



OFFERING MEMORANDUM FOR LEASE

1,350 SF TURNKEY RETAIL | MEDICAL | WELLNESS SPACE

**1557 POOLER PARKWAY, SUITE 300
POOLER, GA 31322**



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OPPORTUNITY SUMMARY

Suite 300 at 1557 Pooler Parkway presents a 1,350 SF turnkey commercial space designed to help businesses open faster while reducing upfront build-out costs.

Previously occupied by Coastal Medical Equipment & Uniforms, this second-generation suite includes an existing reception area, finished private rooms, restroom, and professional interior improvements, making it an excellent opportunity for medical, wellness, office, and service retail users.

Located on highly traveled Pooler Parkway, the property offers outstanding visibility, easy accessibility, abundant parking, and close proximity to major retail centers, healthcare providers, and rapidly growing residential communities.

Whether you're expanding an existing business or opening a new location, this move-in-ready suite offers the flexibility, convenience, and professional environment needed to get started quickly.

DEAL POINTS AT A GLANCE

PROPERTY HIGHLIGHTS	
Property	1557 Pooler Parkway, Suite 300
Address	Pooler, GA 31322
Available Space	1,350 SF
Asking Rate	\$36.00/SF/YR + NNN
Base Rent	\$4,050/month + NNN
Lease Term	Minimum 5 Years
Availability	Available Immediately
Space Type	Second-Generation Build-Out
Ideal Uses	Retail • Medical • Wellness • Professional Office • Service Retail
Parking	Ample On-Site Parking
Visibility	Excellent Exposure Along Pooler Parkway
Nearby Destinations	Costco, Lowe's, Publix, St. Joseph's/Candler, Memorial Health, I-16



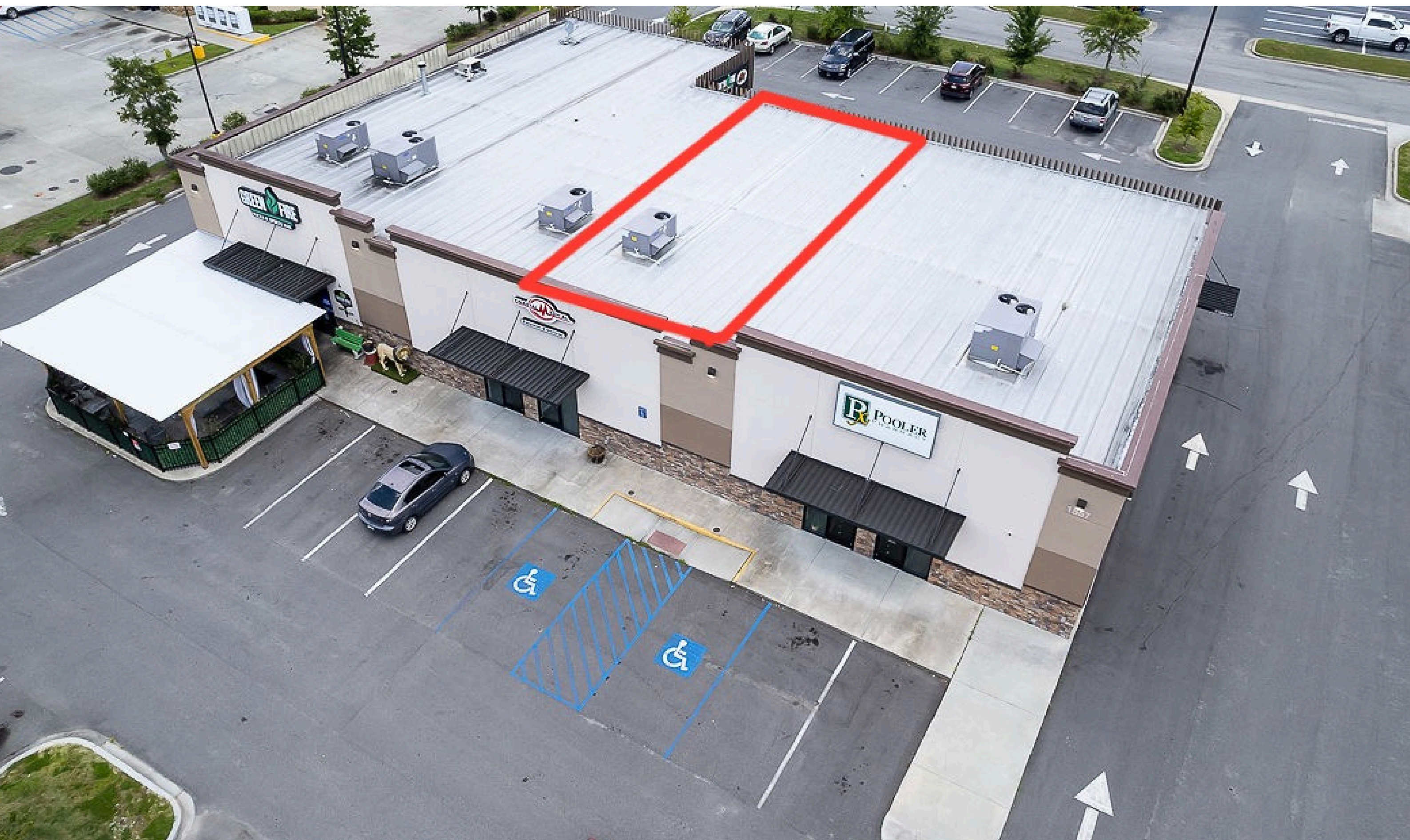
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TENANT TO VERIFY ALL CONDITIONS DURING SITE TOUR.



