

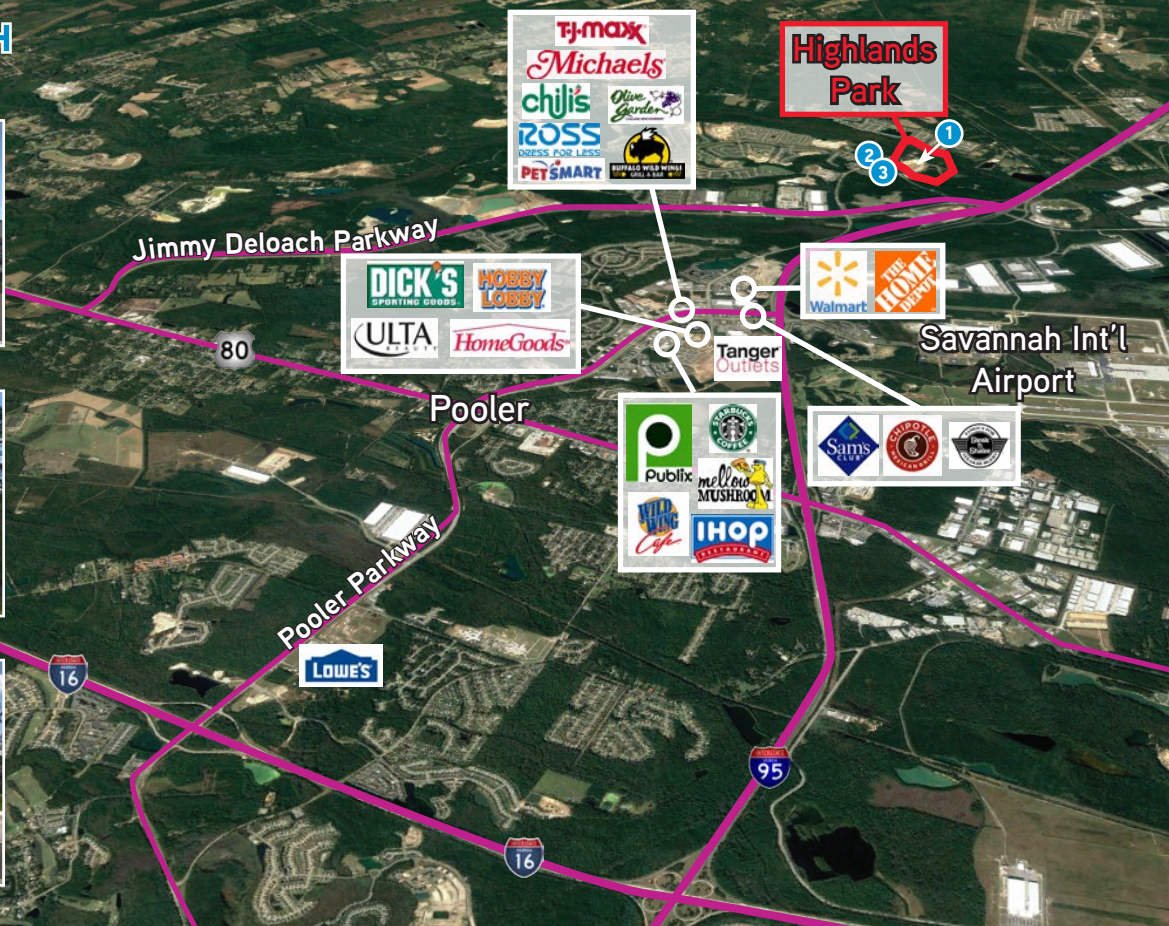
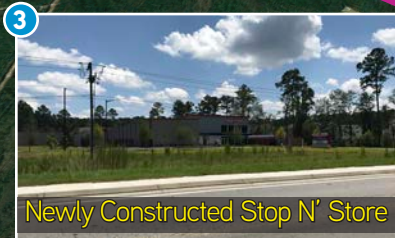
FOR SALE > COMMERCIAL LOTS



