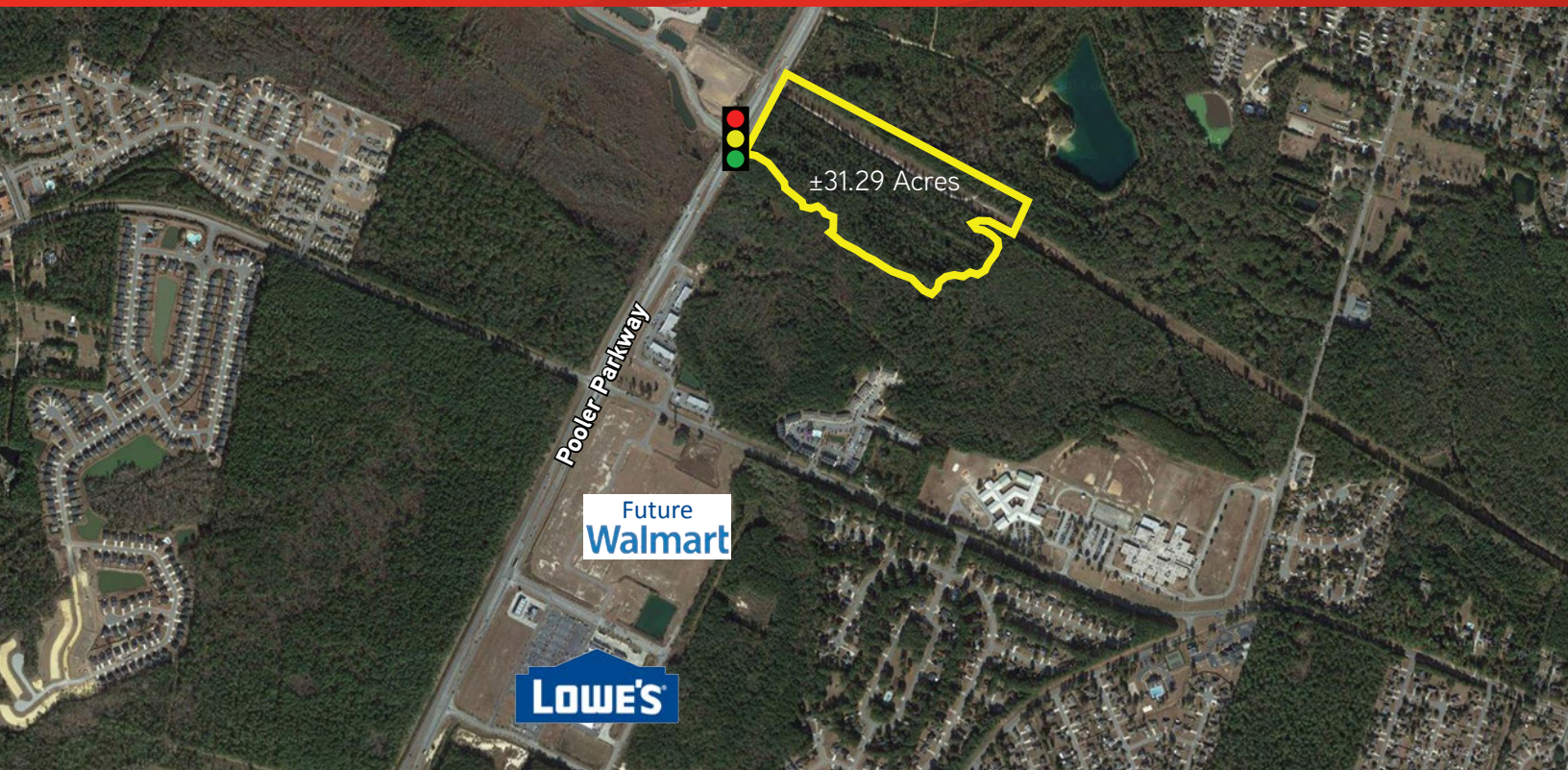


FOR SALE > COMMERCIAL LAND - ±31.29 ACRES

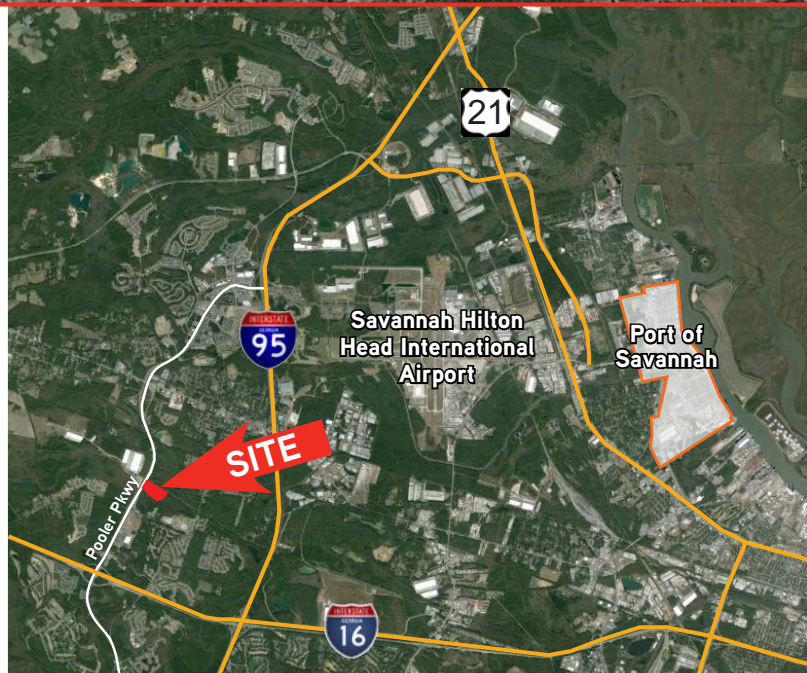
Pooler Parkway Land

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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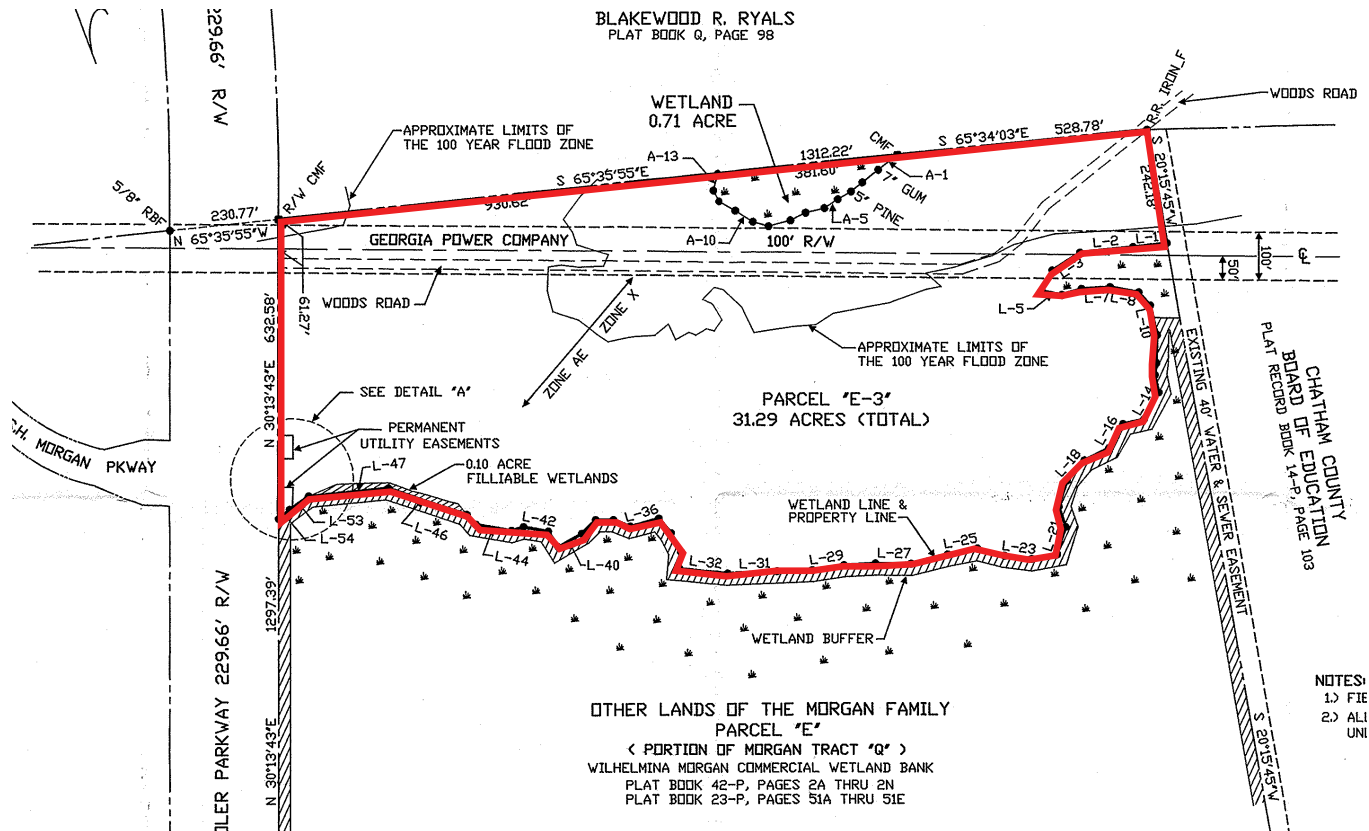
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FOR SALE > COMMERCIAL LAND - ±31.29 ACRES

Pooler Parkway Land

POOLER PARKWAY, SAVANNAH, GA 31322



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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