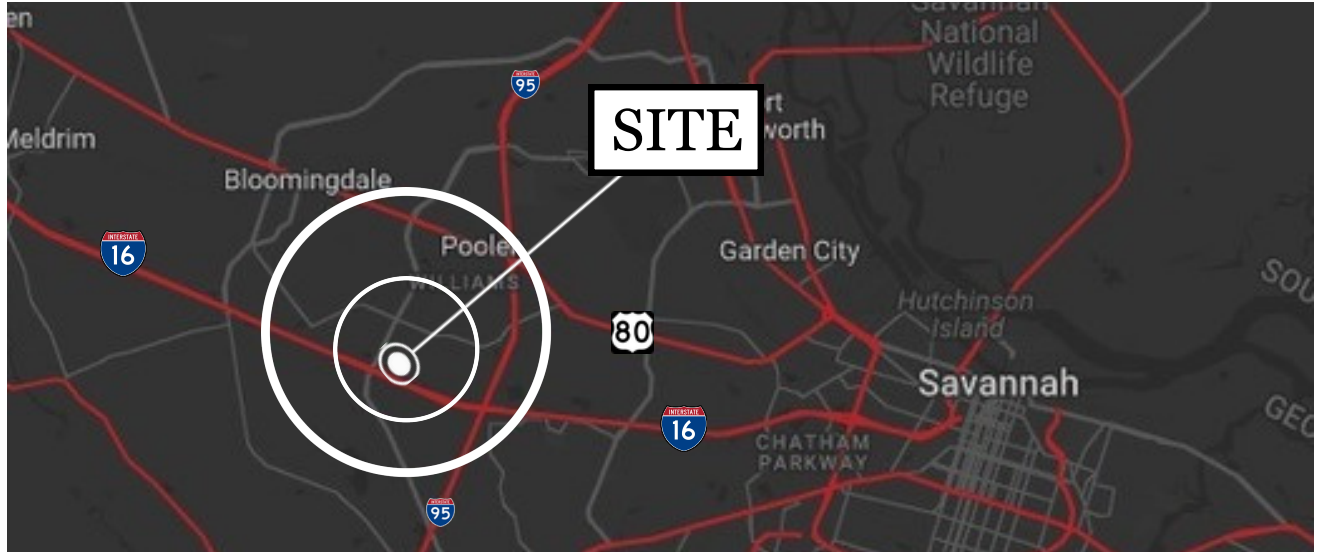
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DEMOGRAPHICS & NEARBY TENANTS

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NEARBY TENANTS



DEMOGRAPHICS

Miles	3 Miles	5 Miles	10 Miles
2025 Population	22,908	49,086	169,667
Households	8,436	19,576	64,632
Household Income	\$120,814	\$106,072	\$92,570
Consumer Spending	\$300,590	\$639,845	\$1,907,734

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