

DEVELOPMENT PROJECT

2011 POOLER PARKWAY, POOLER, GA 31322

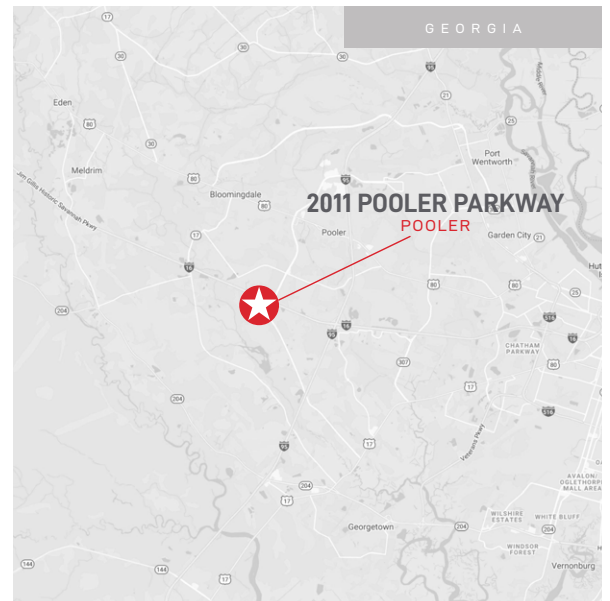


PROPERTY INFORMATION

- 4,700 sf available for lease
- Future tenants include Chick-fil-A, Costco, iFLY, and Starbucks
- 171 acre regional development with easy access to I-16 and I-95
- Excellent visibility on highly traveled corridor going to and from Savannah
- Adjacent to the Savannah Quarters development anchored by Publix
- 45,600 +/- GA DOT daily traffic count on I-16
- 10,900 +/- GA DOT daily traffic count on Pooler Parkway

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population 2020	3,567	19,599	45,928
Projected Population 2025	3,567	19,438	45,549
Average Household Income	\$83,562	\$80,761	\$87,296



CONTACT

Will Euart w / 404.214.9953 c / 404.434.7874 e / willeuart@staffordprop.com

STAFFORD

Building on the Past. Developing for the Future.

DEVELOPMENT PROJECT

2011 POOLER PARKWAY, POOLER, GA 31322



PROPOSED DEVELOPMENTS

- MULTI-FAMILY - 60 UNITS
- MULTI-FAMILY - 260 UNITS
- MULTI-FAMILY - 110 UNITS
- RETAIL UNDER MULTI-FAMILY
- RETAIL - 90,000 SF
- CONVENTION
- HOTEL
- ENTERTAINMENT
- HEALTHCARE
- OFFICE - 120,000 SF
- GROCERY - 20,000 SF

CONTACT

Will Euart w / 404.214.9953 c / 404.434.7874 e / willeuart@staffordprop.com

STAFFORD

Building on the Past. Developing for the Future.