# Highlands Park

POOLER, GA

## SITES ARE IN THE PATH OF GROWTH



## Listing Details

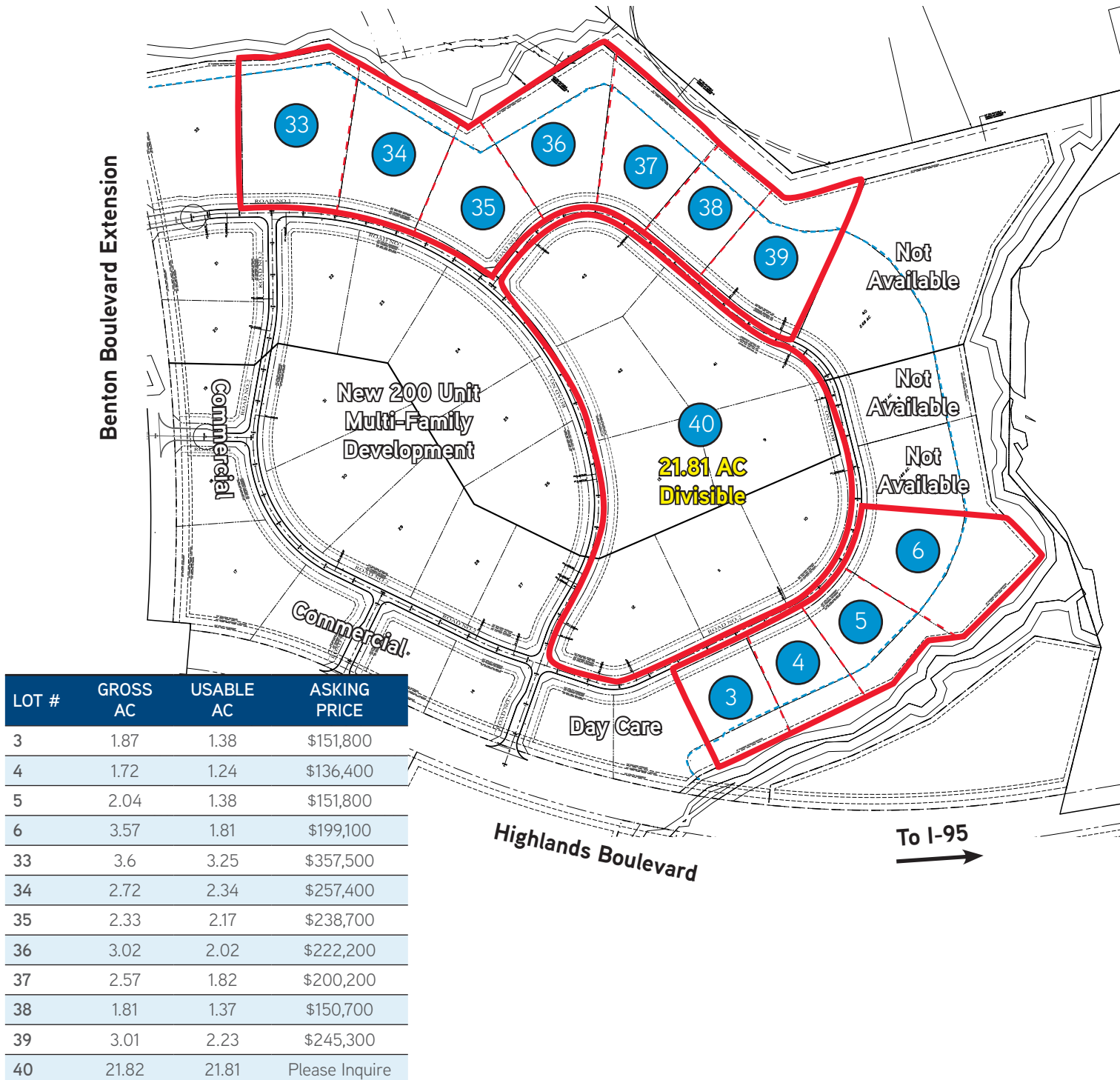
- > ±1.24 - ±21.81 acre commercial sites (larger sites divisible)
- > Lots are fully developed and ready to build with flexible lot sizes
- > Roads and utilities at each lot
- > Zoned PUD - C (accommodates a variety of businesses including office, assisted living, senior living, and medical)
- > Excellent location to serve the I-95 corridor from Jacksonville to Savannah to Charleston
- > Master drainage is complete (no need for on-site detention)
- > Wetlands Delineated
- > Benton Boulevard will be extended to Highway 30 and will become the Effingham Parkway
- > New development surrounds the site including a 200 unit multi-family complex, Parkers Convenience, Stop n' Store, Angel Day Care, Burger King, and BP gas station

