



# POOLER PARK OF COMMERCE - LOT 11

139 CANAL STREET  
POOLER, GA 31322

Adam Bryant, CCIM, SIOR  
Partner  
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**SITE**  
**1.61 Acres**

**Pipemakers Circle**



## PROPERTY INFORMATION

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# 1 PROPERTY INFORMATION

139 Canal Street  
Pooler, GA 31322



# Property Summary



## OFFERING SUMMARY

Sale Price:	\$825,000
Lot Size:	1.61 Acres
Zoning:	PUD
Market:	Savannah
Submarket:	Pooler
Price / SF:	\$11.76

## PROPERTY OVERVIEW

SVN is pleased to offer Lot 11 within Pooler Park of Commerce, which is +/-1.61 acres in size for sale. Pooler Park of Commerce offers common detention that will allow for more usable acres, a paved interior road and infrastructure in place including city water and sewer at the site. The site is accessed via Canal Street, but offers Pooler Parkway frontage. Present zoning is Planned Unit Development [PUD], which allows for a variety of commercial uses.

## PROPERTY HIGHLIGHTS

- Pooler Parkway Frontage
- Pooler Park of Commerce
- +/- 1.61 acres [Lot 11]
- PUD Zoning
- Common Detention; Utilities to site; Interior Roads in place
- Accessed via Canal Street
- Located within 2 miles of I-95



# Property Description



## PROPERTY OVERVIEW

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## LOCATION OVERVIEW

Located off of Canal Street on Pooler Parkway within the Pooler Park of Commerce at Godley Station. Godley Station is a 5,800 acre master-planned development in Pooler, just West of Savannah, and has been the center of growth for 10+ years. Home to the Savannah/Hilton Head International Airport, it is centralized for convenient travel to anywhere within Savannah, with access to I-95 and I-16 within minutes. Local amenities are supported with a population reaching 500,000 within a 30 mile radius, and high traffic counts from the interstates. Residential & commercial growth is attributed to a number of economic drivers including: the GA Ports Authority, which is the 2nd largest port on the East coast and 4th largest in the country; the tourism industry, with 12 million+ tourists annually; manufacturing, with employers such as Gulfstream, JCB, EFACEC, GA Pacific and Mitsubishi; and 2 military bases, which are Ft. Stewart and Hunter Army AF. The area has become a "live, work and play" community with 18,000 homes projected at build out.



