

CLEAR LAKE RESERVE RETAIL CENTER | FOR LEASE

101 E. MARKETPLACE WAY
POOLER, GA 31322

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PROPERTY INFORMATION

Property Summary
Complete Highlights
Floor Plan | Building B
Available Spaces
Site Plan
Construction Photos

ADDITIONAL INFORMATION

Clear Lake Reserve | Master Plan
Clear Lake Reserve | Additional Photos

LOCATION INFORMATION

Site Aerial | I-16 & I-95
Aerial | Savannah MSA
Savannah Master Planned Communities
Location Maps

DEMOGRAPHICS

Demographics Map & Report

ADVISOR BIO & CONTACT

Advisor Bio & Contact

1 PROPERTY INFORMATION

101 E. Marketplace Way
Pooler, GA 31322

Property Summary



OFFERING SUMMARY

Lease Rate:	\$42.00-\$45.00 PSF, NNN
Total Size [2 Buildings]:	17,568 SF
Space Sizes:	1,464 - 2,928 SF
Max Contiguous:	2,928 SF
Year Built:	2023
Zoning:	PUD
Market:	Savannah
Submarket:	Pooler

PROPERTY OVERVIEW

SVN is pleased to present an exclusive leasing opportunity for the last remaining space in Building B of the Clear Lake Reserve Retail Center. Building B is situated parallel to Pooler Parkway, offering excellent visibility, exposure and easy accessibility. There are 2 units available of $\pm 1,464$ SF each, for a maximum contiguous $\pm 2,928$ SF. Each unit is 23' wide by 60' deep and there is one end unit (Unit 100B) with a covered patio space that is an additional 705 SF in size. The building has been delivered as a cold dark shell with a tenant improvement allowance on a minimum lease term of 5 years.

LOCATION OVERVIEW

Clear Lake Reserve is a master-planned community located along Pooler Parkway between the I-16 interchange and US Highway 80 in the City of Pooler. It is only 3 miles to the I-95 interchange [Godley Station] and the Savannah/Hilton Head International Airport. Local amenities are supported with high traffic counts from both interstates and a population reaching 850,000+ within a 30-mile radius.

