

RETAIL FOR SUBLEASE

The Shops at 2201

2201 POOLER PARKWAY

Pooler, GA 31322

PRESENTED BY:

ADAM BRYANT, CCIM, SIOR

Partner

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GA #279255



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SECTION 1
Property
Information



PROPERTY SUMMARY



OFFERING SUMMARY

SUBLEASE RATE:	\$38.19 SF/yr (NNN)
CURRENT CAM:	\$9.00 PSF
AVAILABLE SF:	1,562 SF
SUBLEASE TERM:	Through 07/15/2027
ZONING:	PUD
MARKET:	Savannah
SUBMARKET:	Pooler

PROPERTY OVERVIEW

SVN is pleased to offer ±1,562 square feet of retail space for sublease at The Shops at 2201. Suite 200 is an inline unit fully built out in 2022 for a nutrition business and available through 07/15/2027. The front portion of the space is wide open with varied display features including a large built-in sales counter. The back portion has a large stock room, restroom, a janitor closet and a rear entrance for deliveries. This retail center offers canopied glass-front entrances, nice landscaping and abundant parking for staff and visitors as well as excellent visibility and exposure on Pooler Parkway. The property is zoned PUD, which allows for a variety of commercial uses. The rental rate is NNN with current estimated CAM of \$9.00 PSF. Shown by appointment only – please do not disturb Tenant.

LOCATION OVERVIEW

The Shops at 2201 is located at the southeast quadrant of I-16 and Pooler Parkway, which is 2 miles west of the intersection of I-95 & I-16 and 11 miles from Historic Downtown Savannah. The City of Pooler, which is a suburb of Savannah, has evolved into a regional shopping and dining destination consistently attracting residents within a 45-minute drive time in all 4 directions. In the immediate vicinity, the development benefits from numerous master planned communities in various stages of development, which offer substantial population density. The location is within the Savannah Quarters® PUD, which is a 2,588 acre master-planned development that was initially planned by Greg Norman’s Medalist Developments and is currently being developed by Freehold Capital Management.

COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- The Shops at 2201 | ±1,562 SF Retail for Sublease
- Suite 200: Inline Unit | Available Through 07/15/27
- Wide Open Space with Display Areas | Stockroom and Restroom in Rear
- Canopied Glass-Front Entrance | Tasteful Landscaping
- Abundant Parking | Excellent Visibility and Exposure
- Within Savannah Quarters® PUD on Pooler Pkwy @ I-16

LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	SUBLEASE TERM:	Through 07/15/2027
TOTAL SPACE:	1,562 SF	SUBLEASE RATE:	\$38.19 SF/yr