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SHOPS AT RICE HOPE



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REALTY

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AREA OVERVIEW



MULTIPLE APARTMENTS AND COMMUNITIES WITHIN 1 MILE RADIUS



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IDEAL CONCEPTS & OPERATOR FIT

Overview

Suite 300 at 1557 Pooler Parkway is a 1,350 SF second-generation commercial space designed to help businesses open quickly with lower upfront build-out costs. Featuring an existing reception area, finished private rooms, restroom, and professional interior improvements, the suite offers an excellent opportunity for medical, wellness, retail, and professional service users seeking immediate occupancy in one of Pooler's fastest-growing commercial corridors.

Why This Space Stands Out

- 1,350 SF Turnkey Commercial Suite
- Second-Generation Build-Out – Save Time & Construction Costs
- Base Rent: \$4,050/Month + NNN
- Available Immediately
- Minimum 5-Year Lease
- Existing Reception, Private Rooms & Finished Restroom
- Ample On-Site Parking for Customers & Staff
- Excellent Visibility Along Pooler Parkway
- Convenient Access to I-16 & I-95

Location and Access Advantages

- Located on Pooler Parkway, one of the area's busiest commercial corridors
- Strong visibility and monument signage opportunities
- Surrounded by established retail, healthcare providers, and residential communities
- Minutes from Costco, Lowe's, Publix, St. Joseph's/Candler, Memorial Health, Galen College, I-16, and I-95
- Rapid residential and commercial growth supporting long-term business success
- Convenient access for employees, customers, and patients
- Ample on-site parking with easy ingress and egress

Ideal Tenant Uses

- Medical
Primary Care • Specialty Care • Physical Therapy
- Wellness
Med Spa • IV Therapy • Beauty
- Professional
Insurance • Financial • Service Retail



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MARKET AND DEMAND DRIVERS

- Located in one of Pooler's fastest-growing commercial corridors
- Surrounded by major retail, healthcare, and residential developments
- Strong visibility along Pooler Parkway with easy access to I-16 & I-95
- Growing population and business expansion continue to drive demand for retail, medical, and professional space
- Minutes from the Port of Savannah, Savannah/Hilton Head International Airport, and major employers

WHY THIS LOCATION WORKS

- High-Visibility Pooler Parkway Frontage
- Near Costco, Lowe's & Publix
- Close to St. Joseph's/Candler & Memorial Health
- Ample On-Site Parking
- Surrounded by Rapid Residential Growth
- Ideal for Medical, Wellness & Service Businesses

DISTANCE TO MAJOR AREAS:

LOCATION	DISTANCE
Savannah Downtown	~12 miles
Port of Savannah	~13 miles
Pooler Parkway	~1 mile
Savannah Airport	~5 miles

Demographics: U.S. Census Bureau ACS (ZIP 31419). Traffic: GDOT planning sources; updated AADT available via GDOT TADA.