# Additional Photos



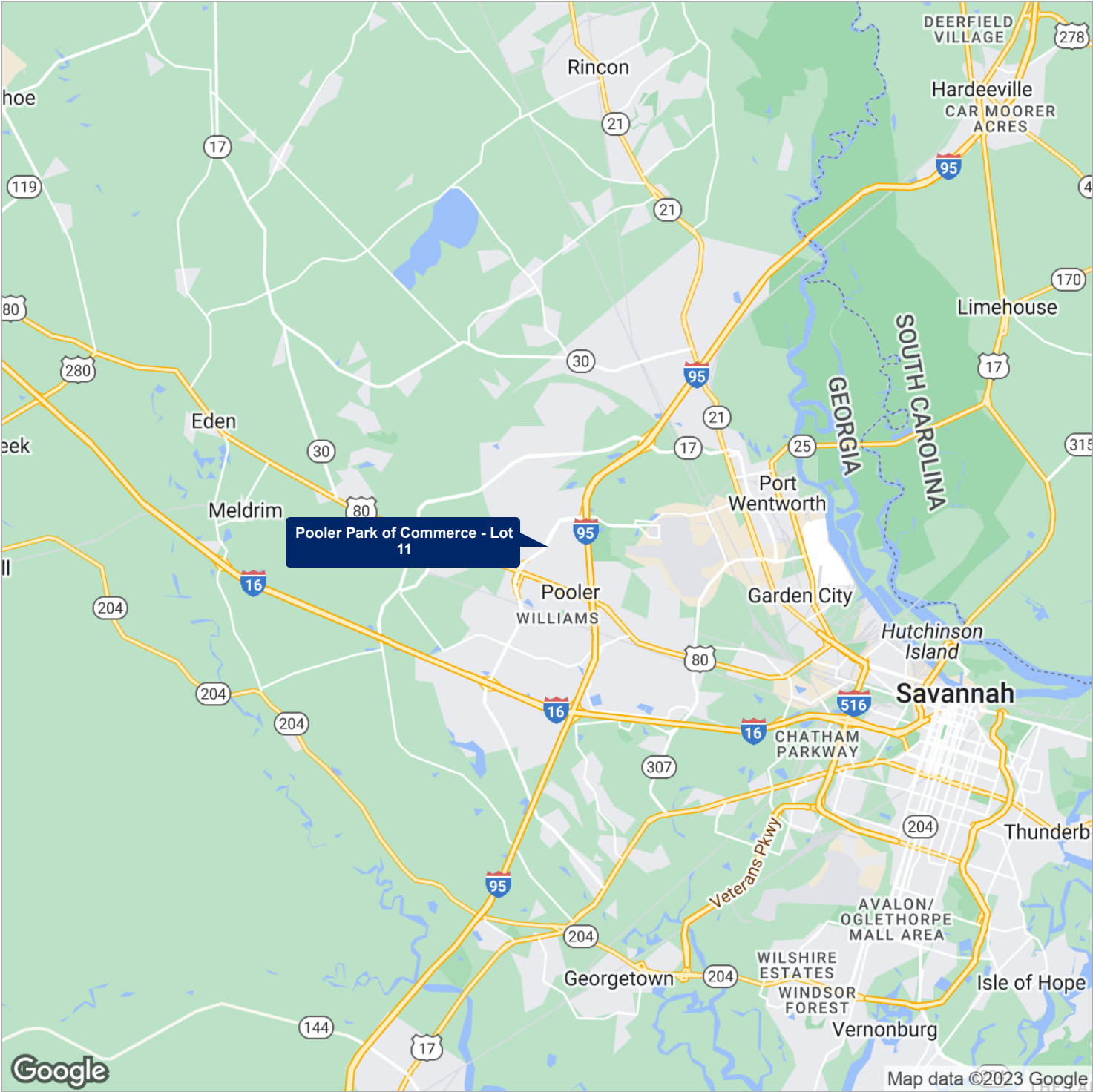


## 2 LOCATION INFORMATION

