



OFFERING MEMORANDUM FOR LEASE

±1,040 SF RETAIL / SERVICE SPACE

120 TOWNE CENTER DR, SUITE 200, POOLER, GA 31322



Milap Patel

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OPPORTUNITY SUMMARY

- Suite 200 at 120 Towne Center Dr offers ±1,060 SF of move-in-ready retail/service space in one of Pooler's most active shopping corridors. Positioned just minutes from Pooler Parkway, Tanger Outlets Savannah, and I-95, the space benefits from strong visibility, convenient access, and consistent customer traffic.
- The suite is ideal for boutique retail, salons, wellness concepts, professional services, and neighborhood businesses looking for an established commercial location with immediate occupancy. Existing improvements, ample parking, and storefront signage provide an efficient and cost-effective opportunity to open or expand your business.

DEAL POINTS AT A GLANCE

PROPERTY HIGHLIGHTS	
PROPERTY	120 Towne Center Dr
SUITE	Suite 200
ADDRESS	Pooler, GA 31322
AVAILABLE SPACE	±1,060 SF
ASKING RENT	\$33.95/SF + NNN
BASE RENT	Approx. \$2,999/Month
ESTIMATED NNN	~\$7.00/SF/YR (Water Included)
AVAILABILITY	Available Now
SPACE CONDITION	Move-In Ready Retail / Service Suite
PARKING	Ample On-Site Customer Parking
SIGNAGE	Storefront Signage Available
IDEAL USES	Retail • Salon • Wellness • Professional Services
NEARBY DESTINATIONS	Tanger Outlets, Pooler Parkway, I-95, Royal Cinemas



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TENANT TO VERIFY ALL CONDITIONS DURING SITE TOUR.

SUITE B_2 MAGNOLIA BLVD – INSIDE PICS



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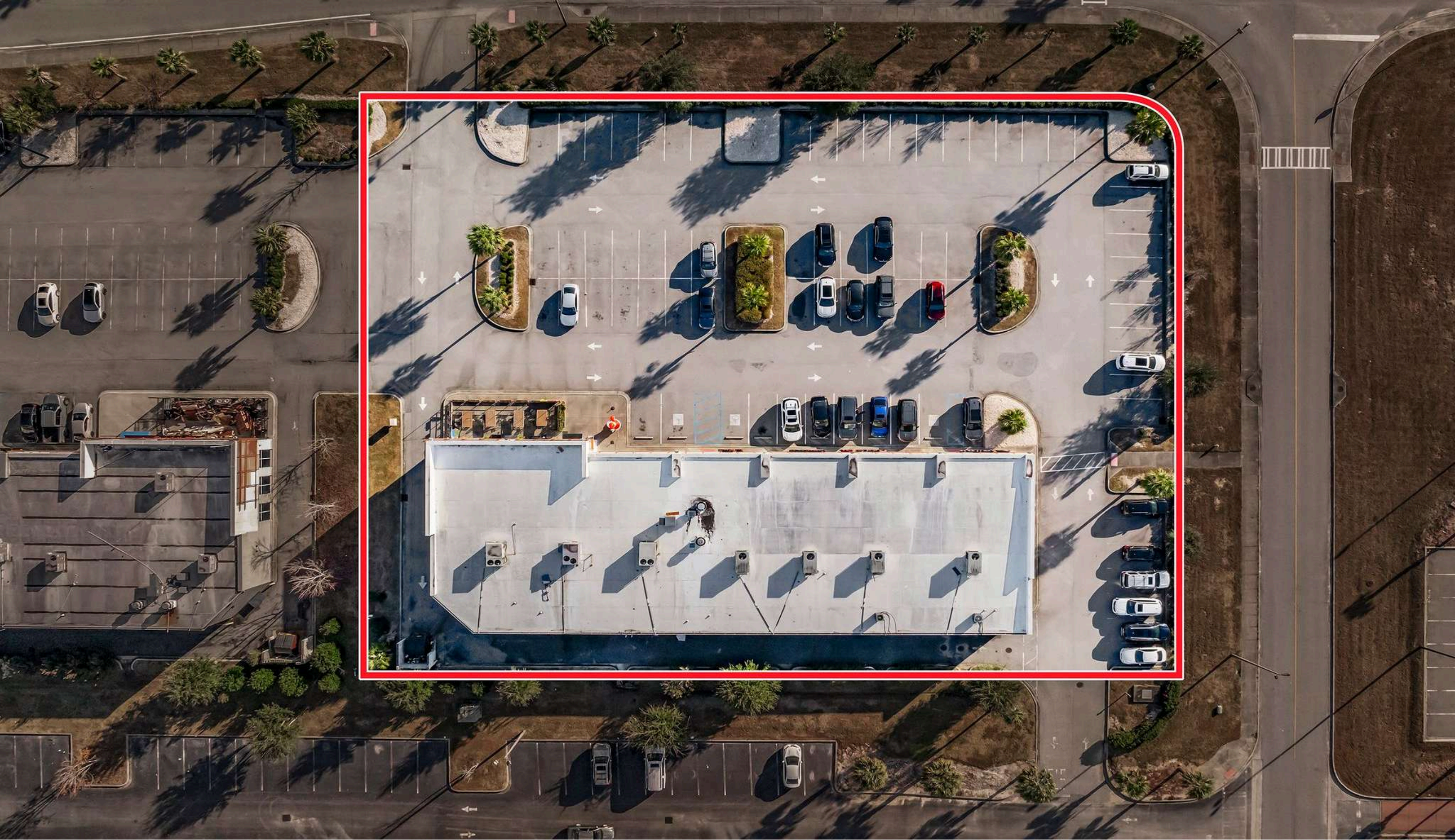


