

# Pooler Marketplace - Pooler, GA



## LOCATION:

Pooler Marketplace, Exit 104 off I-95  
(Savannah, GA CBSA)

## FACTS:

Parcel Size: ± 2 acres

GLA: 8,413 SF

Traffic: Pooler Pkwy 19,190  
I-95 68,330

Access: Via signalized  
intersection of Pooler  
Pkwy and Park Ave

Tenants:



## COMMUNITY:

- The City of Pooler's **population has grown 300%** since 2000, making it one of Georgia's fastest growing cities.
- A **\$200 million, 173-acre luxury "Outlet Mall of Georgia"** is projected to open in summer of 2014. The project will include a 520,000-square-foot outlet mall, a hotel and peripheral retail and could create up to 2,000 retail jobs.
- Gulfstream Aerospace offices **8,400 employees at its headquarters located 10 minutes from site.**
- **1,800 hotel rooms** within 2 miles of the site.

## NEIGHBORHOOD:

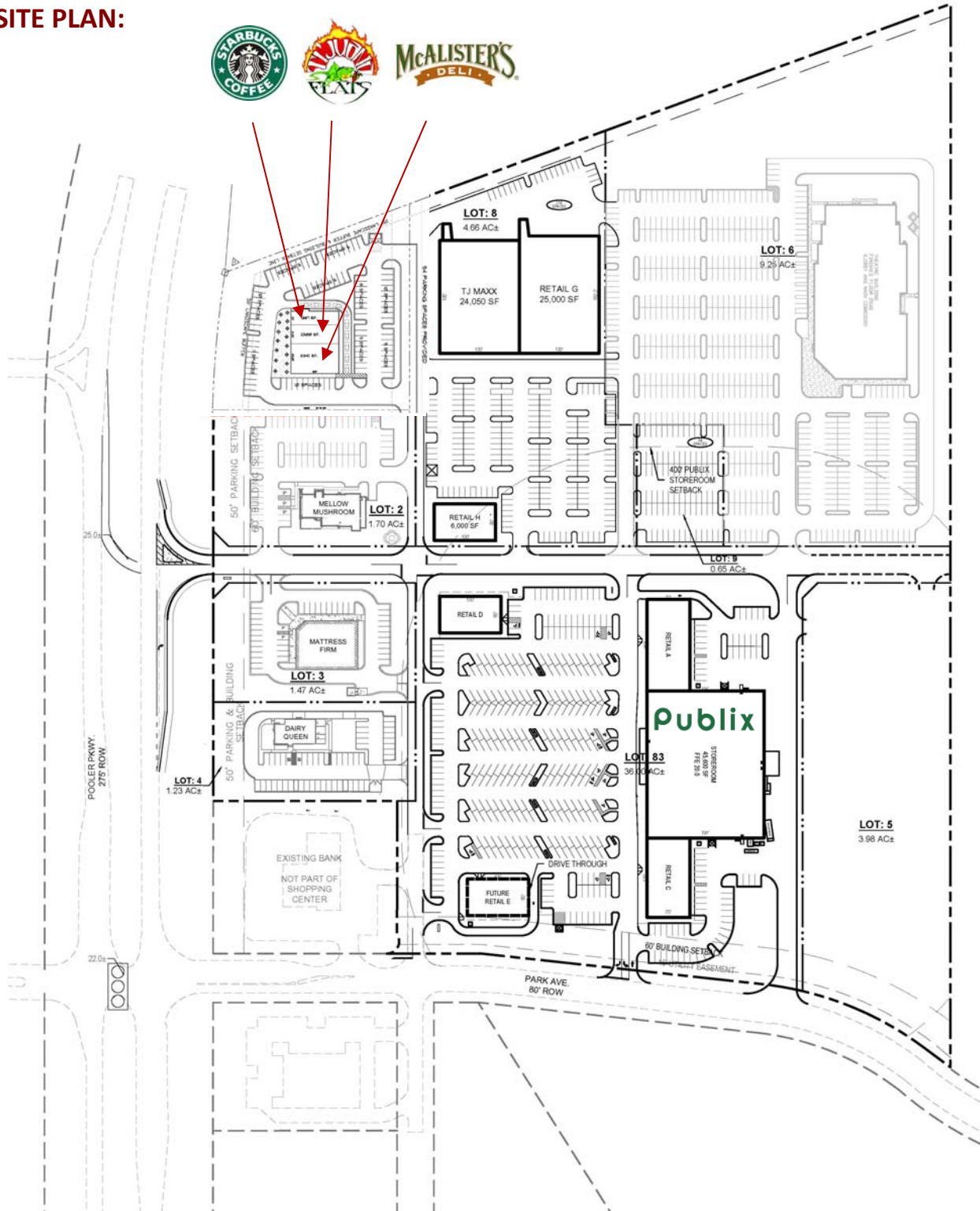
Wal-Mart Supercenter	Sam's Club	Home Depot	Lowe's
Publix	Food Lion	Piggly Wiggly	Mattress Firm
Pooler 12 Stadium Cinemas	AT&T	The UPS Store	Great Clips
David's Dry Cleaners	Genealogy Boutique	Tailspin	Bronze Tanning
Keller Williams	Dairy Queen	Mellow Mushroom	Little Caesar's

## DEMOGRAPHICS:

	2013 Estimates	1-Mile Radius	3-Mile Radius
Population		3,227	21,035
Avg. Household Income		\$75,855	\$71,562
No. of Households		1,258	7,811
Household Growth 2000-2010		80%	129%



**SITE PLAN:**



**For leasing information, contact:**

David Winburn  
864-272-0088  
david.winburn@choldings.com  
www.choldings.com

