

# MOSAIC GARDENS AT MOSAIC TOWNE CENTER

[2] LEASING OPPORTUNITIES

POOLER PARKWAY & I-16

POOLER, GA 31322

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## PROPERTY INFORMATION

Property Summary  
Complete Highlights  
Available Spaces

## ADDITIONAL INFORMATION

Site Plan  
Mosaic Towne Center  
Bird's Eye View - Site  
View North from Site

## LOCATION INFORMATION

Savannah Quarters® Master Plan  
Pooler Residential Aerial  
Pooler Master Planned Communities  
Savannah Retail Aerial  
Savannah Master Planned Communities  
Location Maps

## DEMOGRAPHICS

Demographics Map & Report

## ADVISOR BIO & CONTACT

Advisor Bio & Contact



# 1 PROPERTY INFORMATION

Pooler Parkway & I-16  
Pooler, GA 31322





# Property Summary



Retail Lease Rate: **\$45.00 PSF, NNN**

Pad Site Lease Rate **\$120,000/YR**

## OFFERING SUMMARY

Retail Building Size: 6,000 SF

Space Size: 1,500 - 6,000 SF

Pad Site Bldg Footprint: 6,000 SF

Zoning: PUD

Market: Savannah

Submarket: Pooler

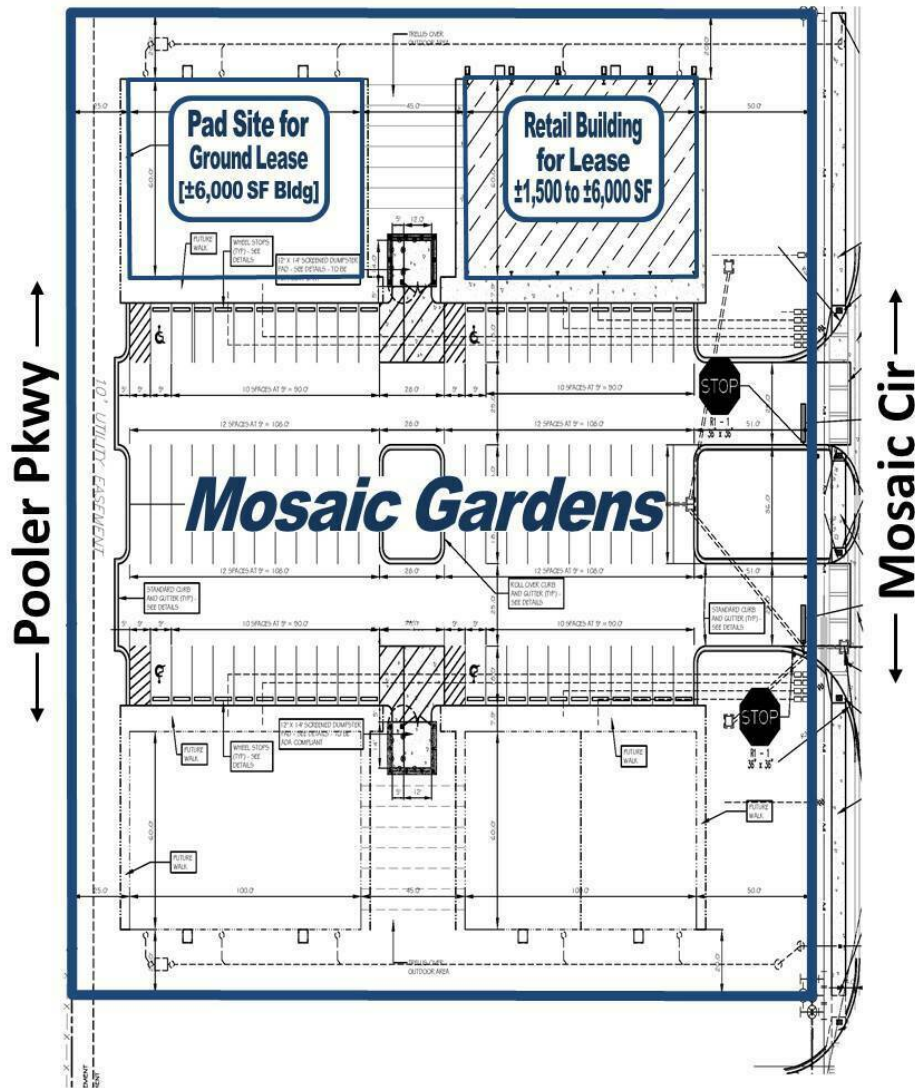
## PROPERTY OVERVIEW

SVN is pleased to offer (2) leasing opportunities for Mosaic Gardens at the Mosaic Towne Center. The 1st opportunity is a retail pad site for ground lease that is ready for vertical construction up to ±6,000 SF in size with dimensions of 100' wide and 60' deep. The pad site will be delivered with utilities stubbed within the pad. Common detention that is held off-site is available to tie-in, as well as improved access and shared parking. The 2nd opportunity is a retail building for lease with spaces ranging in size from ±1,500 SF to a maximum ±6,000 SF. The building will be 100' wide by 60' deep and delivered in Spring of 2024 as a cold dark shell. Mosaic Gardens is on Pooler Parkway near the signalized intersection of Westbrook Lane directly across from the main entrance to the Savannah Quarters® Golf Community. This would be a great opportunity to join other vibrant businesses at the Mosaic Towne Center, including a brand new Costco, Chick Fil A, Starbucks, Parker's, Great Clips, WayBack Burgers and Crumbl Cookies.