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DEMOGRAPHICS

Radius	Population (2025)	Households (2025)	Avg. HH Income
1 Mile	6,057	2,617	\$117,653
3 Miles	28,098	11,454	\$116,070
5 Miles	51,100	20,361	\$120,221

Median Household Income: ~\$94,000+

TENANT POSITIONING

Best-Fit Category	Why It Works Here	Priority
Medical & Specialty Clinics	Turnkey build-out with growing healthcare demand	High
Med Spa & Wellness	Affluent demographics and strong daytime population	High
Physical Therapy & Chiropractic	Existing layout reduces build-out time and costs	High
Insurance & Financial Services	Excellent visibility and convenient client access	High
Professional Offices	Established commercial corridor with ample parking	Medium-High
Hair & Beauty Services	Strong residential growth and consumer demand	Medium
Neighborhood Service Retail	High traffic location with everyday customer visibility	Medium

NEXT STEPS

Qualified operators and franchisees are invited to tour the site and review the lease terms. Landlord is seeking a minimum 5-year term. TI structure can be discussed based on concept strength, credit, and term.

DISCLAIMER

This Offering Memorandum is for informational purposes only and is subject to errors, omissions, change of price, rental or other conditions, prior lease, withdrawal without notice, and does not constitute an offer. All information should be verified by prospective tenants and their representatives. Renderings, plans, and area figures are approximate. Neither Landlord, Broker, nor their representatives make any warranty or representation as to the accuracy of the information herein.



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WHY SAVANNAH?

OVERVIEW

Savannah is a leading Southeast growth market supported by major highway connectivity, expanding residential rooftops, a diverse employment base, and continued logistics and industrial momentum. The metro continues to attract new investment and supports retail demand from both residents and commuters.



Transportation & Logistics:

Port of Savannah handles ~4.8M+ TEUs in 2025 (up ~4% YTD), one of the busiest U.S. container ports with excellent I-95/I-16 access.



Industry & Manufacturing: Hyundai Metaplant (~\$7.6B investment) targets 300,000+ vehicles/year, creating thousands of jobs; Gulfstream (~20,000 regional jobs) anchors aviation; major players include Amazon, JCB, and logistics firms.



Education & Talent: SCAD, Georgia Southern, and technical colleges supply skilled workers in creative fields, aviation, logistics, and advanced manufacturing.



Population Growth: Metro area ~425,000–432,000 residents (2024–2025 est.), with continued above-average in-migration and housing expansion.



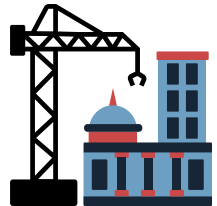
WHY GEORGIA?

OVERVIEW

Georgia is a high-growth Southeast market supported by strong transportation networks, expanding residential communities, a diversified employment base, and sustained logistics and industrial activity. The state continues to attract investment and fuels retail demand from residents, businesses, and daily commuters statewide.



Infrastructure of the Future: Logistics powerhouse via Port of Savannah (5.7M TEUs in FY2025, up 8.6%; supports ~651,000 jobs statewide, up 7%); warehouse/logistics jobs grew ~90% in recent years.



Economic Competitiveness: Consistently #1 state for doing business (12th year in 2025); ranks high in new business creation (6th for net entrepreneurs), investment attraction, and innovation.



Future of Talent: Ranks high in STEM indicators and job growth (15th nationally over last 5 years, 20.6% increase); strong talent base positions Georgia as a leader in high-tech employment.



Economic Overview & Population: Robust economy with GDP ~\$718B (2025); population projected to add ~2.2–2.5 million by 2050, supporting workforce expansion and prime-age growth.

