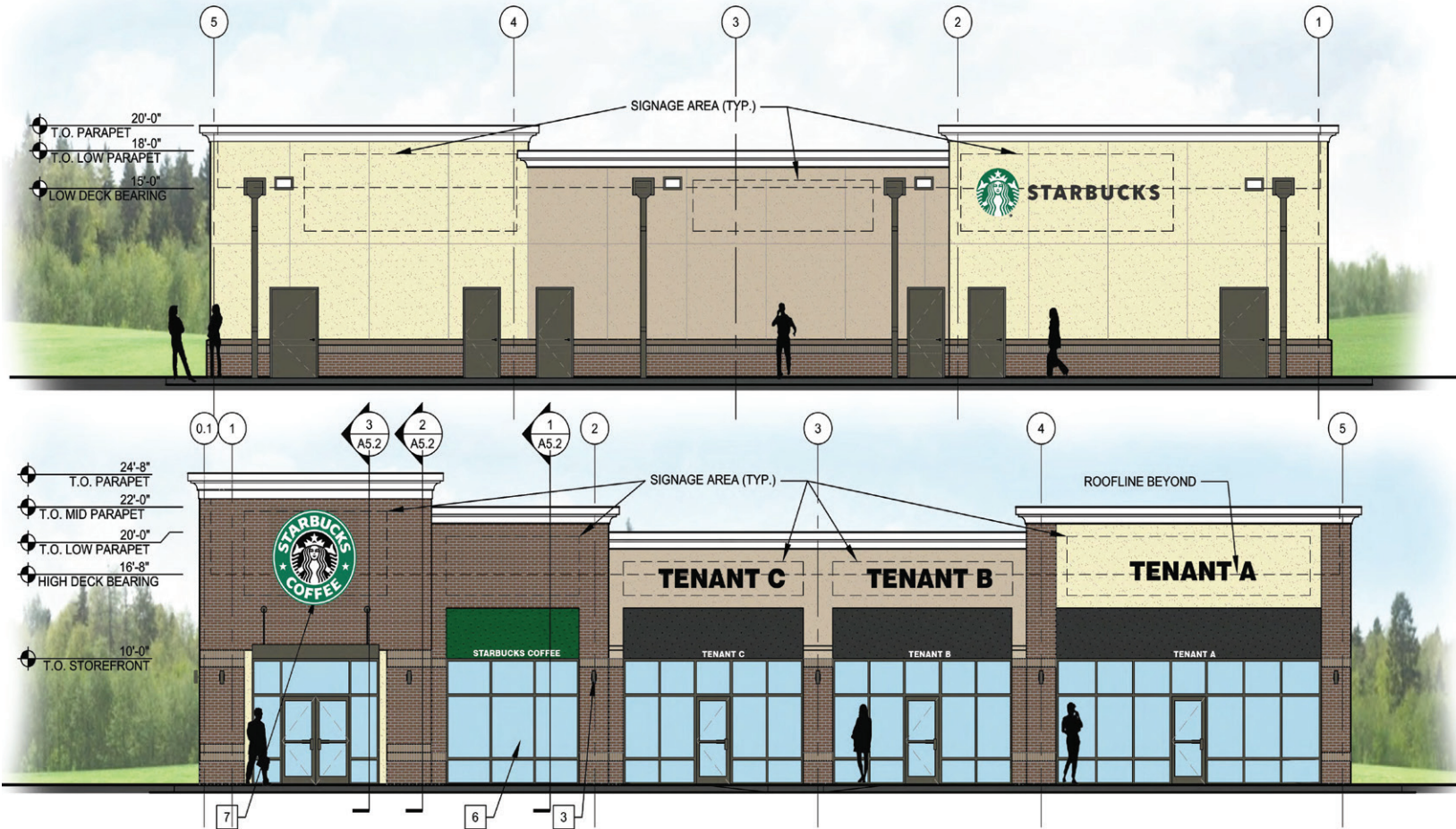


DEVELOPMENT PROJECT

SPACE AVAILABLE FOR LEASE

POOLER PARKWAY & BLUE MOON XING, POOLER, GA 31322

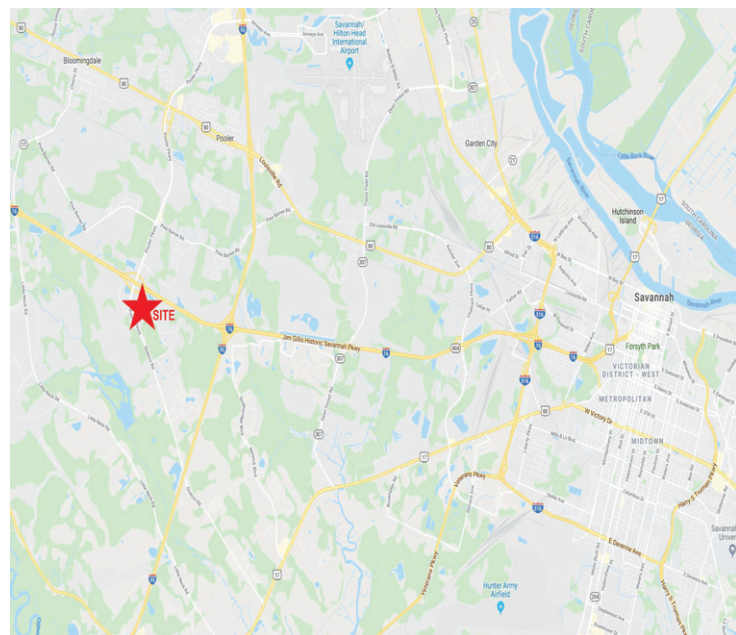


PROPERTY INFORMATION

- Highly traveled corridor going to and from Savannah
- Excellent visibility
- Easy accessibility off exit 155 on I-16
- 40,800 +/- GA DOT daily traffic count on I-16
- 21,900 +/- GA DOT daily traffic count on Pooler Parkway
- Located in rapidly growing Pooler, GA
- Directly located across from the Savannah Quarters development anchored by Publix

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
Population 2019	4,430	18,313	44,267	142,979
Projected Population 2024	4,409	18,164	43,947	145,832
Average Household Income	\$95,608	\$84,144	\$86,273	\$75,977



CONTACT

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DEVELOPMENT PROJECT

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PROPOSED DEVELOPMENTS:

MULTI-FAMILY - 60 UNITS

MULTI-FAMILY - 260 UNITS

MULTI-FAMILY - 110 UNITS

RETAIL UNDER MULT-FAMILY

RETAIL - 90,000 SQFT

CONVENTION

HOTEL

WAREHOUSE CLUB

ENTERTAINMENT

HEALTHCARE

OFFICE - 120,000 SQFT

GROCERY - 20,000 SQFT

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