## LOCATION OVERVIEW

The Mosaic Town Center is located at the southeast quadrant of I-16 and Pooler Parkway, which is 2 miles west of the intersection of I-95 & I-16 and 11 miles from Historic Downtown Savannah. The City of Pooler, which is a suburb of Savannah, has evolved into a regional shopping and dining destination consistently attracting residents within a 45-minute drive time in all 4 directions. In the immediate vicinity, the development benefits from numerous master planned communities in various stages of development, which offer substantial population density. The location is within the Savannah Quarters® PUD, which is a 2,588 acre master-planned development that was initially planned by Greg Norman's Medalist Developments and is currently being developed by Freehold Capital Management.

# Complete Highlights



## PROPERTY HIGHLIGHTS

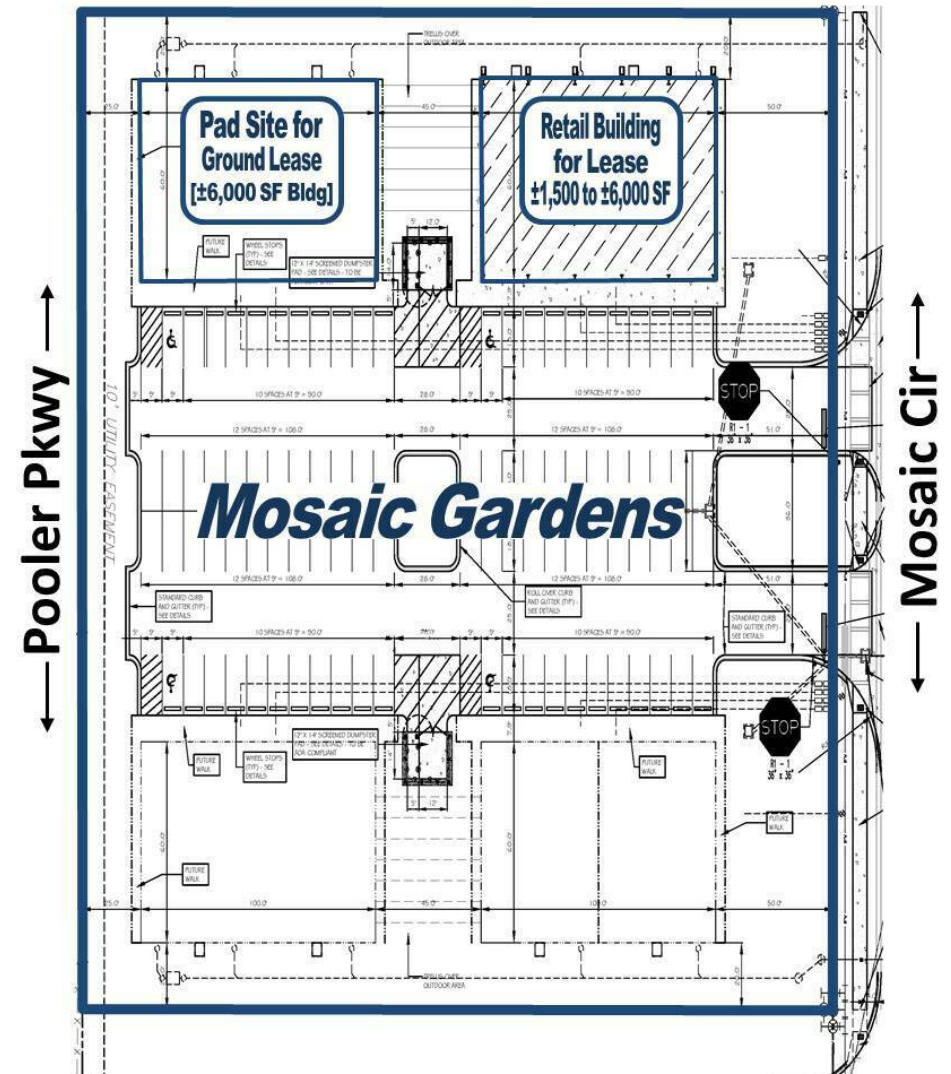
- Mosaic Gardens at Mosaic Towne Center | [2] Leasing Opportunities
- Option 1: Retail Pad Site for Ground Lease | Can accommodate a  $\pm 6,000$  SF Building
- Option 2: Retail Space for Lease |  $\pm 1,500$  SF to  $\pm 6,000$  SF | Spring 2024 Delivery as Cold Dark Shell
- Located at Within the Master-Planned Savannah Quarters® PUD
- Other Businesses Include Costco, Chick Fil A, Starbucks, WayBack Burgers, Crumbl Cookies
- At I-16 on Pooler Parkway | 2 Miles to I-95 | 5 Miles to Airport | 11 Miles to Downtown



# Available Spaces

## AVAILABLE SPACES

SUITE	TENANT	SIZE [SF]	LEASE TYPE	LEASE RATE
Pad Site	Available	6,000 SF	NNN	\$120,000 per year
Retail Building	Available	1,500 - 6,000 SF	NNN	\$45.00 SF/yr