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SHOPS AT RICE HOPE



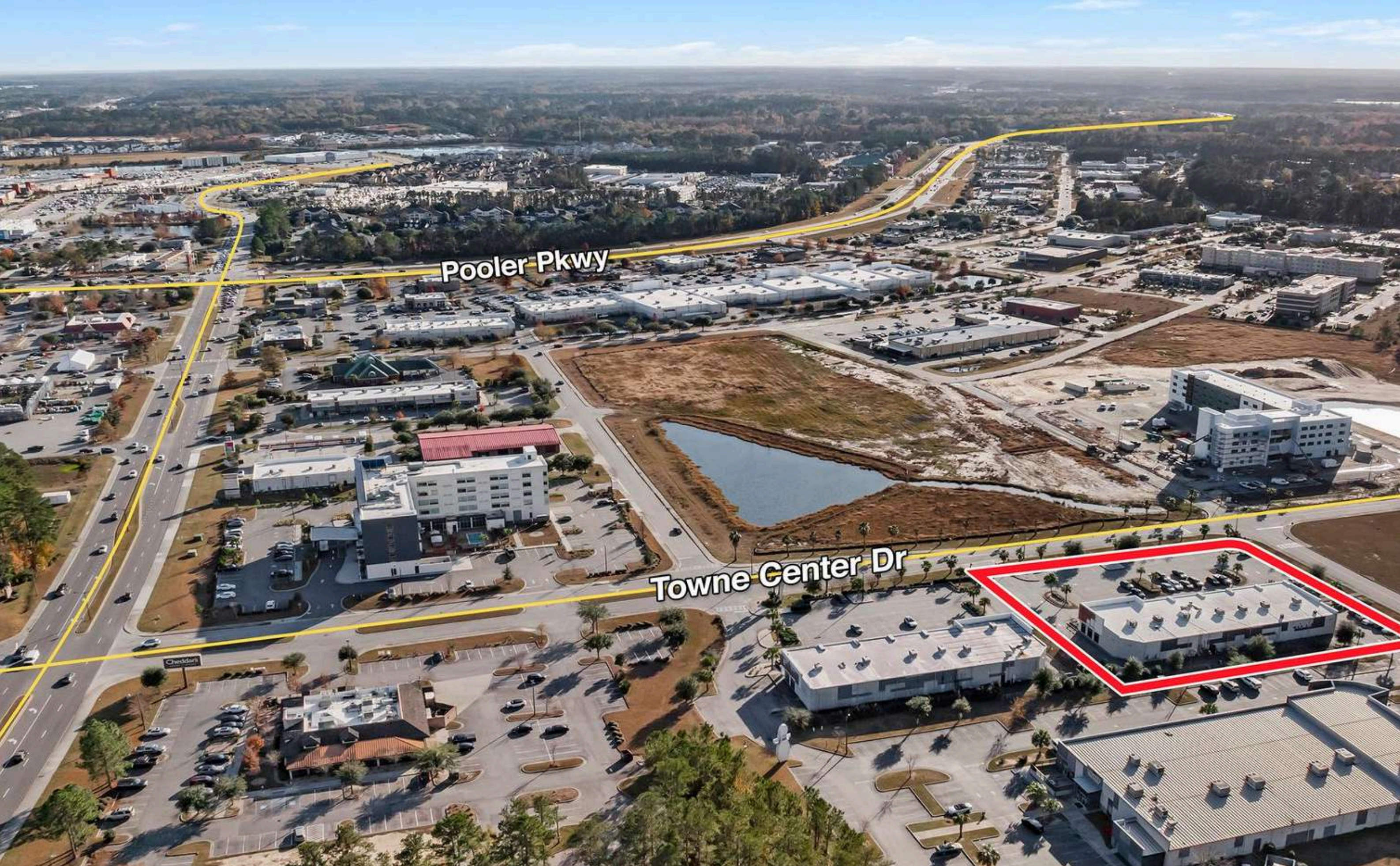
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AREA OVERVIEW