Complete Highlights



Building A - Fully Leased

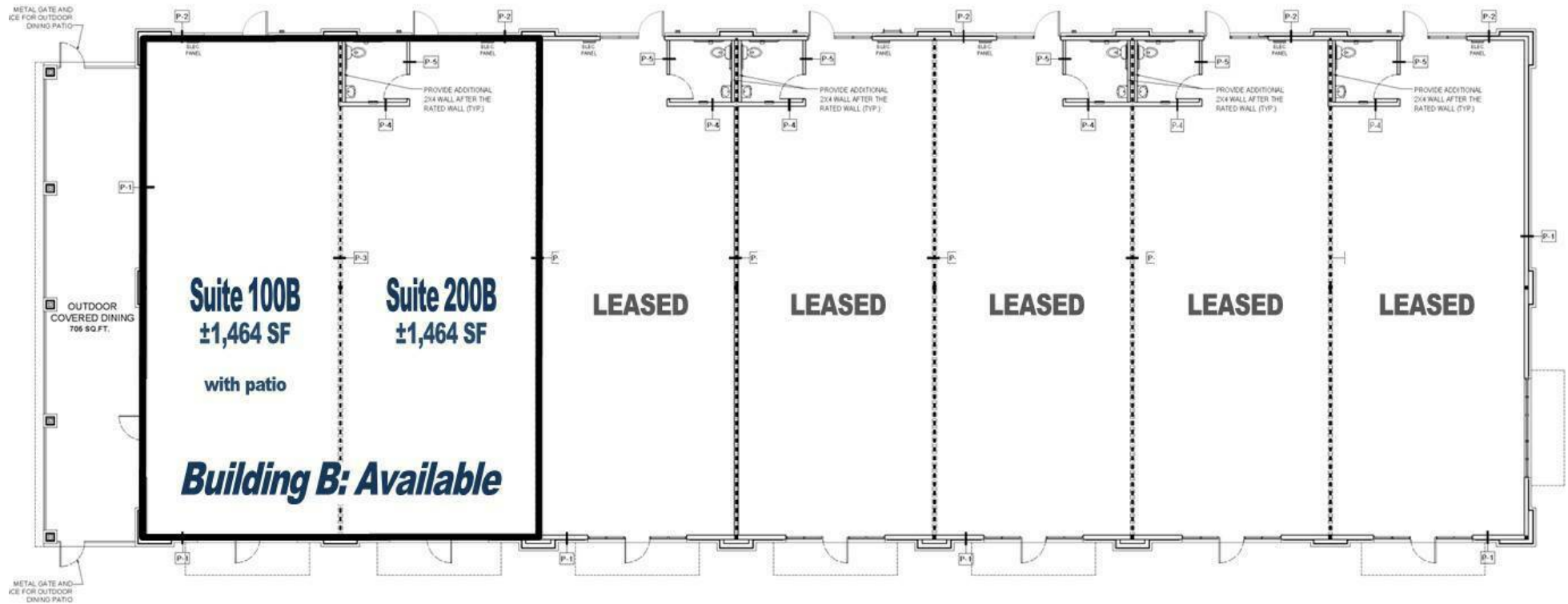


Building B - Available

PROPERTY HIGHLIGHTS

- Clear Lake Reserve Retail Center | For Lease
- Building B: $\pm 1,464$ SF to Maximum Contiguous $\pm 2,928$ SF
- Each Unit is 23' Wide x 60' Deep; 1 End Unit has ± 705 SF Covered Patio
- Delivered as Cold Dark Shell; TI Allowance on Minimum 5-Year Lease Term
