

FOR LEASE > ±1,323 SF RETAIL SPACE



# Tanger Outlet Retail Outparcel

201 TANGER OUTLETS BOULEVARD, SUITE 710, POOLER, GA 31322

## ANCHORED BY

Dick's Sporting Goods  
Hobby Lobby  
Homegoods  
Ulta Beauty  
AND the Highest Producing  
Captain D's restaurant in  
the United States!



## Property Highlights

- > **Business Relocating!**
- > **±1,323 SF retail space for lease**
- > High-traffic dining and shopping supercenter
- > Located **directly across from Tanger Outlets Savannah**
- > Abundant parking in front of building
- > **Prominent signage opportunities** on two sides of the building
- > Features **exposed duct work, open space and floor-to-ceiling storefront windows**
- > Surrounded by **rapid residential, retail, restaurant & hotel growth**

## Pricing

FOR LEASE > \$33.00/SF NNN



TYLER MOUCHET  
912 662 8017  
SAVANNAH, GA  
tyler.mouchet@colliers.com

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

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## Demographics

	1 Mile	3 Miles	5 Miles
Population	8,474	17,816	34,880
Average HH Income	\$98,366	\$88,061	\$92,034
No. of Households	3,305	6,880	13,121
Daytime Employees	7,424	15,487	26,541
Total Businesses	661	1,350	1,933

Source: 2019 CoStar

## Traffic Counts

Pooler Parkway	±31,100 Vehicles Per Day
Interstate 95	±89,000 Vehicles Per Day

Source: GDOT 2016

## Contact Us

TYLER MOUCHET  
 912 662 8017  
 SAVANNAH, GA 31401  
[tyler.mouchet@colliers.com](mailto:tyler.mouchet@colliers.com)

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[www.colliers.com/savannah](http://www.colliers.com/savannah)

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