

POOLER PARKWAY OUTPARCEL

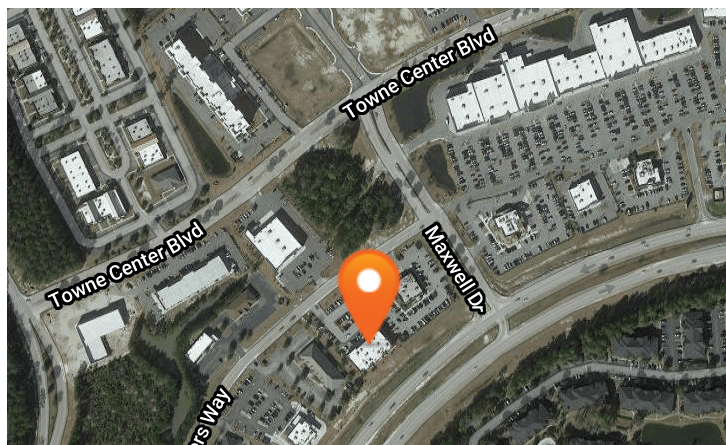
155 Traders Way, Pooler, GA 31322

EXECUTIVE SUMMARY



DEMOGRAPHICS

	3 MILE	5 MILES	10 MILES
(2020) Total Households	8,782	16,578	46,836
(2020) Total Population	21,894	45,235	130,454
(2020) Average HH Income	\$99,608	\$99,903	\$86,371



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

EXCLUSIVE AGENT(S)

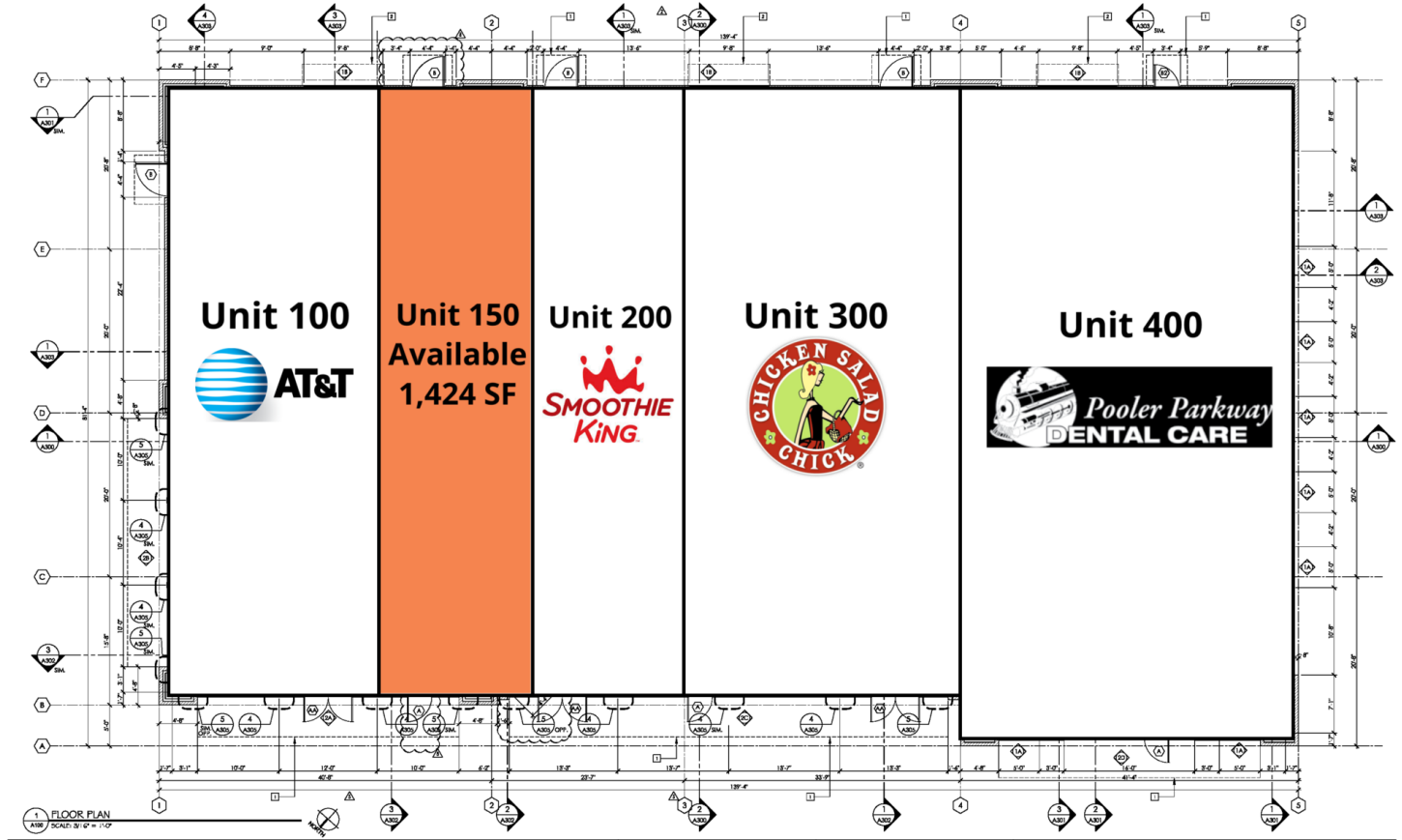
KELLY PULIGNANO • kelly.pulignano@tscg.com • 904.565.2635

STEPHANIE MCCULLOUGH • stephanie.mccullough@tscg.com • 904.565.2635

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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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Pooler
Pooler Retail Center | 155 Traders Way Pooler, GA 31322

0 500 1,000 Feet