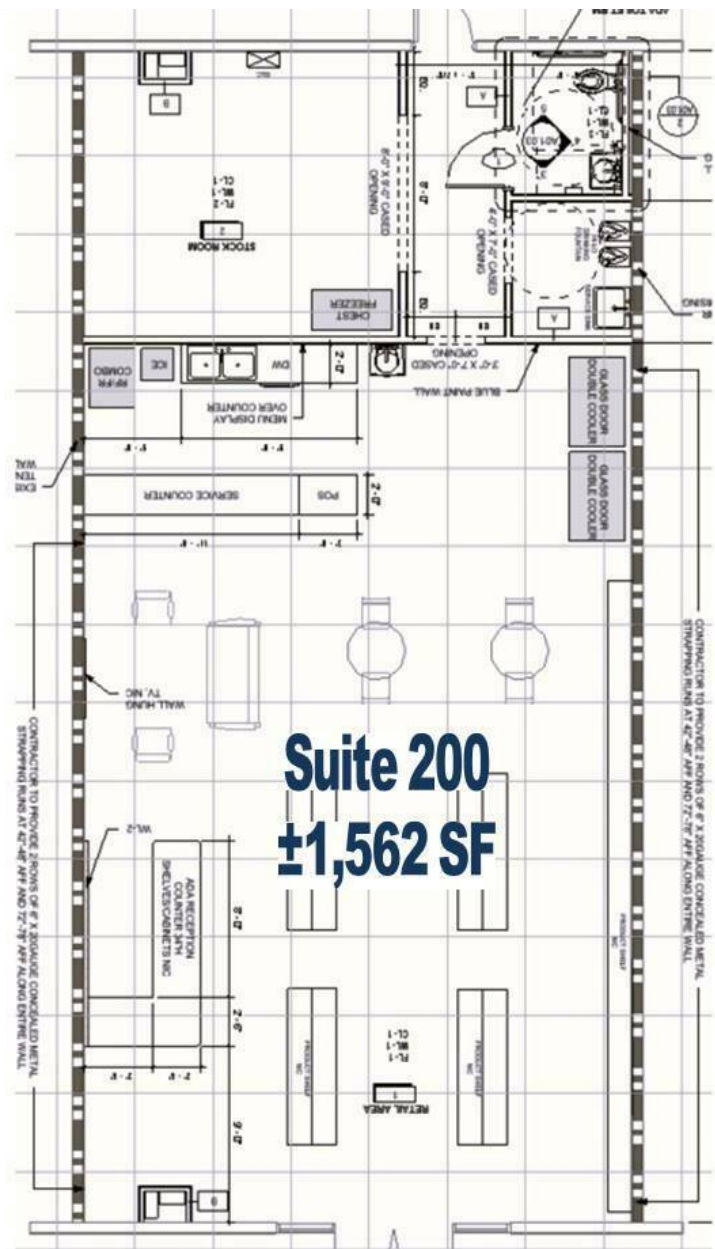
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 200	Available	1,562 SF	NNN	\$38.19 SF/yr	Sublease through 07/15/27. Current additional rent (CAM) is \$9.00 PSF.

