

For Sale

COMMERCIAL OUTPARCEL

1.38 Acre Pooler Parkway Outparcel

Located next to Longhorn Steakhouse



PARCEL SIZE: 1.38 Acres
60,113 Square Feet

LIST PRICE: \$799,000
\$13.29 per Square Foot

ZONING: PUD-C

FRONTAGE: 223 LF on Pooler Parkway

ACCESS: Excellent from Pooler Parkway
via Traders Way

FEATURES:

- Central location in West Chatham County on Pooler Parkway on the West Side of Interstate 95 at Exit 104
- Proximate to Savannah / Hilton Head International Airport and 1,300± Hotel Rooms at Exit 104
- One of the few remaining outparcels on Pooler Parkway just ¼ mile from I-95
- Excellent location for Restaurants, Banks, Auto Service, etc.
- Conceptual plans for a 10,400 square foot retail shopping center are available



For more information please contact:

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No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

GILBERT & LATTIMORE
Commercial Real Estate, LLC

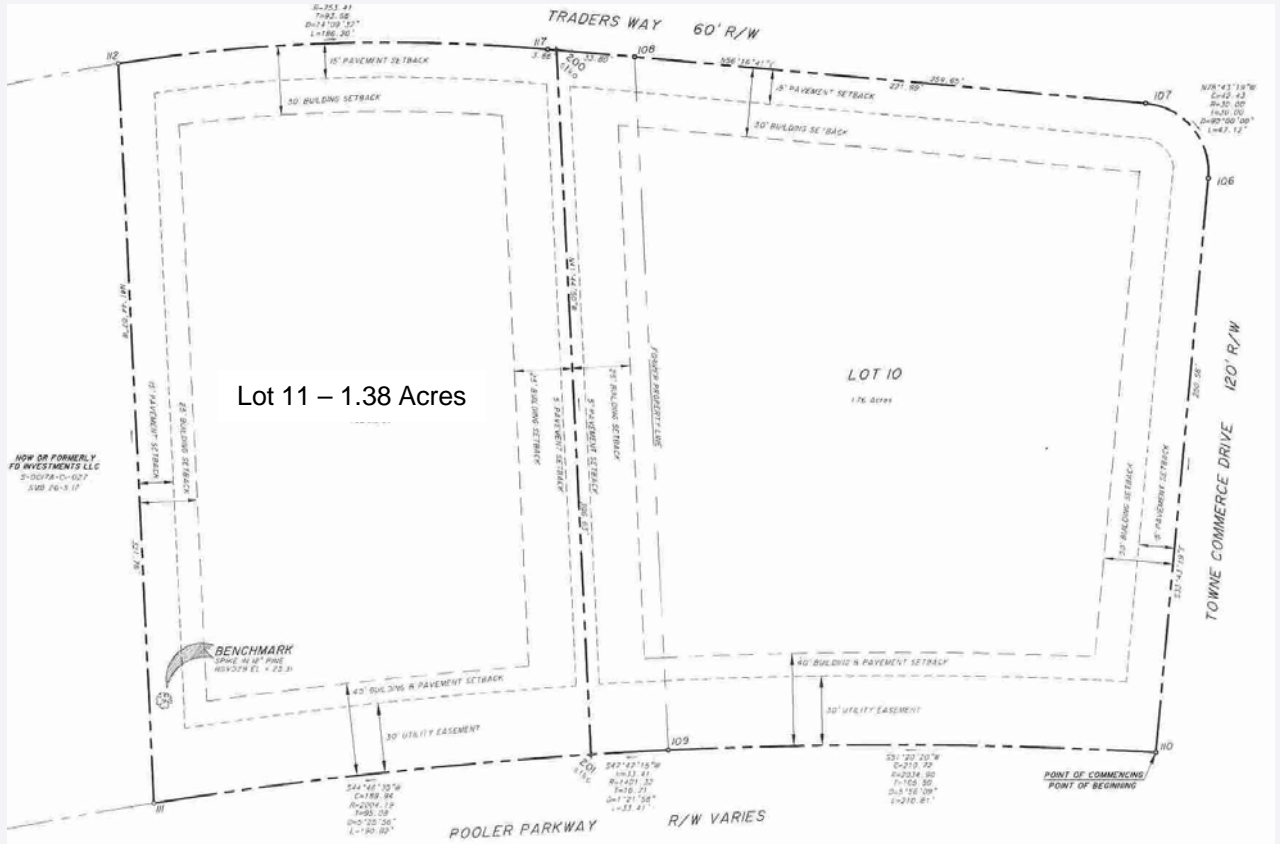
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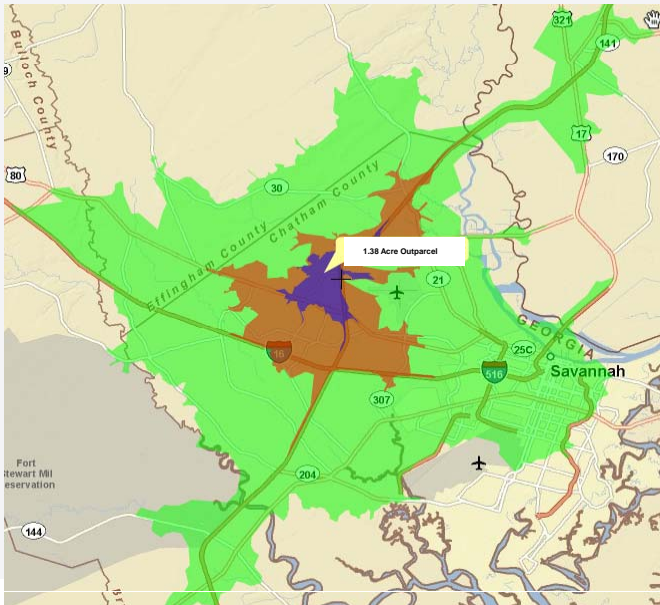
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Pooler Parkway

BOUNDARY SURVEY:



DEMOGRAPHIC DATA:



Drivetime (Minutes)	5	10	20
Population (2008)	5,009	13,996	142,494
Households	1,901	5,252	53,504
Average Household Income	\$64,978	\$63,705	\$52,599

* Detailed rooftop and population data for Godley Station and other West Chatham County Planned Unit Developments available upon request

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