- Located Within Master-Planned Clear Lake Reserve
- Pooler Parkway Frontage | 1.5 Miles to I-16 | 3 Miles to I-95

Floor Plan | Building B



Available Spaces



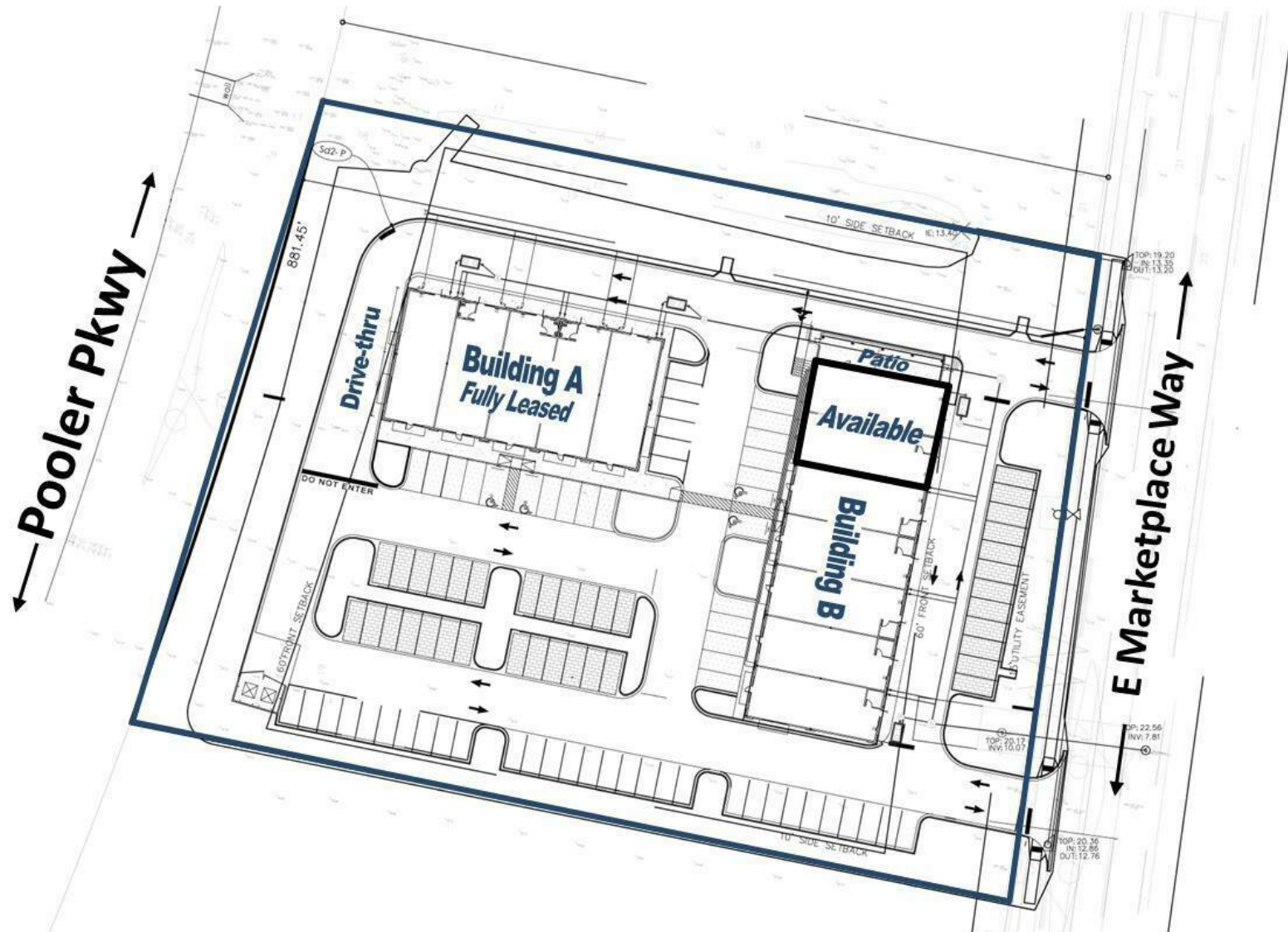
LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space (Building B):	1,464 - 2,928 SF	Lease Rate:	\$42.00 SF/yr, NNN