SUITE 200 | INTERIOR PHOTOS



SUITE 200 | FLOOR PLAN



SECTION 2
Additional
Information



THE SHOPS AT 2201 | SITE PLAN



SITE AERIAL | MOSAIC TOWN CENTER



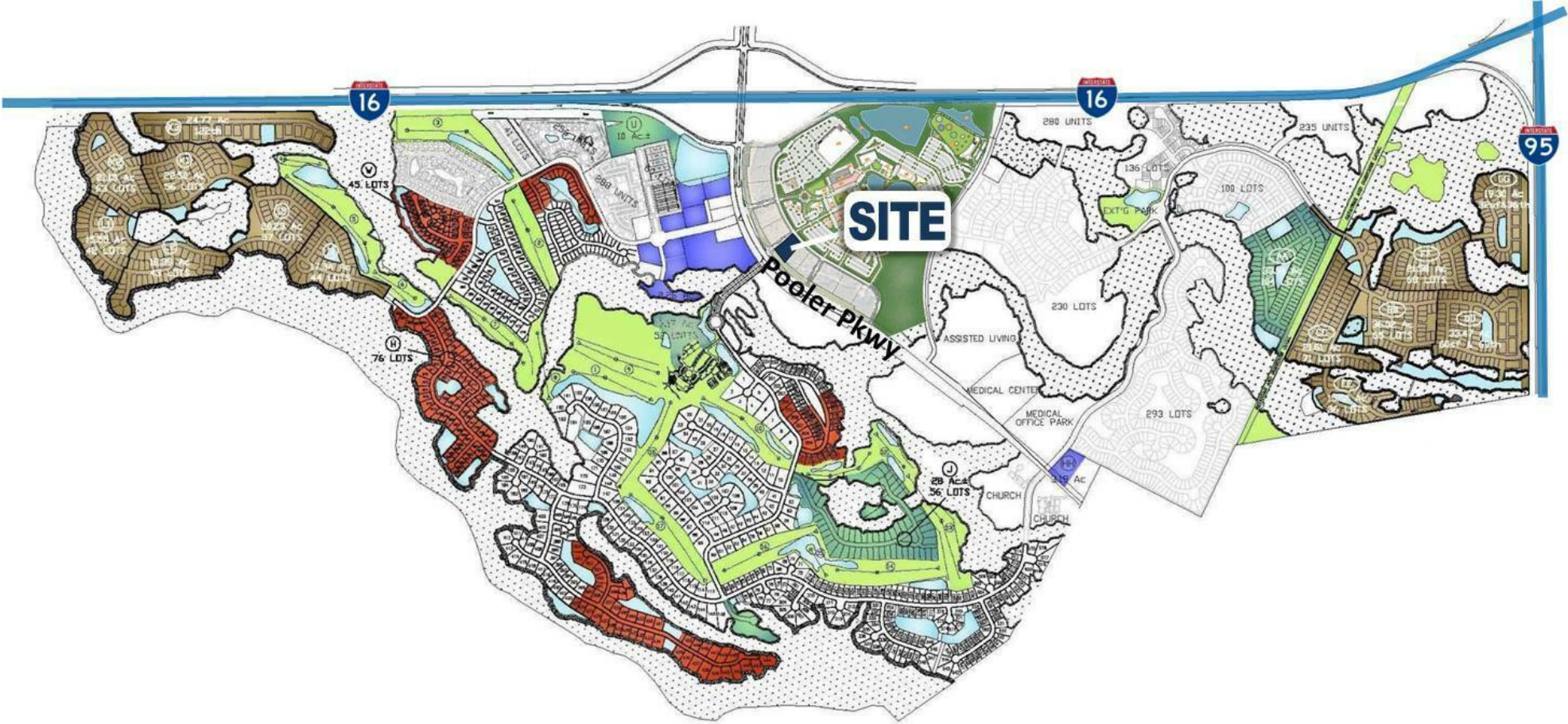
SITE AERIAL | POOLER PKWY @ I-16



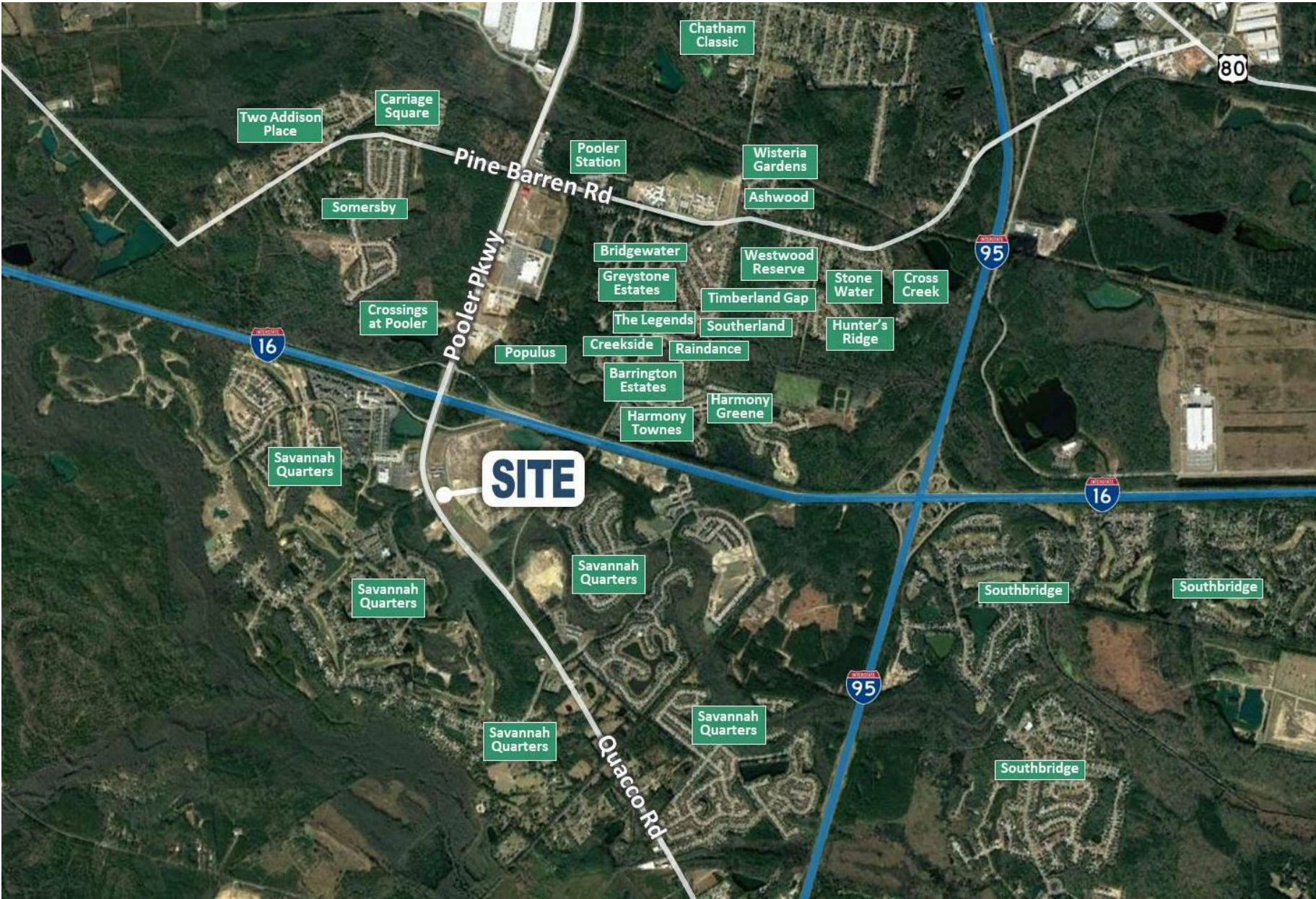
