

Pooler Marketplace

473-483 POOLER PARKWAY | POOLER, GA



PUBLIX ANCHORED RETAIL CENTER

A THRIVING RETAIL DESTINATION IN ONE OF SAVANNAH'S BUSIEST SUBMARKETS.

Rare Availability at High Occupancy Retail Center

- ✓ Publix-anchored shopping center
- ✓ Frontage along Pooler Parkway
- ✓ Excellent visibility
- ✓ Potential pylon signage
- ✓ Signalized intersection
- ✓ Ample parking
- ✓ 35,147 VPD on Pooler Pkwy and 89,140 VPD on I-95/Pooler Pkwy

Property Overview

Highly sought after retail space for lease within top producing Publix-anchored shopping center along Pooler Parkway.

Positioned within one of Pooler's most active retail corridors, the property benefits from strong visibility, established consumer traffic and a surrounding mix of national retailers, restaurants, entertainment, hotels and residential development.

The center provides frontage on Pooler Parkway, ample parking, potential pylon signage and convenient access from a signalized intersection.

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NAI Mopper | Benton
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Pooler Marketplace

467 POOLER PARKWAY
POOLER, GA

PRIME
LOCATION.

RARE
OPPORTUNITY.



DEMOGRAPHICS



POPULATION

13,652

2 MILES

48,957

5 MILES

144,719

10 MILES



HOUSEHOLDS

5,743

2 MILES

20,528

5 MILES

59,614

10 MILES



AVG. HH INCOME

\$101,860

2 MILES

\$106,756

5 MILES

\$93,946

10 MILES

PROMINENTLY POSITIONED

Positioned along Pooler Parkway in the heart of one of the Savannah metropolitan area's most active retail destinations. The Publix-anchored center is surrounded by an established concentration of national retailers, restaurants, entertainment venues, hotels and growing residential communities.

The property benefits from convenient connectivity to the area's major transportation network and is situated along the retail corridor leading toward Tanger Outlets Savannah. Nearby retail destinations and businesses create a strong regional draw while the surrounding residential base supports consistent everyday traffic.





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ANCHOR		Publix	
1	Sections of Japan	2	Lendmark FINANCIAL SERVICES
	Great Clips		Beltone
	MATHNASIUM The Math Learning Center		Unit 473-475 1,050-3,500 SF FOR LEASE
	pure barre		Little Caesars
	The UPS Store		CLEAN JUICE
3	SPATANEOUS NAILS	4	FIREHOUSE SUBS
	PHO MI VIETNAMESE CUISINE		Unit 483 1,700 SF FOR LEASE
	POOLER DAY SPA		THE JOINT chiropractic
		GROUNDS OF GRACE COFFEE SHOP	

SUITES AVAILABLE FOR LEASE

Unit 473-475
1,050-3,500 SF



Unit 473
1,700 SF



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