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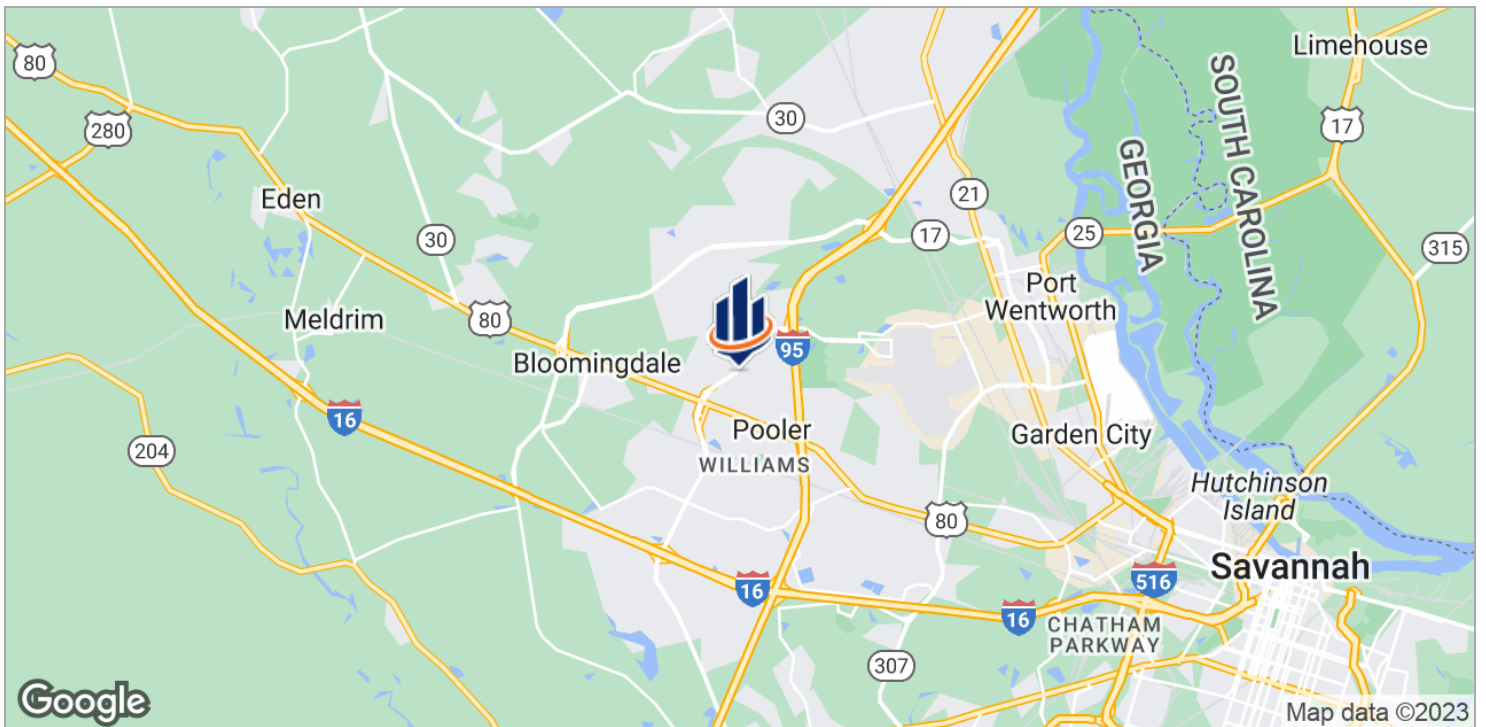
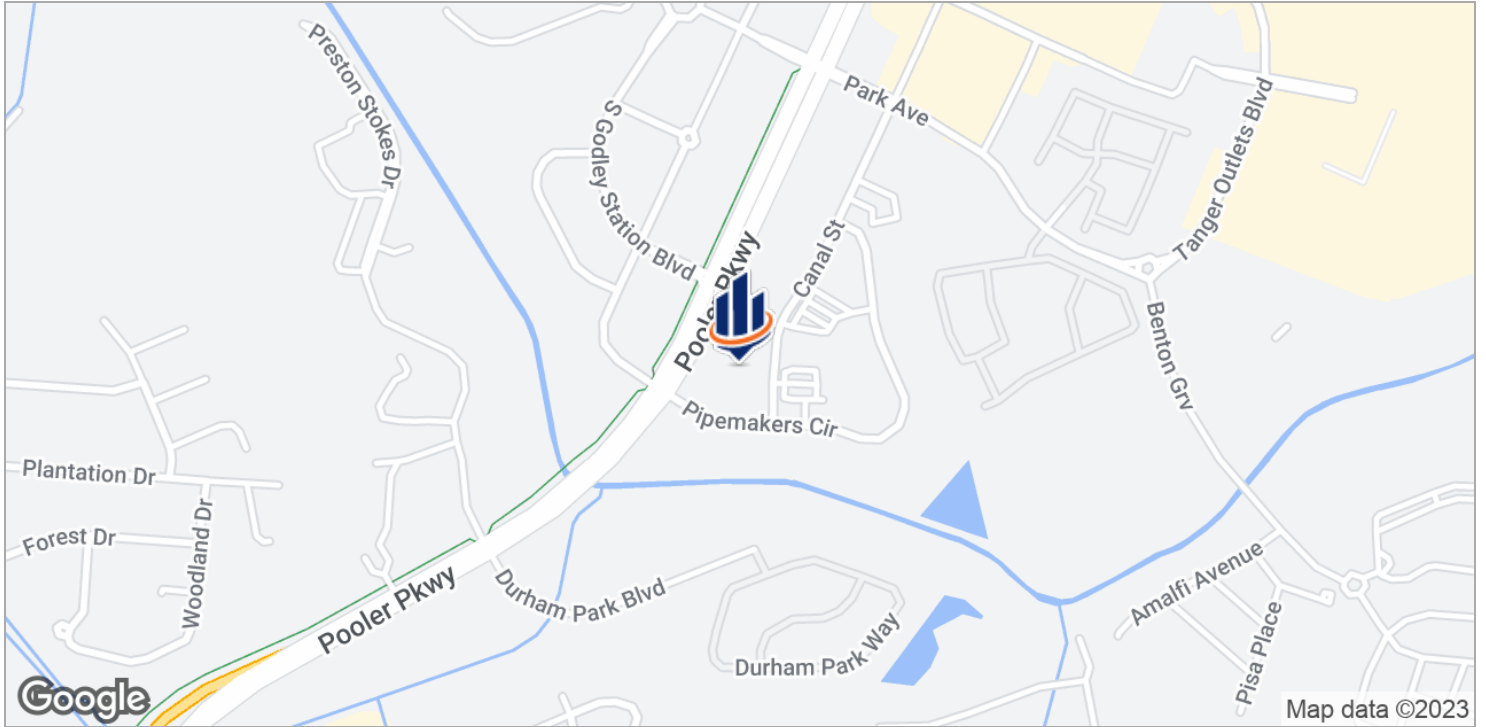