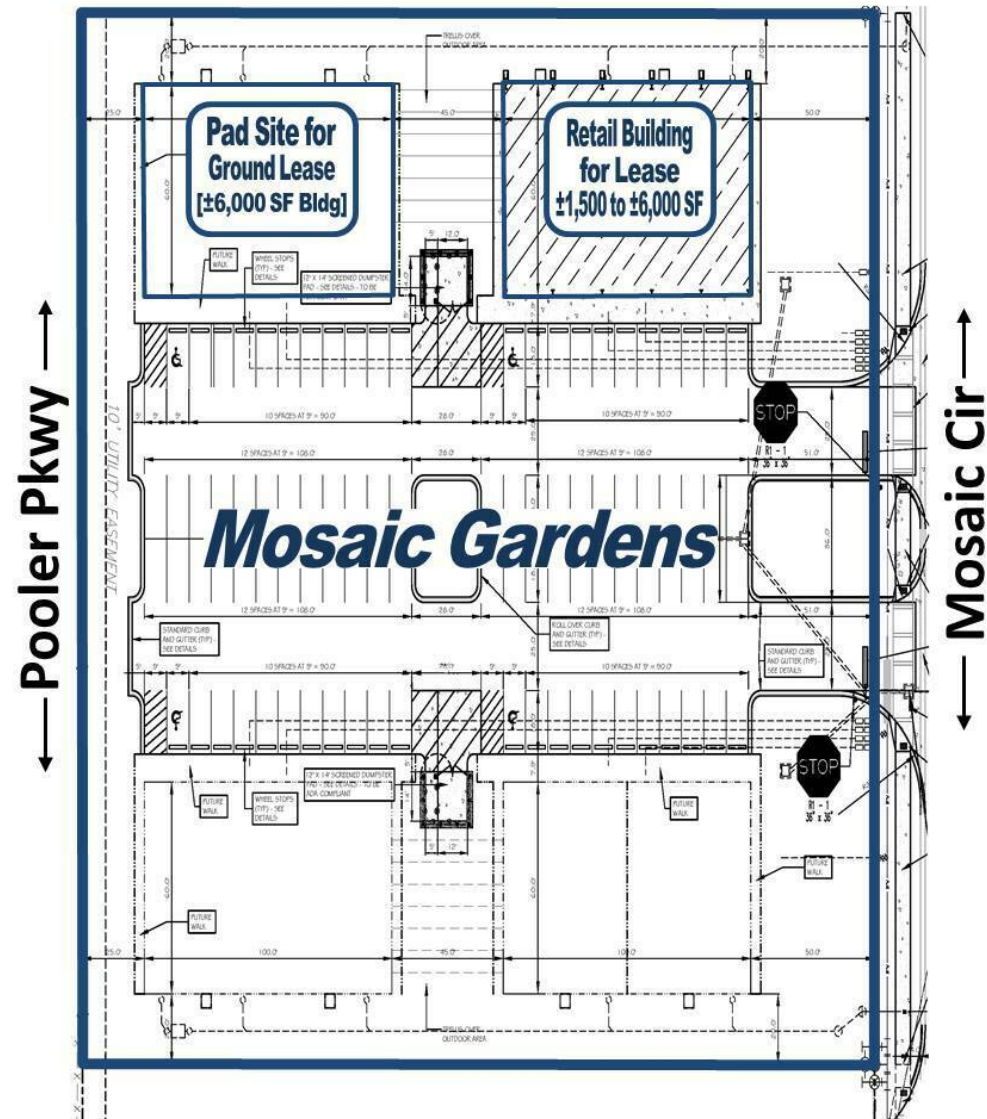
## 2 ADDITIONAL INFORMATION

Pooler Parkway & I-16  
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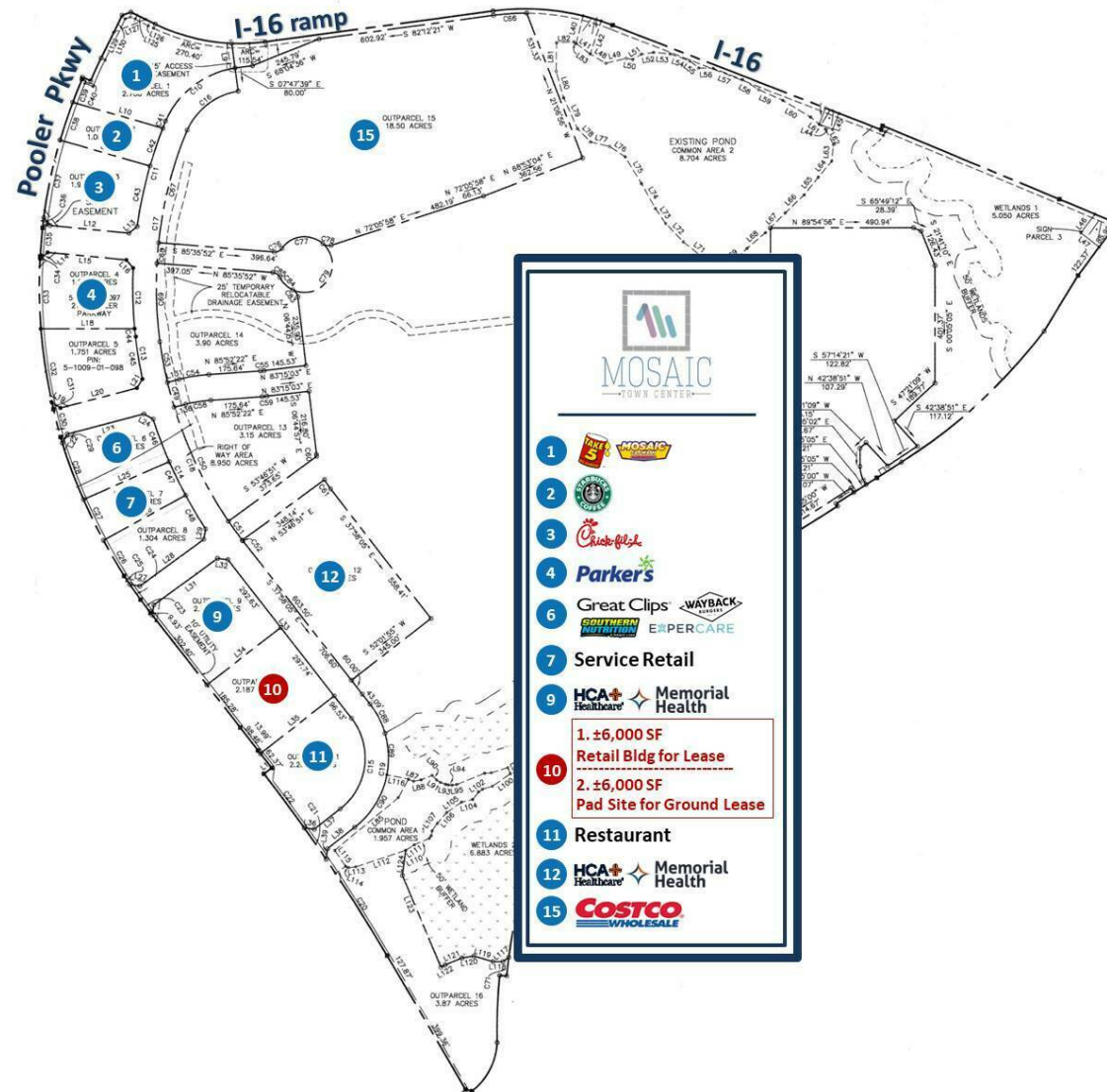


