

POOLER PARKWAY OUTPARCEL

155 Traders Way, Pooler, GA 31322

EXECUTIVE SUMMARY



LOCATION OVERVIEW

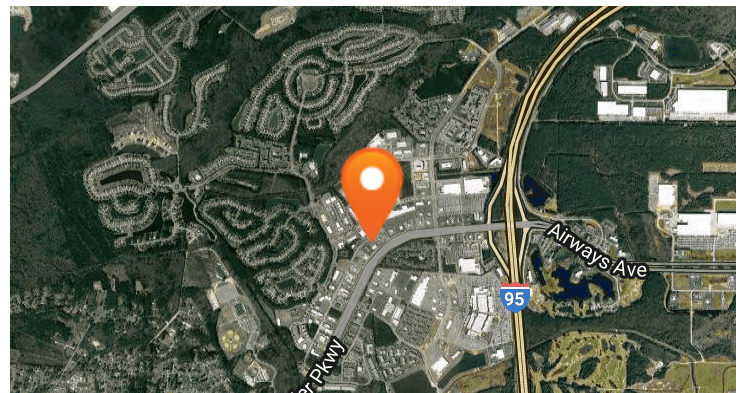
Located between Pooler Pkwy and Traders Way

PROPERTY HIGHLIGHTS

- 1,424 SF 2nd generation restaurant available; formerly occupied by Jimmy Johns
- 10,523 SF retail building in desirable central position on Pooler Parkway - the primary retail corridor in Pooler
- Situated in front of a new Aldi grocery store and shadow anchored by PetSmart, Ross, TJ Maxx & others
- Excellent visibility and access from the intersection of Pooler Parkway and Maxwell Drive
- Less than a mile from the super - regional Tanger Outlets Savannah with 95+ brand name outlet stores

DEMOGRAPHICS

	3 MILE	5 MILES	10 MILES
2022 Total Population	24,848	53,493	147,376
2022 Daytime Population	30,869	61,054	156,338
2022 Total Households	10,042	20,581	54,810
2022 Avg HH Income	\$109,627	\$109,525	\$94,866



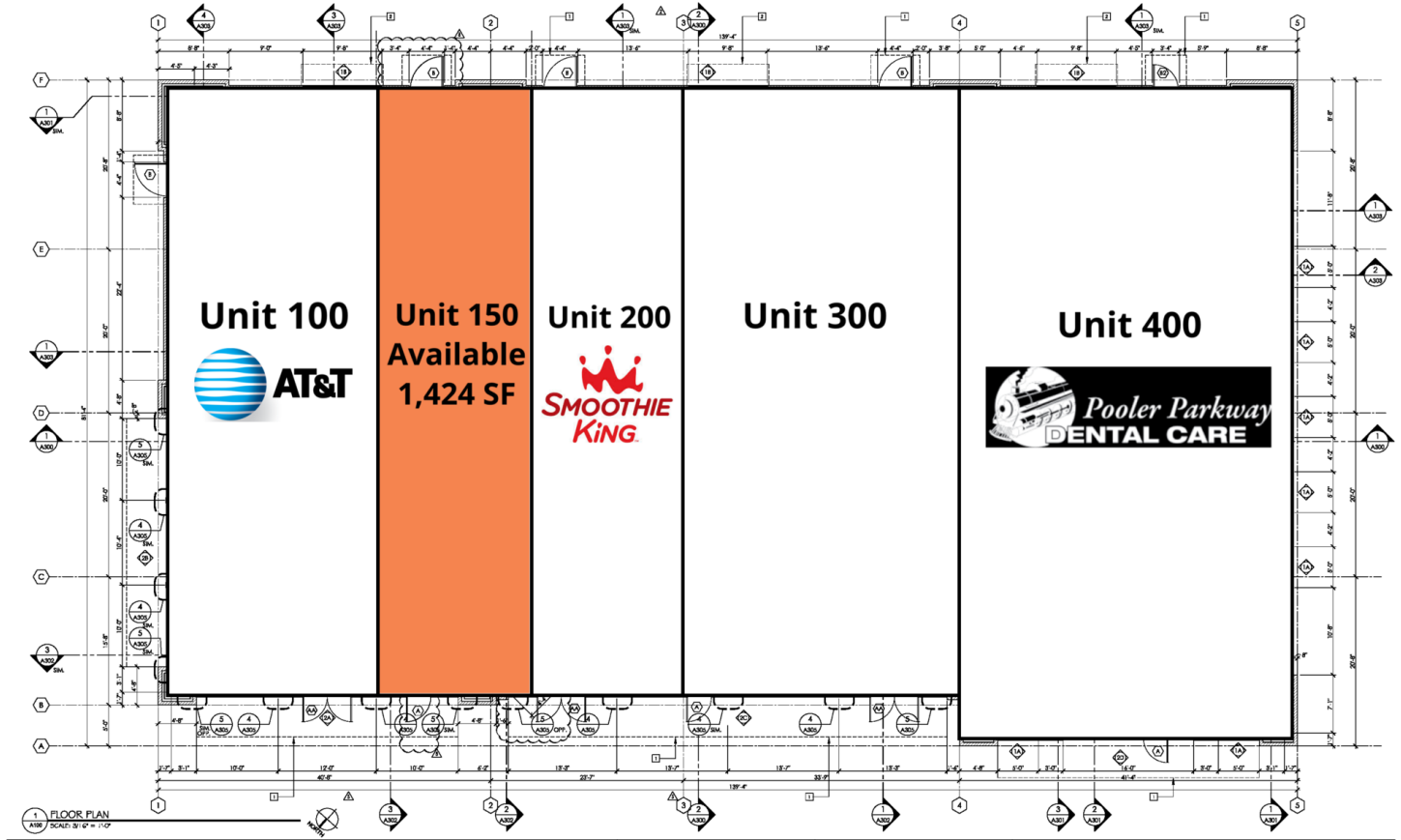
EXCLUSIVE AGENT(S)

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SITE PLAN



SUITE	TENANT NAME	SPACE SIZE
100	AT&T	2,000 SF
150	Available	1,424 SF
200	Smoothie King	1,394 SF
300	Chicken Salad Chick	2,505 SF
400	Heartland Dental	3,200 SF

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