FOR SALE > COMMERCIAL LAND - ±31.29 ACRES

POOLER PARKWAY, SAVANNAH, GA 31322



Property Highlights

- > ±31.29 acres of land
- > Zoned: PUD Business
- > ±632 feet of frontage along Pooler Parkway
- > Located at a signalized intersection
- > Suitable for a variety of commercial users
- > Excellent visibility along Pooler Parkway
- > High-traffic area 15,850 vpd (Pooler Parkway)
- > Located in the rapidly growing area of Pooler, GA
- > 1.5 miles to I-16 and 3.6 miles to I-95

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Port of

Savannah

Savannah Hilton

Head International

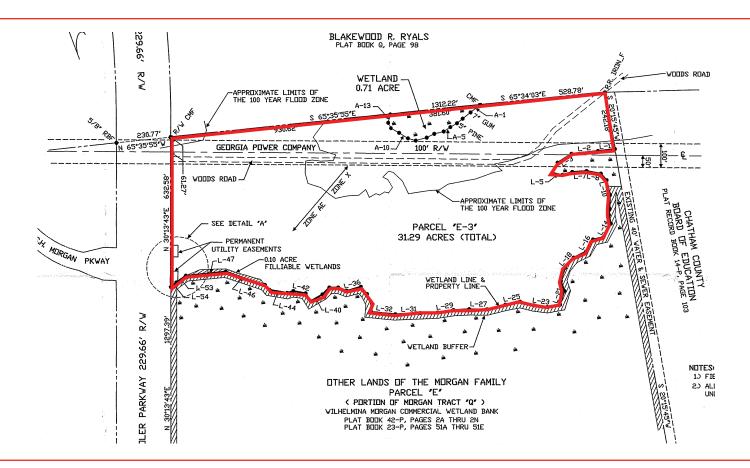
Airport

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Pooler Parkway Land

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| Demographics (2014) | 1 Mile | 3 Miles | 5 Miles |
|----------------------------|---------------------------------------------------|----------|----------|
| AVERAGE HOUSEHOLD INCOME: | \$74,088 | \$75,412 | \$77,510 |
| POPULATION: | 1,726 | 20,484 | 38,550 |
| TOTAL NUMBER OF EMPLOYEES: | 714 | 9,106 | 16,651 |
| TRAFFIC COUNTS: | 15,850 VPD (Pooler Parkway @ S.H. Morgan Parkway) | | |

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