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Bldg B-100B	1,464 - 2,928 SF	NNN	\$42.00 SF/yr	End cap with 705 SF outdoor covered patio.
Bldg B-200B	1,464 - 2,928 SF	NNN	\$42.00 SF/yr	Inline unit.

Site Plan



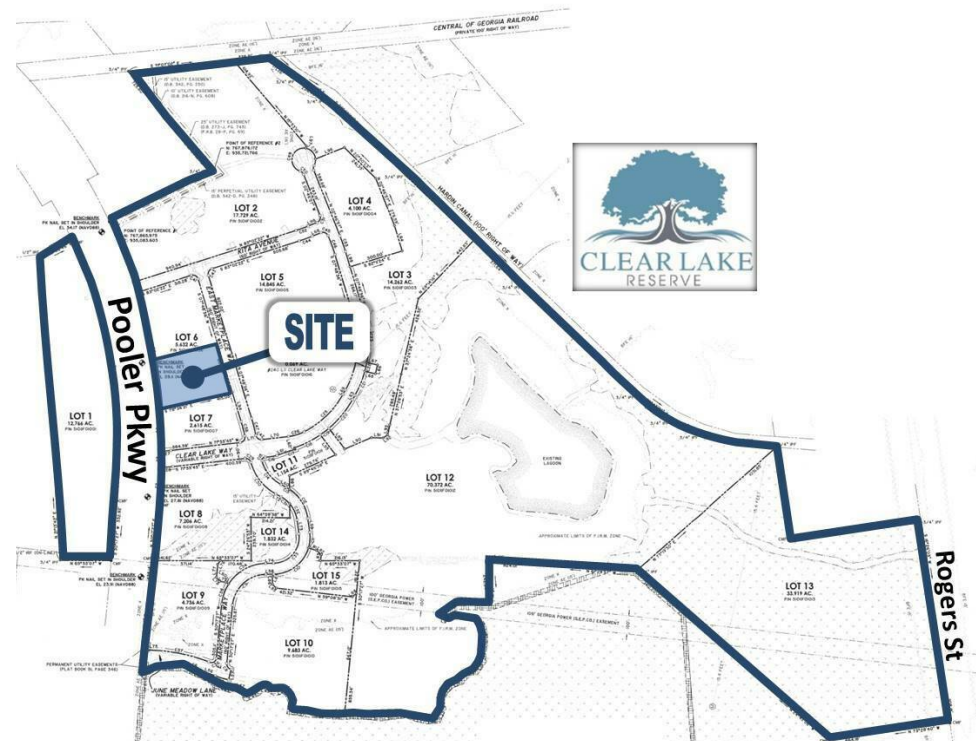
Construction Photos



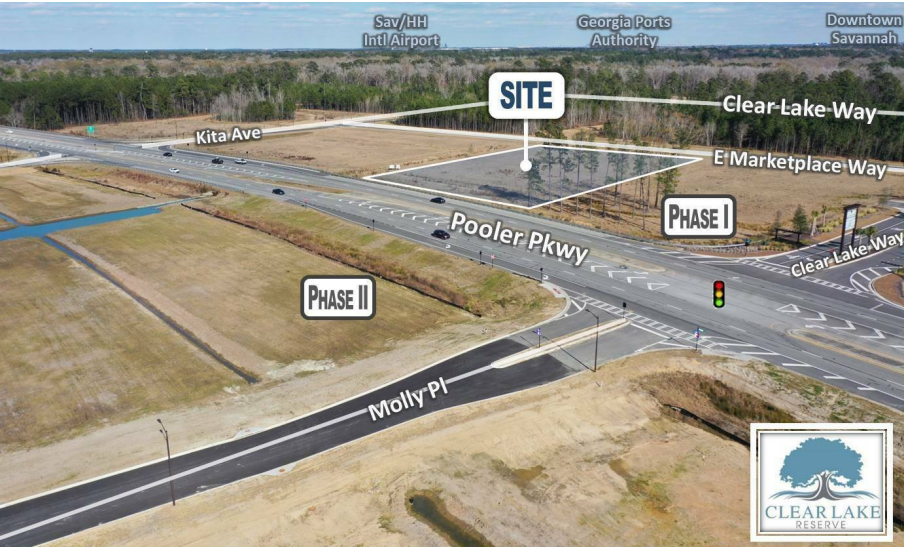
2 ADDITIONAL INFORMATION

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Clear Lake Reserve | Master Plan



