



LOCATION:

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



FACTS:

Parcel Size: 1.5 acres

GLA: 5,200 SF

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

Year Built: 2015 Delivery

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 **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**.
- **2,000 hotel rooms** within 2 miles of the site.

NEIGHBORHOOD:

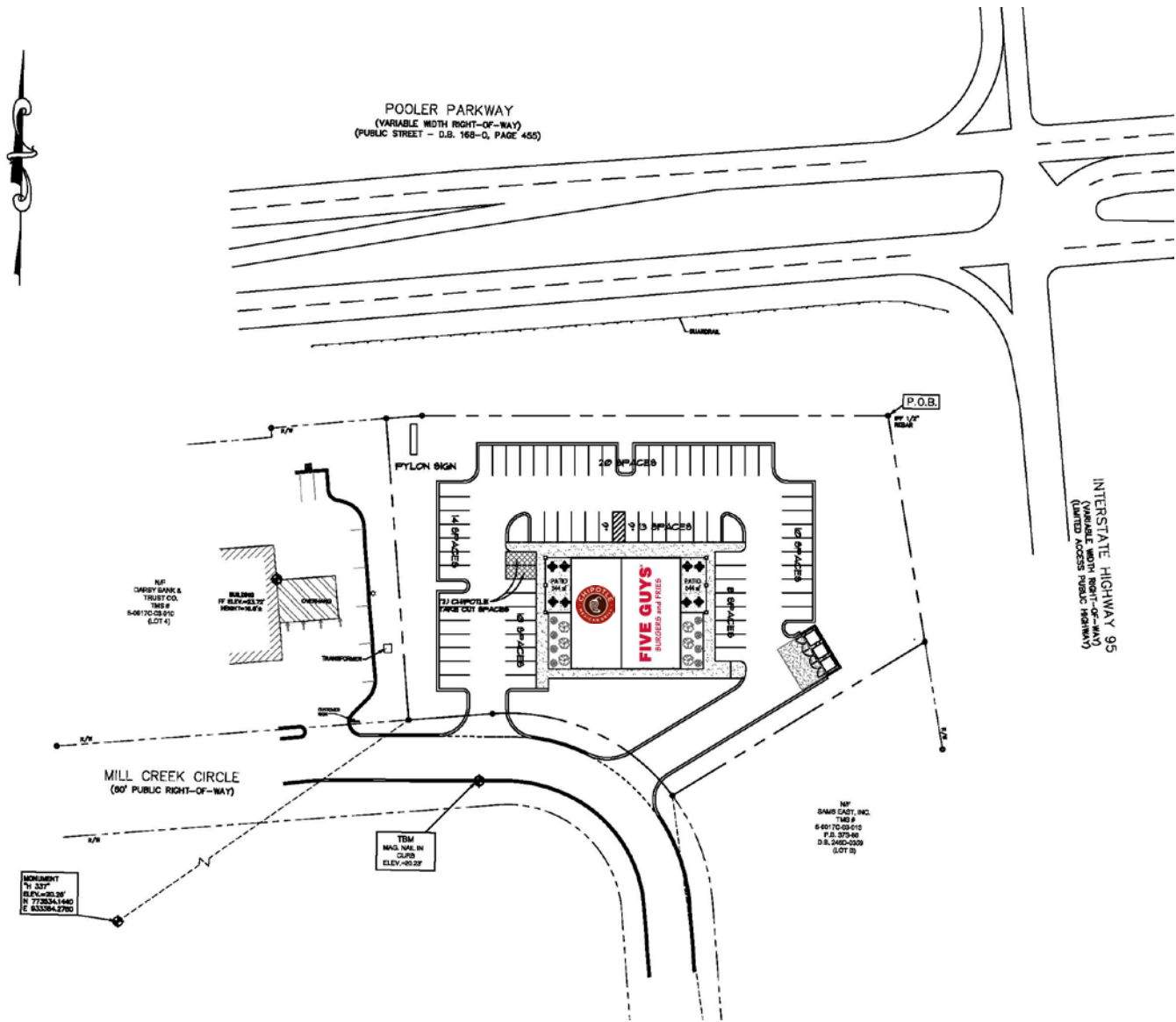
Wal-Mart Supercenter	Sam's Club	Home Depot	PetSmart
Publix	Ross	TJ Maxx	Mattress Firm
Georgia Theatre	Logan's	Verizon	Panera Bread
Chick-fil-A	Longhorn's	Starbucks	Olive Garden

DEMOGRAPHICS:

2014 Estimates	3-Mile Radius	5-Mile Radius
Population	21,847	41,021
Avg. Household Income	\$73,148	\$76,071
Population Growth 2000 – '10	132%	161%



SITE PLAN:



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