# Site Plan



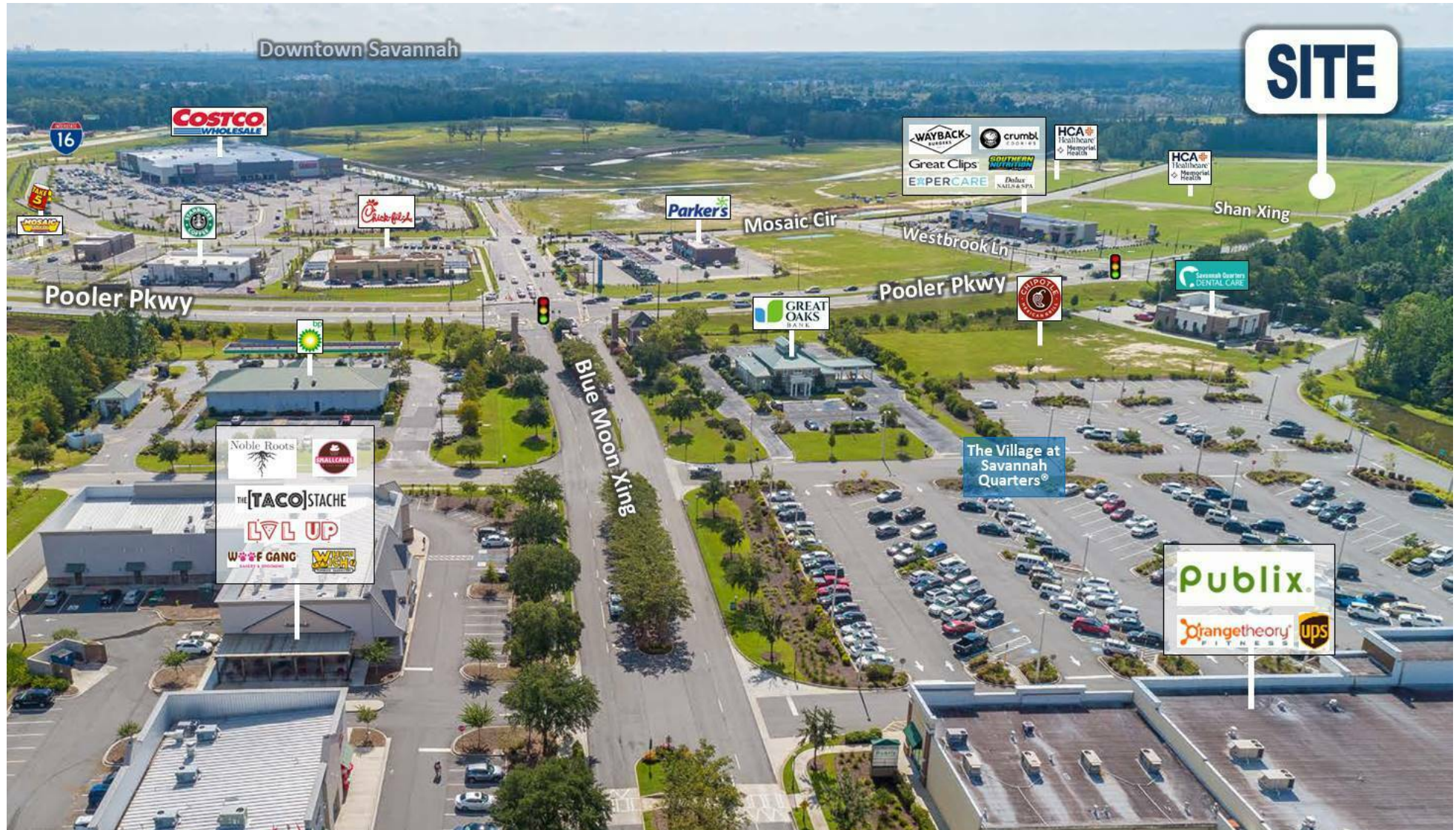


# Mosaic Towne Center





# Bird's Eye View - Site





# View North From Site





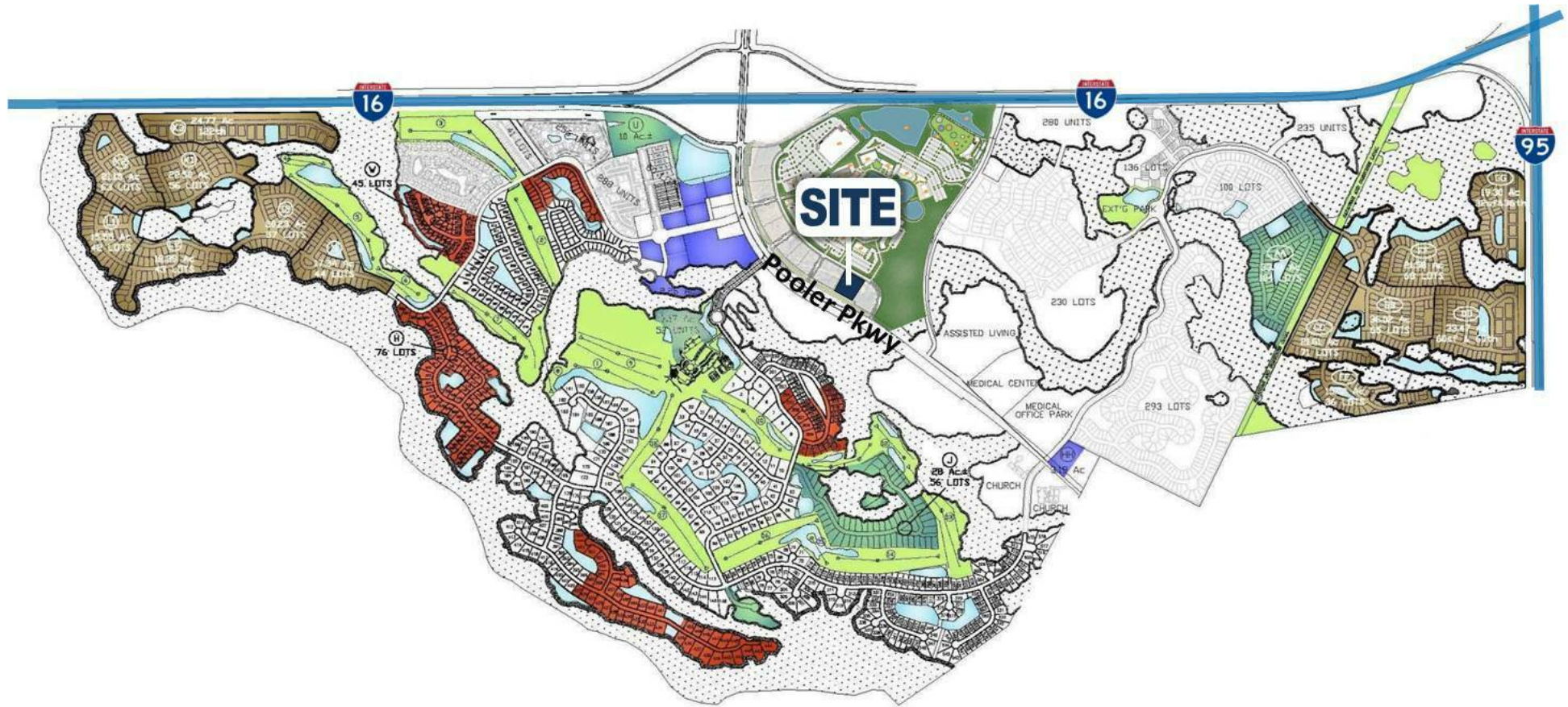