SECTION 3
Location
Information



SAVANNAH QUARTERS® MASTER PLAN



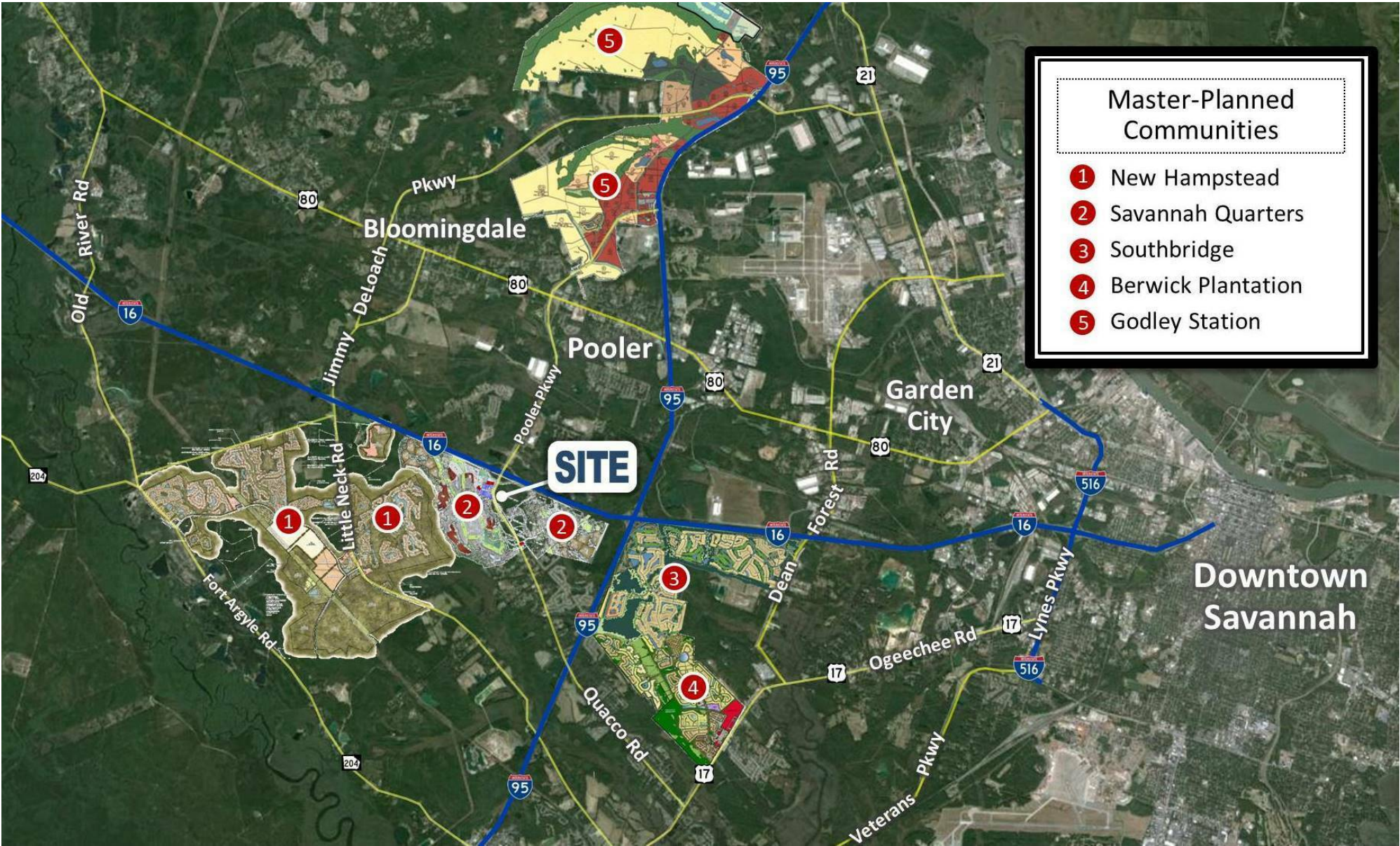
AERIAL | POOLER RESIDENTIAL