MULTIPLE APARTMENTS AND COMMUNITIES WITHIN 1 MILE RADIUS



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IDEAL CONCEPTS & OPERATOR FIT

Overview

Suite 200 offers $\pm 1,060$ SF of move-in-ready retail/service space in one of Pooler's most active commercial corridors. With excellent visibility, convenient access, and proximity to major shopping, dining, and entertainment destinations, the space is ideal for businesses seeking immediate occupancy in a high-traffic location.

Investment / Leasing Highlights

- $\pm 1,060$ SF Move-In Ready Retail / Service Space
- \$33.95/SF + NNN (Approx. \$2,999/Month Base Rent)
- Available Now
- Storefront Signage & Excellent Visibility
- Ample On-Site Customer Parking
- Minutes from Tanger Outlets, Pooler Parkway & I-95
- Ideal for Retail, Salon, Wellness & Professional Services
- Located in a High-Traffic Commercial Corridor

Location and Access Advantages

- Minutes from Tanger Outlets Savannah
- Immediate access to Pooler Parkway & I-95
- Close to Royal Cinemas IMAX and national retailers
- Surrounded by growing residential communities
- Strong daily consumer traffic and excellent visibility
- Convenient access to Savannah/Hilton Head International Airport

Ideal Tenant Uses

- Retail
 - Boutique Retail
 - Specialty Retail
 - Gift Shop
- Service
 - Salon & Spa
 - Wellness Studio
 - Barber Shop
- Professional
 - Insurance
 - Financial Services
 - Real Estate
 - Professional Office



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MARKET AND DEMAND DRIVERS

- Located in one of Pooler's premier retail corridors with excellent visibility and accessibility.
- Minutes from Tanger Outlets Savannah, Pooler Parkway, I-95, and Savannah/Hilton Head International Airport.
- Surrounded by national retailers, restaurants, hotels, and entertainment destinations that generate strong daily consumer traffic.
- Rapid residential and commercial growth continues to drive demand for retail and service businesses.
- Strong household incomes, population growth, and tourism support long-term business success.

WHY THIS LOCATION WORKS

- Prime Retail Corridor on Towne Center Dr
- Near Tanger Outlets, Royal Cinemas & I-95
- Strong Daily Consumer Traffic
- Growing Residential & Commercial Market
- Excellent Visibility & Storefront Signage
- Ample Customer Parking
- Easy Access from Pooler Parkway & I-95

DISTANCE TO MAJOR AREAS:

LOCATION	DISTANCE
Savannah Downtown	~10 miles
Port of Savannah	~12 miles
Pooler	~1 mile
Savannah Airport	~4 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	Households	Avg HH Income
1 Mile	~5,400	~2,130	~\$129K
3 Mile	~28,300	~11,500	~\$120K
5 Mile	~55,100	~22,000	~\$117K

Median Household Income: ~\$95,000+

TENANT POSITIONING

Best-Fit Category	Why It Works Here	Priority
Salon • Spa • Beauty	Strong residential base and repeat customer traffic	High
Boutique Retail	High visibility in a busy retail corridor	High
Coffee • Café • Dessert	Excellent daytime traffic and nearby destinations	High
Wellness & Personal Care	Growing population and affluent households	High
Insurance & Financial Services	Convenient location with easy customer access	Medium-High
Professional Services	Established retail center with ample parking	Medium
Neighborhood Service Retail	Strong local demographics and daily traffic	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?

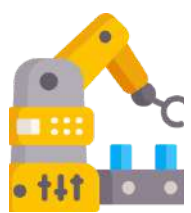
OVERVIEW

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.