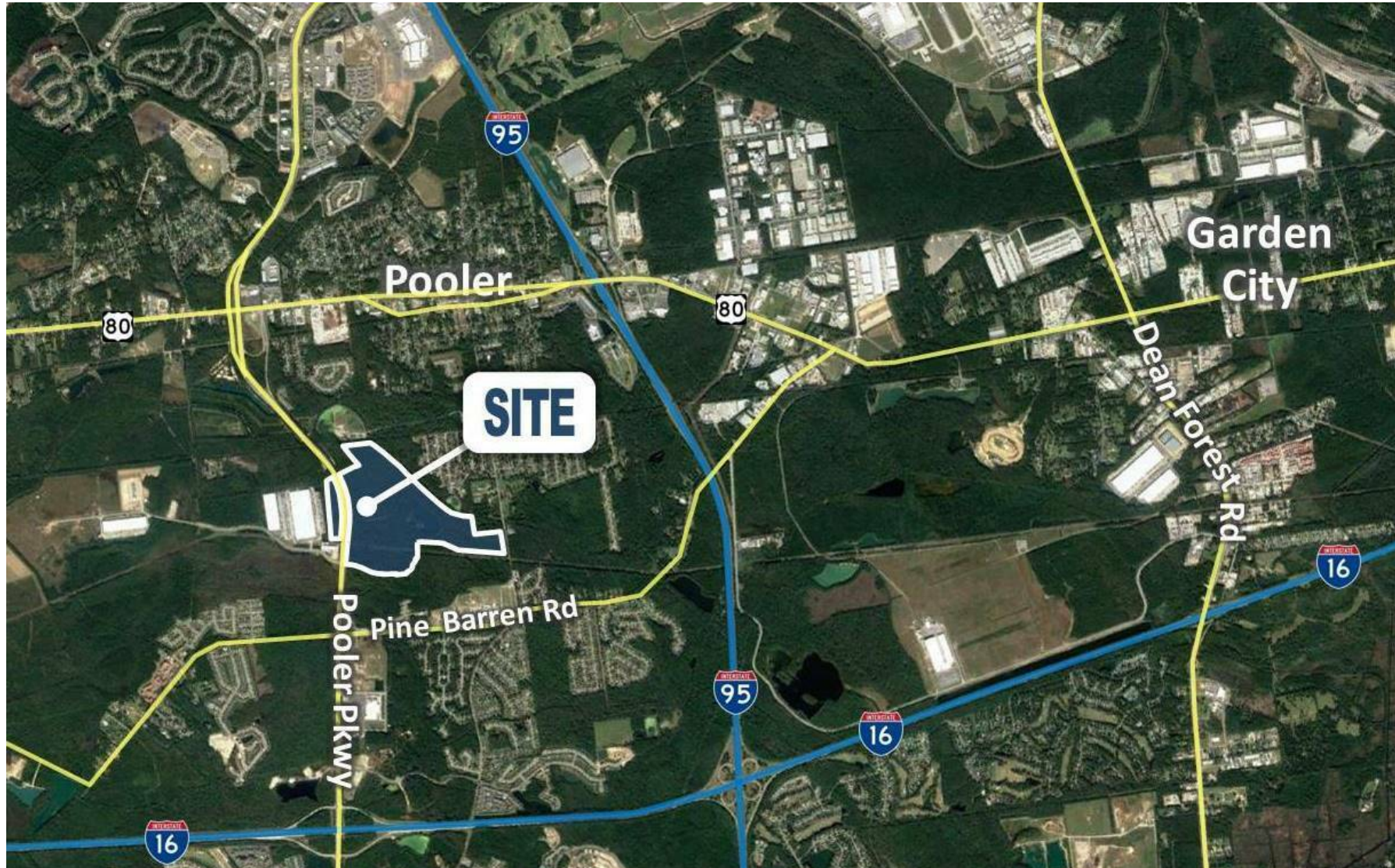
Clear Lake Reserve | Additional Photos

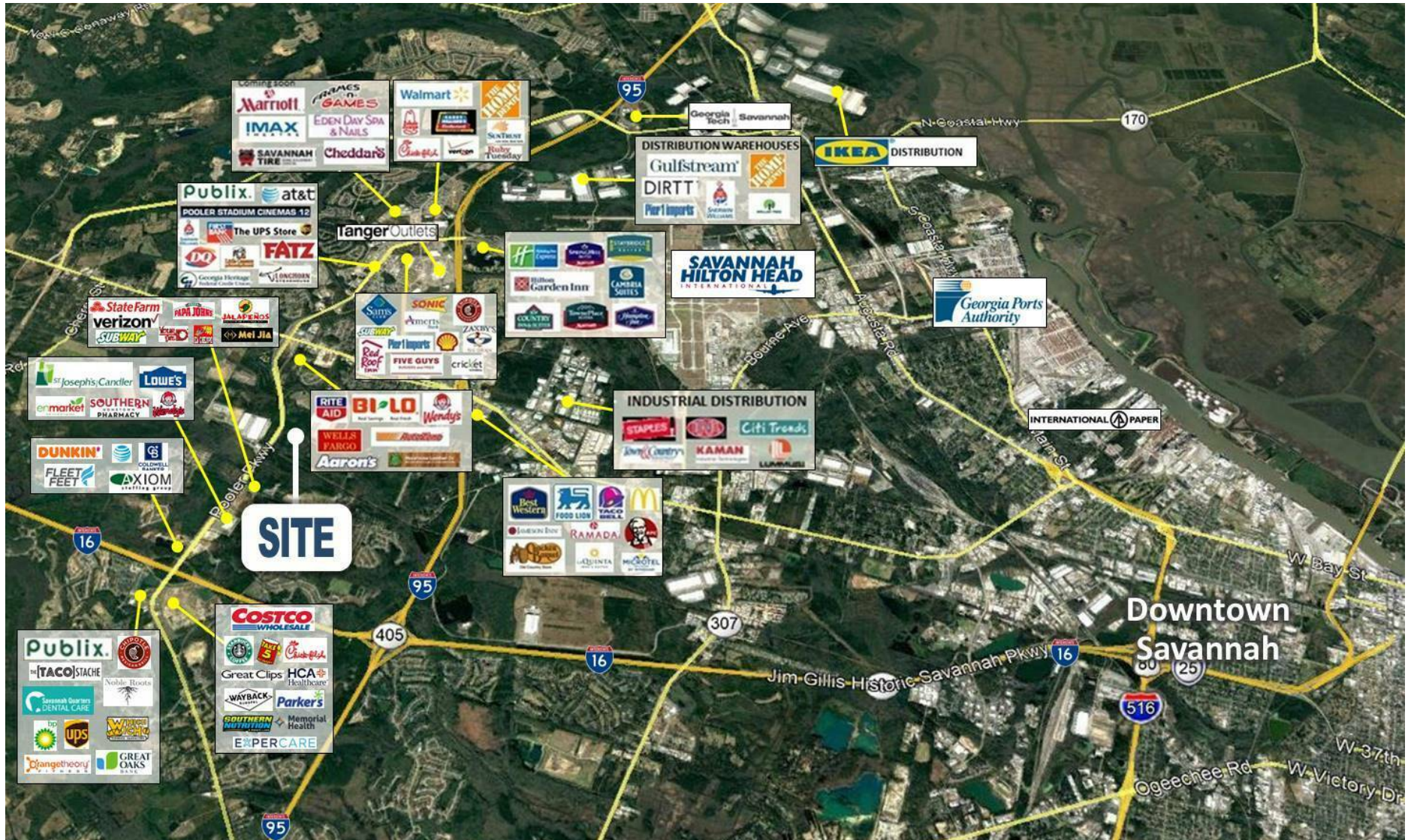