## 3 LOCATION INFORMATION

Pooler Parkway & I-16  
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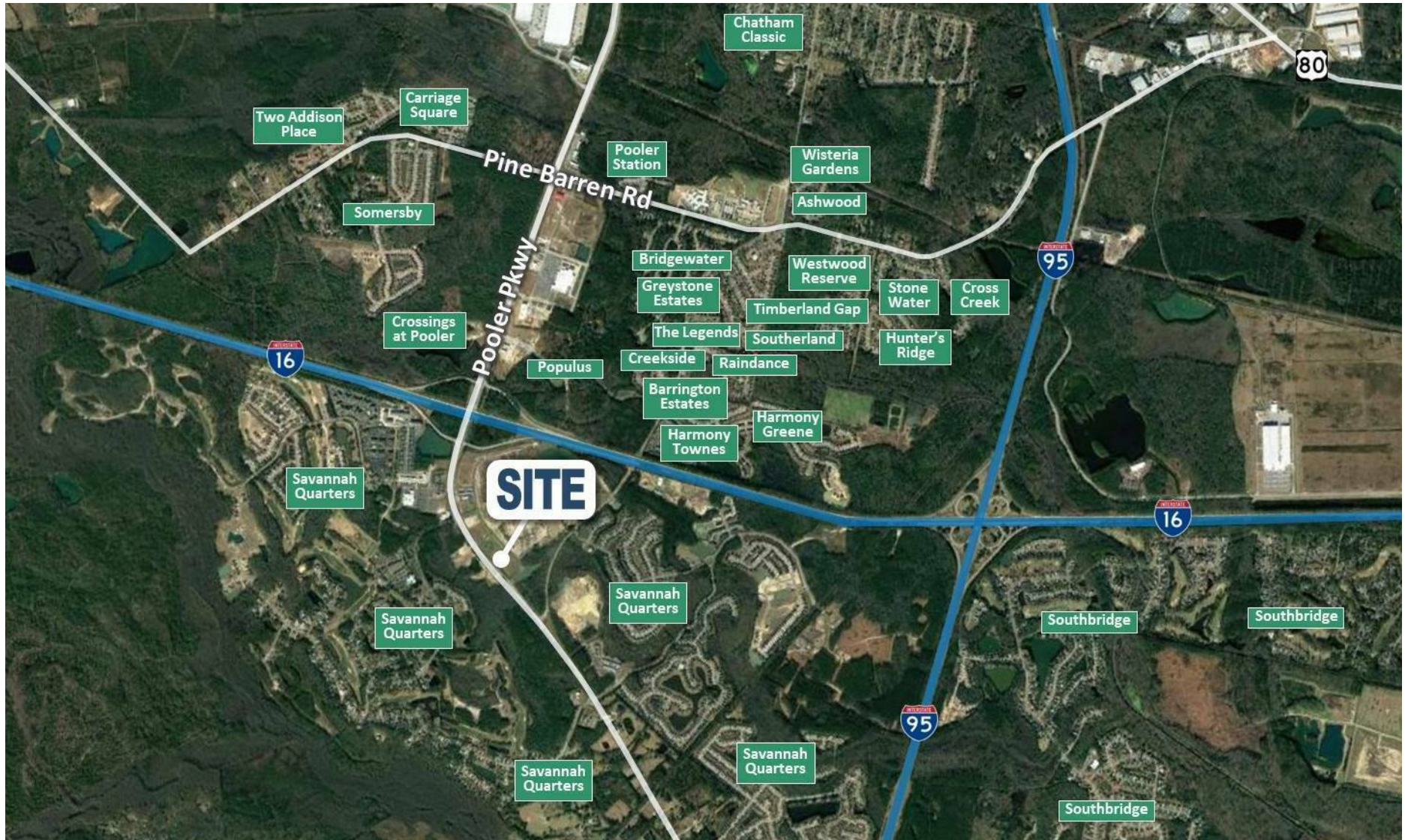


