

Outparcel to Sam's Club - Pooler, GA



LOCATION:

Pooler Marketplace, Exit 104 off I-95 (Savannah, GA CBSA)

FACTS:

Parcel Size: 1.5 acres

GLA: Up to 8,000 SF

Traffic: Pooler Pkwy
19,190
I-95
68,330

Access: Via signalized intersection of Pooler Pkwy and Park Ave

COMMUNITY:

- The City of Pooler's population has grown 300% since 2000, making it one of Georgia's fastest growing cities.
- A \$200 million, 173-acre luxury "Outlet Mall of Georgia" is projected to open in summer of 2014. The project will include a 520,000-square-foot outlet mall, a hotel and peripheral retail and could create up to 2,000 retail jobs.
- Gulfstream Aerospace offices 8,400 employees at its headquarters located 10 minutes from site.
- 1,800 hotel rooms within 2 miles of the site.

NEIGHBORHOOD:

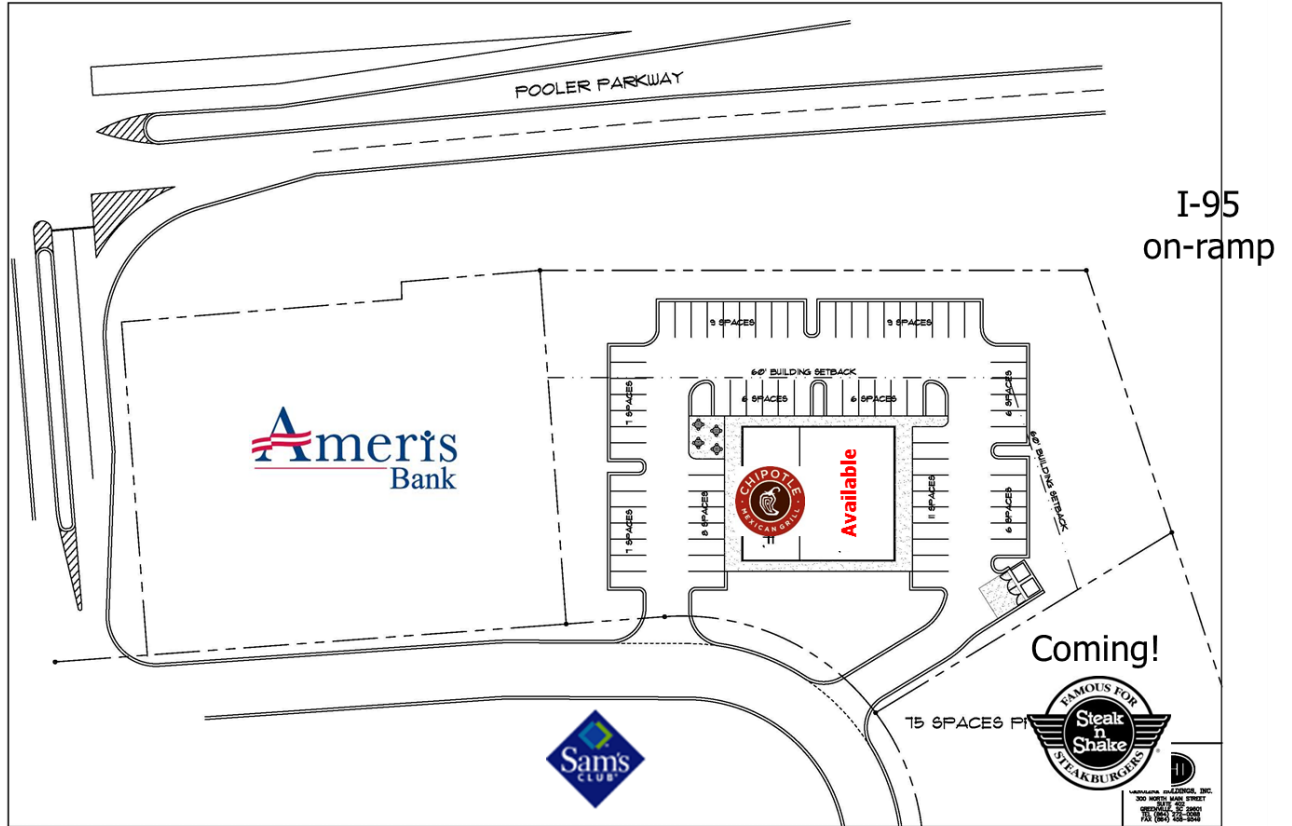
Wal-Mart Supercenter	Sam's Club	Home Depot	Lowe's
Publix	Food Lion	Piggly Wiggly	Mattress Firm
Pooler 12 Stadium Cinemas	AT&T	The UPS Store	Great Clips
David's Dry Cleaners	Genealogy Boutique	Tailspin	Bronze Tanning
Keller Williams	Dairy Queen	Mellow Mushroom	Little Caesar's

DEMOGRAPHICS:

	2013 Estimates	1-Mile Radius	3-Mile Radius
Population		3,227	21,035
Avg. Household Income		\$75,855	\$71,562
No. of Households		1,258	7,811
Household Growth 2000-2010		80%	129%



SITE PLAN:



For leasing information, contact:

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