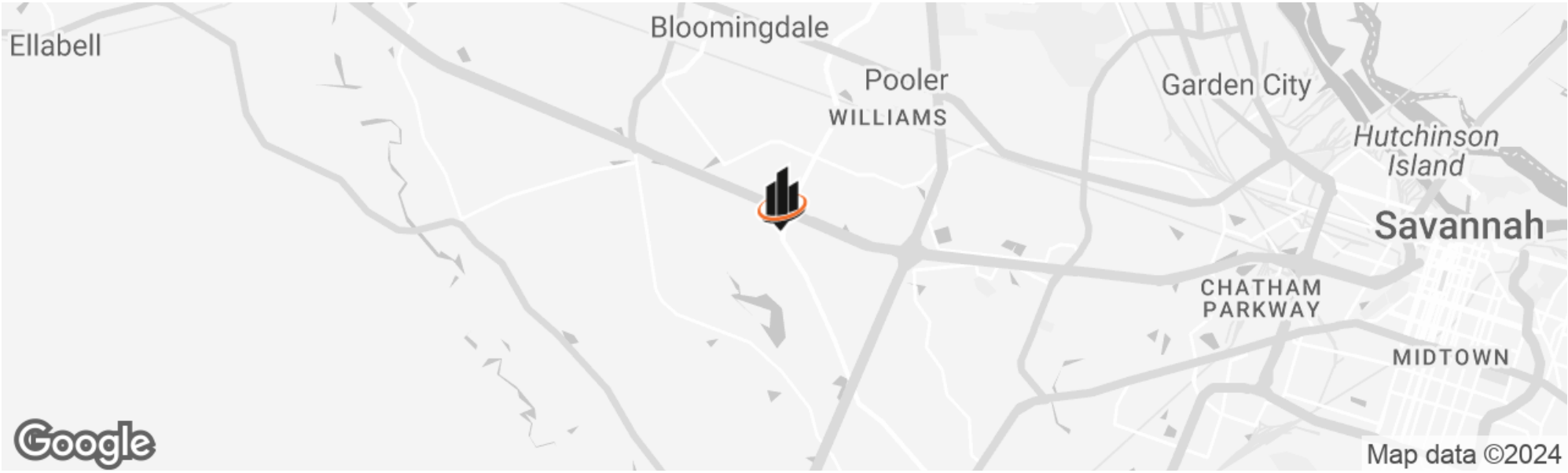
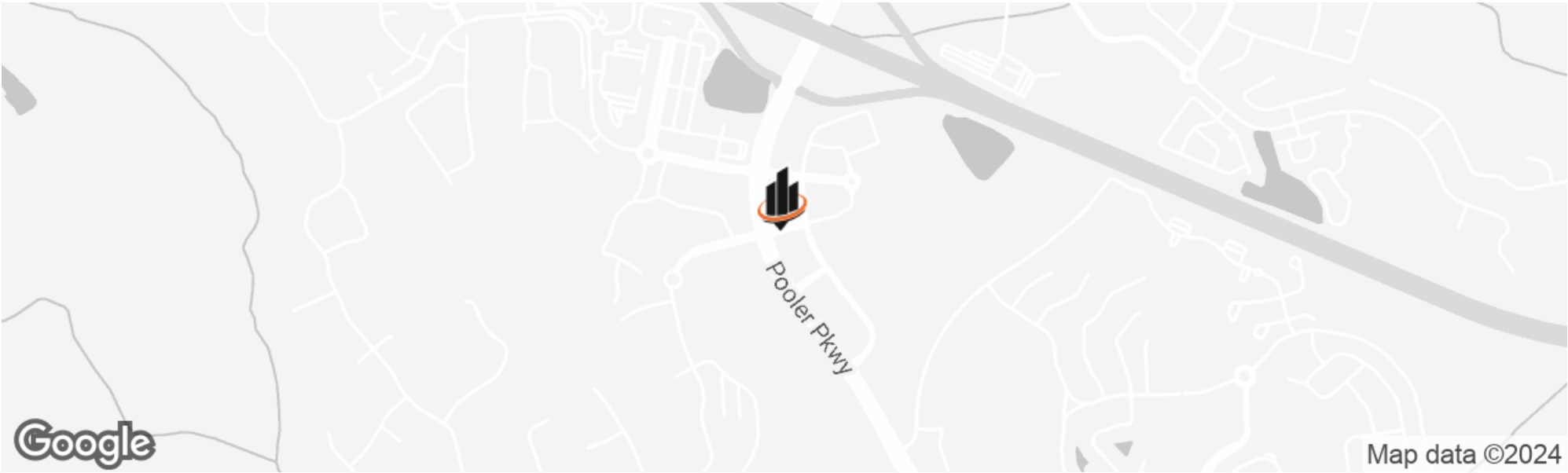
AERIAL | POOLER MASTER-PLANNED COMMUNITIES