3 LOCATION INFORMATION

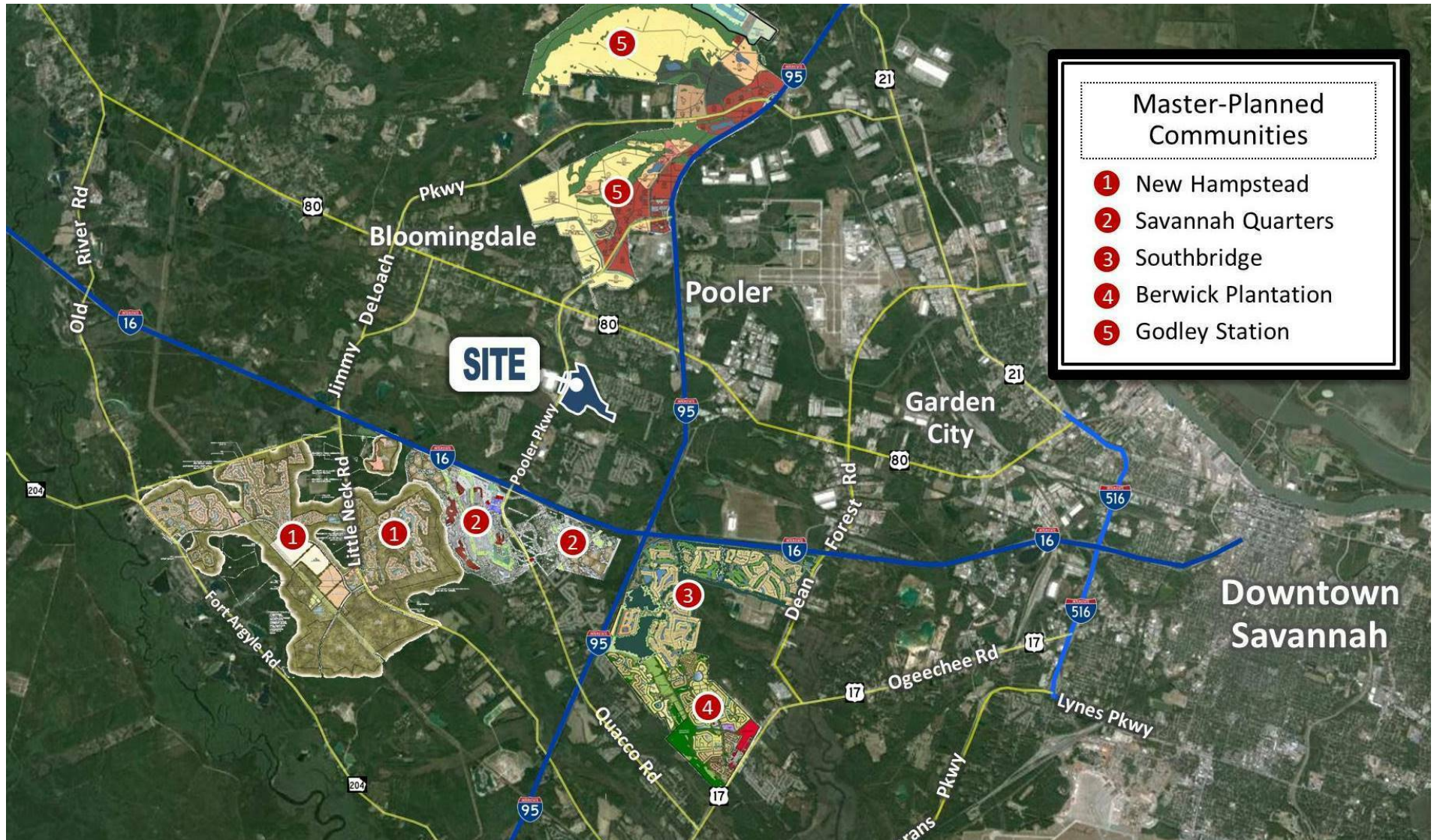
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Site Aerial | I-16 & I-95

