

FOR SALE OR LEASE > ±6,000 SF FLEX CONDO



# Pooler Flex Commercial Condo

1370 EAST HIGHWAY 80, UNIT 900 & 1000, POOLER, GA 31322



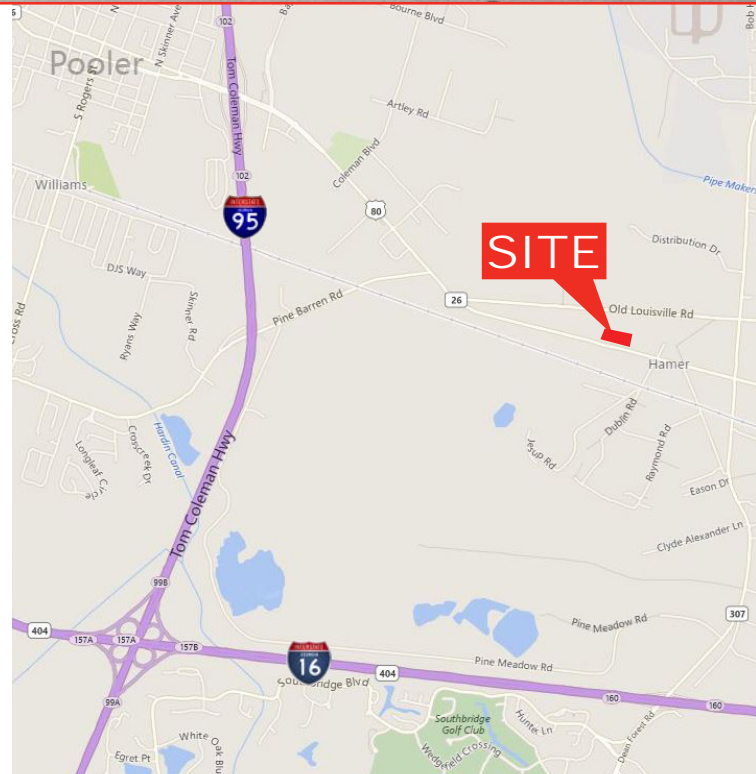
## Property Highlights

- > ±6,000 SF flex commercial condo in the Pooler Plaza
- > Pooler Plaza has over ±500' of frontage on Highway 80, with building and monument signage available
- > High traffic counts - ±23,200 vpd (Hwy 80 @ Pine Barren)
- > Ceiling height: 20 feet
- > Electrical: 220/440 V, 3-phase power
- > Two (2) rear warehouse truck doors
- > Large truck court in the rear of the building for deliveries
- > Built in 2005,
- > Zoned C-2, City of Pooler

## Pricing

**FOR LEASE >** \$6,000/Month

**FOR SALE >** \$650,000



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## Demographics

	1 Mile	3 Miles	5 Miles
<b>No. of Businesses</b>	158	1,187	3,393
<b>No. of Employees</b>	2,468	17,099	48,140
<b>Population</b>	406	13,449	55,883
<b>Median HH Income</b>	\$55,534	\$56,616	\$55,361
<b>Average HH Income</b>	\$66,720	\$74,513	\$73,405
<b>Traffic Counts</b>	±23,200 vpd (Hwy 80 @ Pine Barren Rd)		

Source: ESRI 2017 and GDOT 2015

## Contact Us

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