LOCATION MAPS



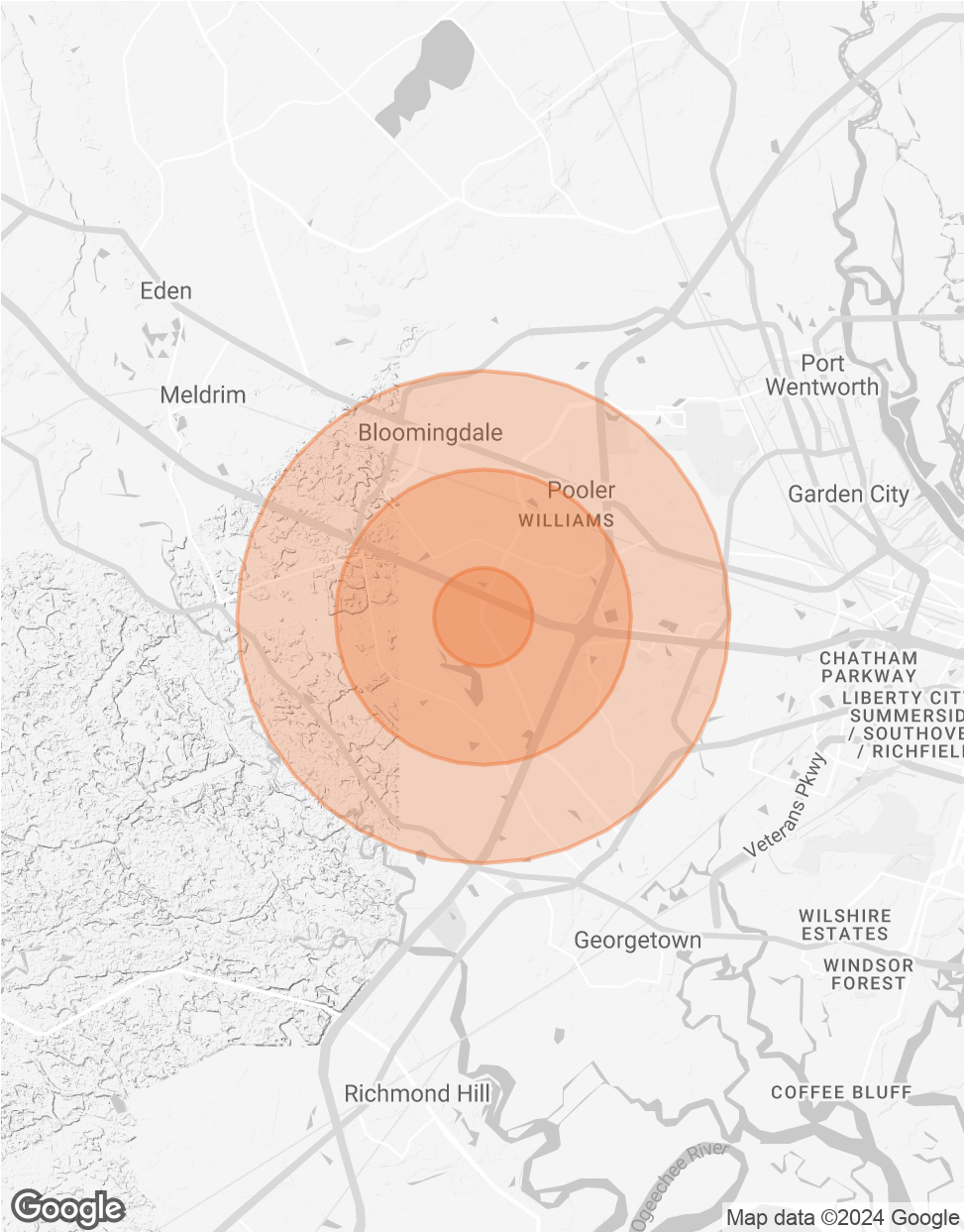
SECTION 4
Demographics



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,645	21,898	49,483
AVERAGE AGE	38	39	39
AVERAGE AGE (MALE)	37	38	38
AVERAGE AGE (FEMALE)	39	40	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,125	8,637	19,806
# OF PERSONS PER HH	2.2	2.5	2.5
AVERAGE HH INCOME	\$115,924	\$112,264	\$104,747
AVERAGE HOUSE VALUE	\$404,820	\$329,652	\$317,294

Demographics data derived from AlphaMap

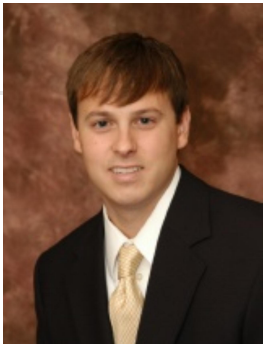


SECTION 5

Advisor Bio &
Contact



ADVISOR BIO & CONTACT



ADAM BRYANT, CCIM, SIOR

Partner

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PROFESSIONAL BACKGROUND

Adam Bryant, CCIM, SIOR is a Partner with SVN | GASC, specializing in the sale and leasing of land, office, retail and investment properties in Savannah, Georgia and surrounding areas including Pooler.

Bryant earned a Master of Business Administration as well as a Bachelor of Business Administration from Georgia Southern University. In addition, he has completed the Certified Commercial Investment Member (CCIM) designation by the CCIM Institute, one of the leading commercial real estate associations in the world. The CCIM designation is awarded to commercial real estate professionals upon successful completion of a graduate-level education curriculum and presentation of a portfolio of qualifying industry experience.

Since joining SVN | GASC in 2006, Bryant has completed more than \$250 million in transaction volume and is a multi-year recipient of the SVN Partner’s Circle Award in recognition of outstanding sales while being ranked in the Top 5 producers in the nation of completed transactions at SVN out of more than 1,500 Advisors.

Bryant also served as President for the Savannah / Hilton Head Realtors Commercial Alliance (RCA) Board.

EDUCATION

- Master of Business Administration (MBA) - Georgia Southern University
- Bachelor of Business Administration (BBA) - Georgia Southern University

MEMBERSHIPS

- Certified Commercial Investment Member (CCIM)
- Society of Industrial and Office Realtors (SIOR)

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