DANNY S. CHASE, SIOR  
912 662 8012  
SAVANNAH, GA  
danny.chase@colliers.com

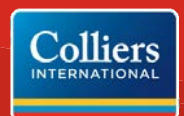
COLLIERS INTERNATIONAL  
545 E. York Street  
Savannah, GA 31401  
www.colliers.com

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DANNY S. CHASE, SIOR  
 912 662 8012  
 SAVANNAH, GA  
[danny.chase@colliers.com](mailto:danny.chase@colliers.com)





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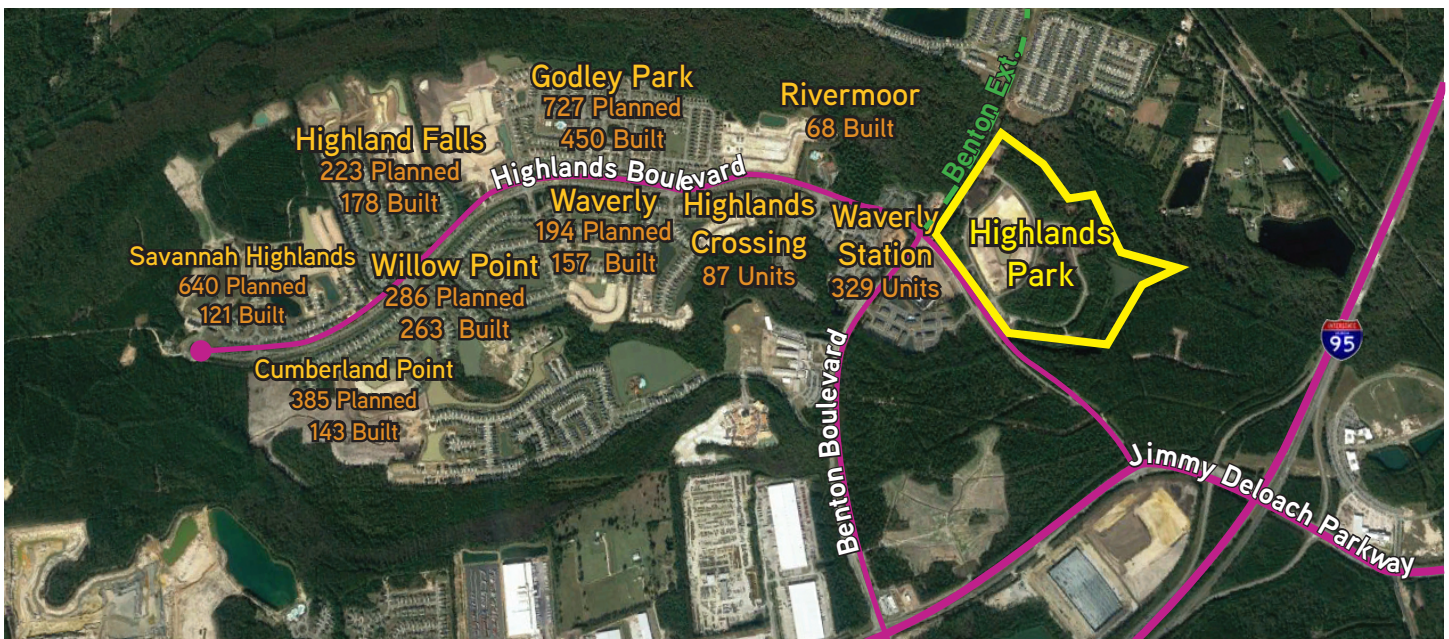
## Demographics

Drive Time	5 Minutes	10 Minutes	15 Minutes
POPULATION	2,462	9,228	31,727
AVG. HH INCOME	\$87,774	\$86,445	\$79,577
NO. OF HH	989	3,932	11,760
NO. OF BUSINESSES	23	521	1,644
NO. OF DAYTIME EMPLOYEES	448	10,183	29,956