# Savannah Quarters® Master Plan





# Pooler Residential Aerial



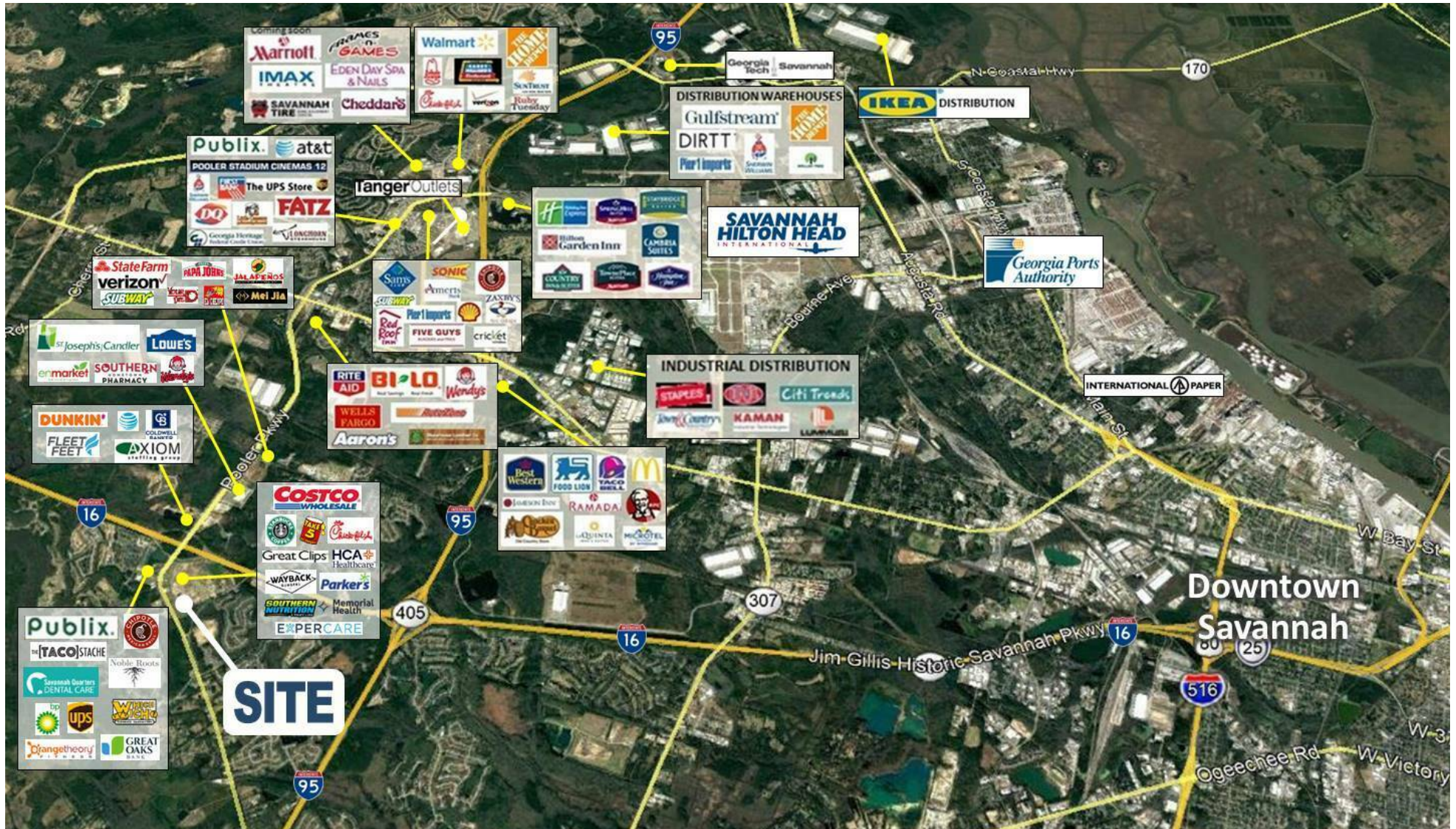


# Pooler Master Planned Communities



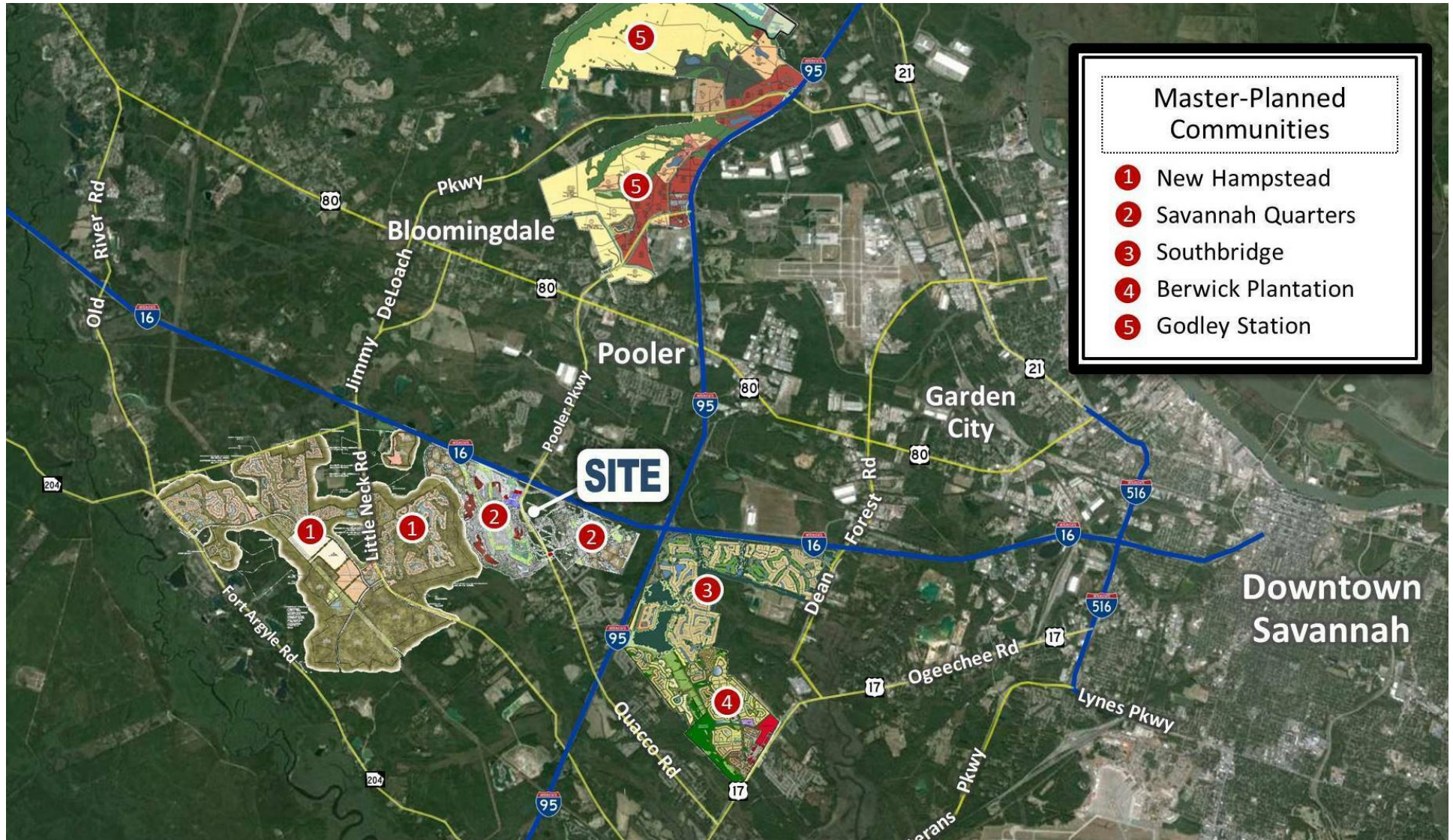


# Savannah Retail Aerial



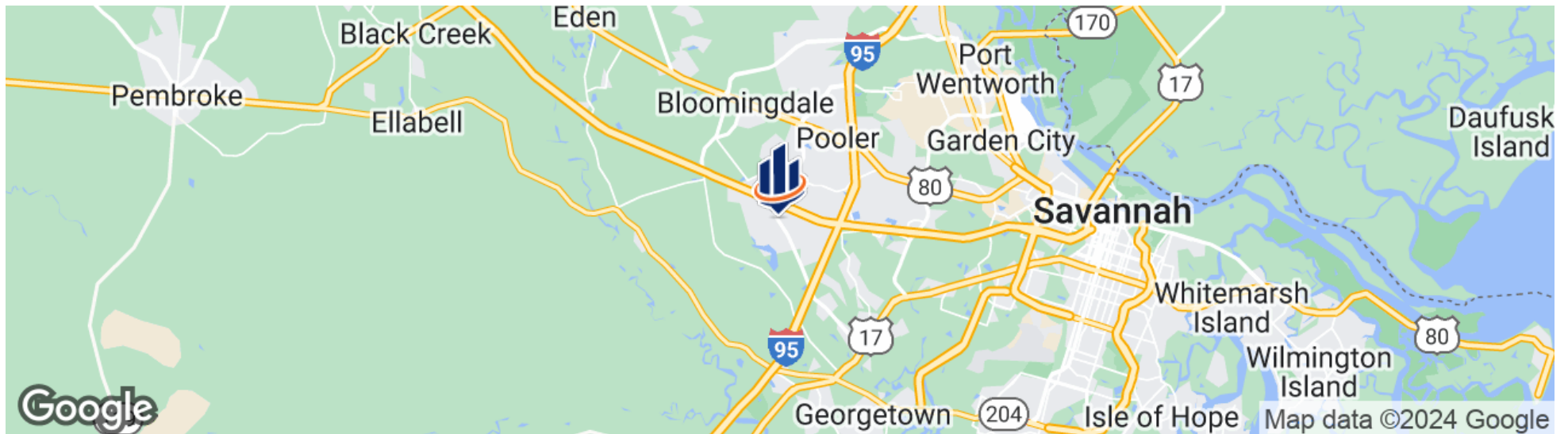
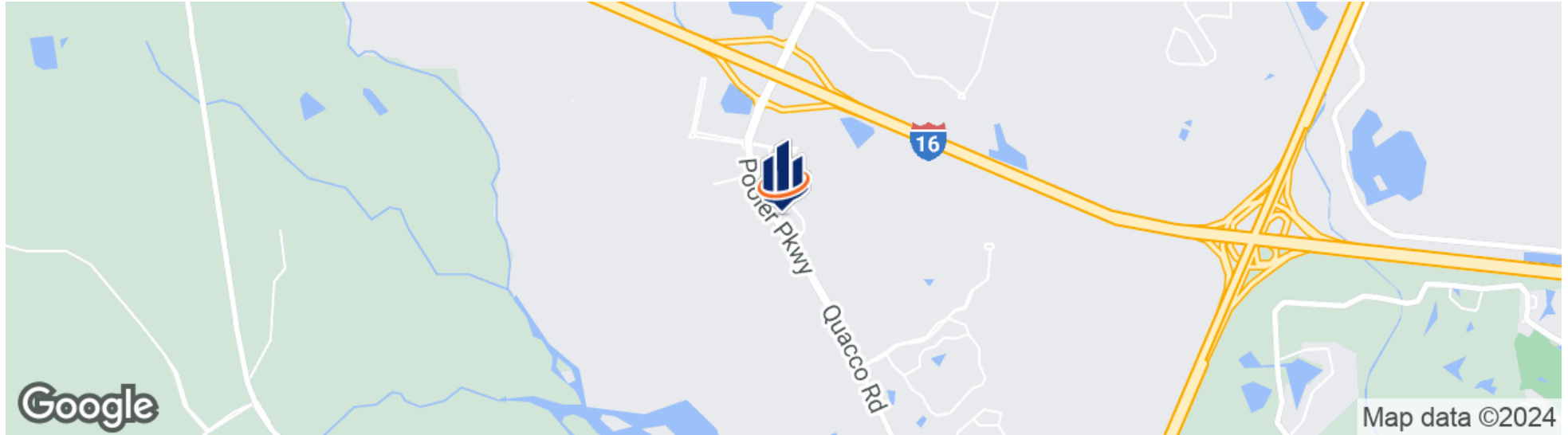


# Savannah Master Planned Communities





# Location Maps





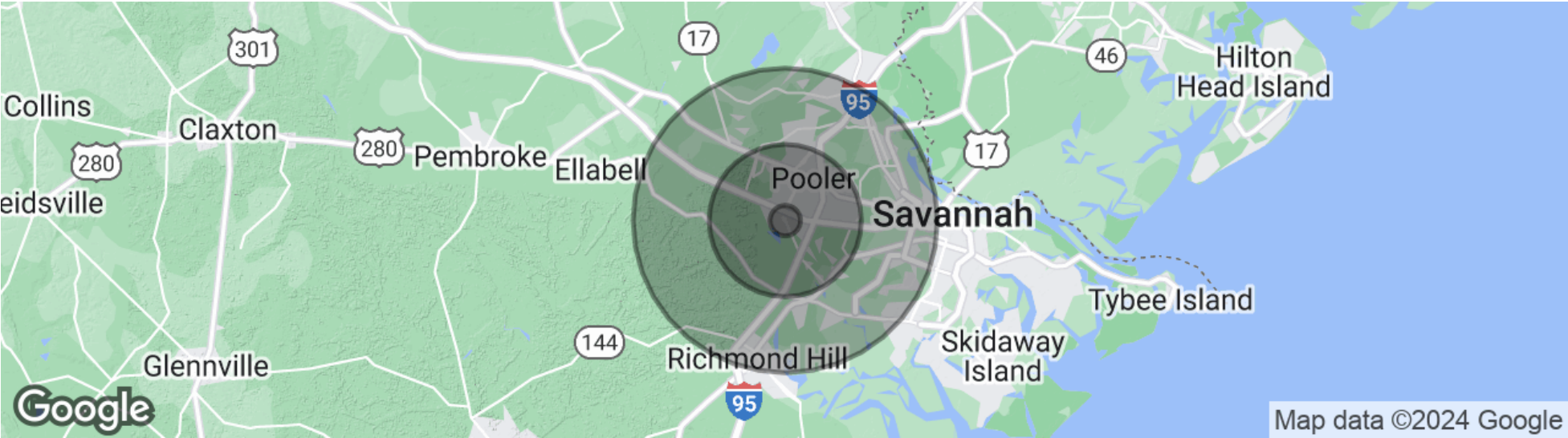
## 4 DEMOGRAPHICS

Pooler Parkway & I-16  
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# Demographics Map & Report



	1 MILE	5 MILES	10 MILES
<strong>POPULATION</strong>			
Total Population	3,099	40,460	147,825
Average age	32.1	39.4	35.5
Average age [Male]	35.2	36.8	33.3
Average age [Female]	31.6	41.7	37.4
<strong>HOUSEHOLDS &amp; INCOME</strong>			
Total households	1,430	17,201	58,975
# of persons per HH	2.2	2.4	2.5
Average HH income	\$82,890	\$83,709	\$69,024
Average house value	\$138,763	\$190,368	\$156,551

\* Demographic data derived from 2020 ACS - US Census

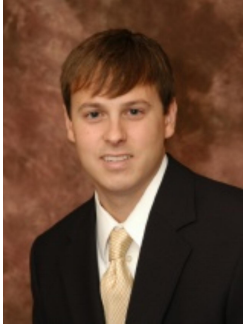
## 5 ADVISOR BIO & CONTACT

Pooler Parkway & I-16  
Pooler, GA 31322





# Advisor Bio & Contact



**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]