# Regional Map



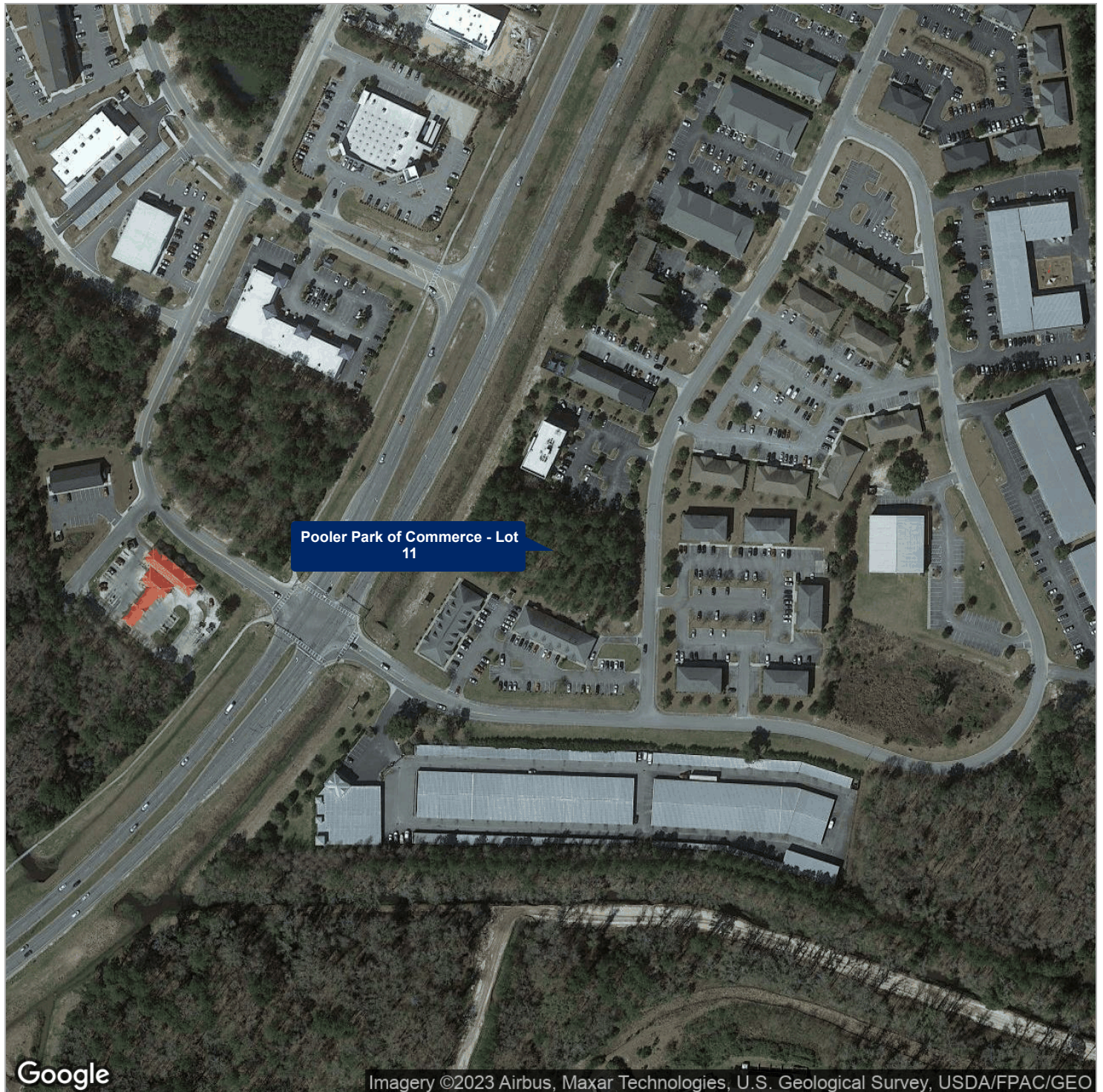


# Location Maps





# Aerial Map







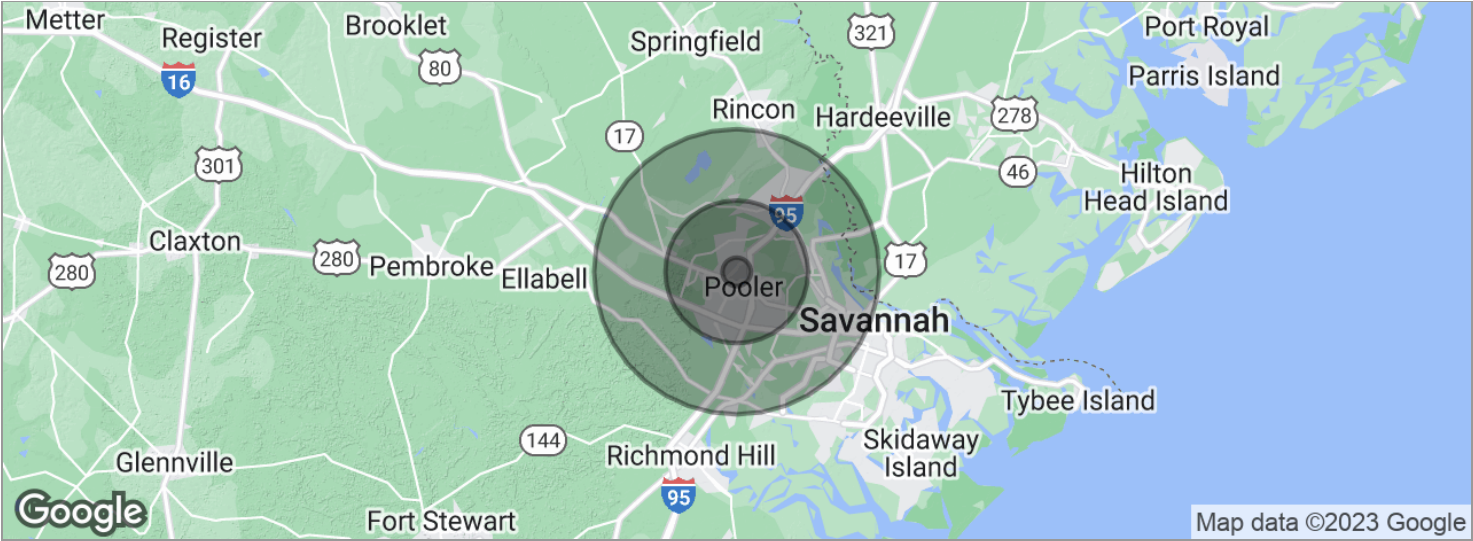


# 3 DEMOGRAPHICS

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# Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,230	24,340	98,203
Median age	32.7	33.0	33.2
Median age [Male]	32.5	32.9	33.3
Median age [Female]	32.6	33.1	33.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	431	8,729	35,248
# of persons per HH	2.9	2.8	2.8
Average HH income	\$76,454	\$72,719	\$62,768
Average house value	\$186,710	\$188,626	\$173,058

\* Demographic data derived from 2020 ACS - US Census

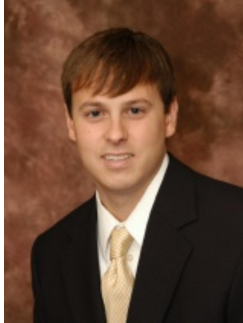


## 4 ADVISOR BIOS

139 Canal Street  
Pooler, GA 31322



# Advisor Bio 1



## ADAM BRYANT, CCIM, SIOR

Partner

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### PROFESSIONAL BACKGROUND

Adam Bryant, CCIM, SIOR is a Partner with SVN | GASC, specializing in the sale and leasing of land, office, retail and investment properties in Savannah, Georgia and surrounding areas including Pooler.

Bryant earned a Master of Business Administration as well as a Bachelor of Business Administration from Georgia Southern University. In addition, he has completed the Certified Commercial Investment Member (CCIM) designation by the CCIM Institute, one of the leading commercial real estate associations in the world. The CCIM designation is awarded to commercial real estate professionals upon successful completion of a graduate-level education curriculum and presentation of a portfolio of qualifying industry experience.

Since joining SVN | GASC in 2006, Bryant has completed more than \$250 million in transaction volume and is a multi-year recipient of the SVN Partner's Circle Award in recognition of outstanding sales while being ranked in the Top 5 producers in the nation of completed transactions at SVN out of more than 1,500 Advisors.

Bryant also served as President for the Savannah / Hilton Head Realtors Commercial Alliance (RCA) Board.

### EDUCATION

- Master of Business Administration (MBA) - Georgia Southern University
- Bachelor of Business Administration (BBA) - Georgia Southern University

### MEMBERSHIPS

Certified Commercial Investment Member (CCIM)  
Society of Industrial and Office Realtors (SIOR)

#### SVN | GASC

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