### The Highlands Neighborhood Demographics (Includes all of the below listed neighborhoods)

POPULATION	4,399
AVG. HH INCOME	\$87,775
NO. OF HH	1,710
MED. AGE	33
RATE OF POPULATION GROWTH SINCE 2010	5.01% annually

## The Highlands - Neighborhoods

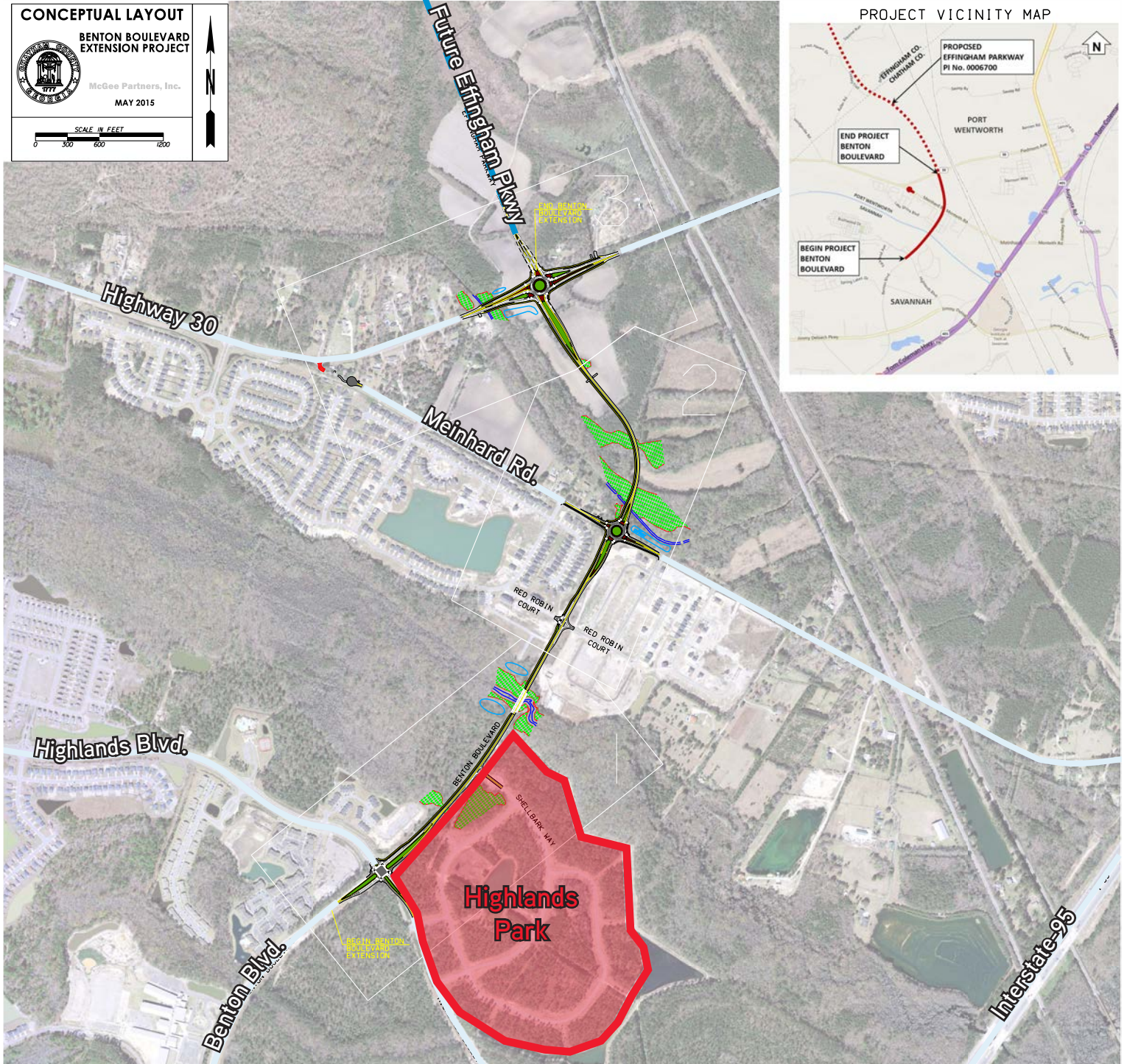




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POOLER, GA



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