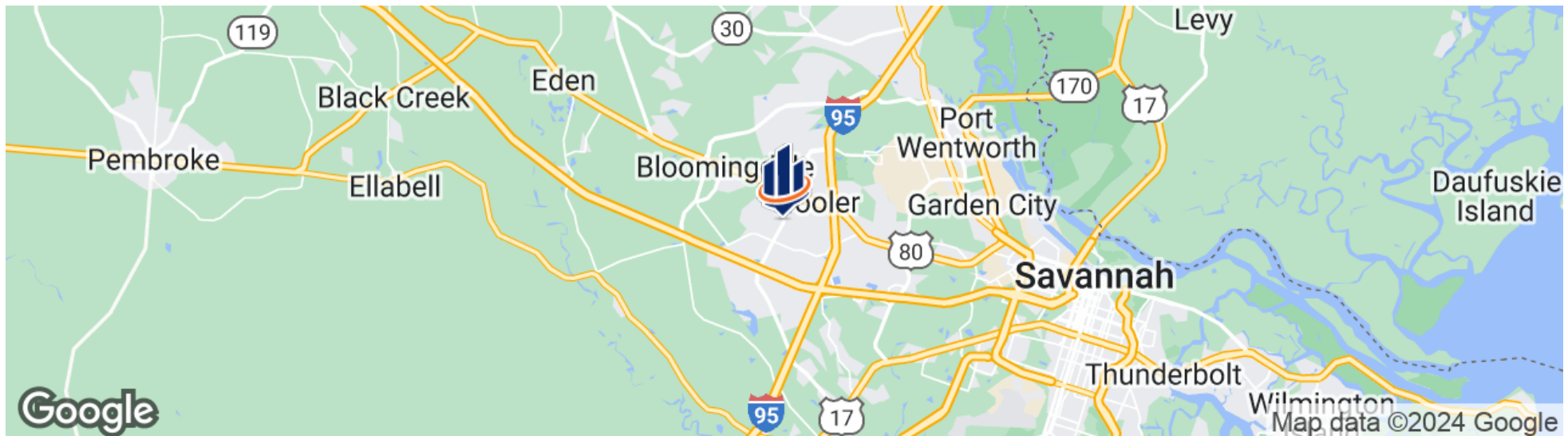




Savannah Master Planned Communities



Location Maps

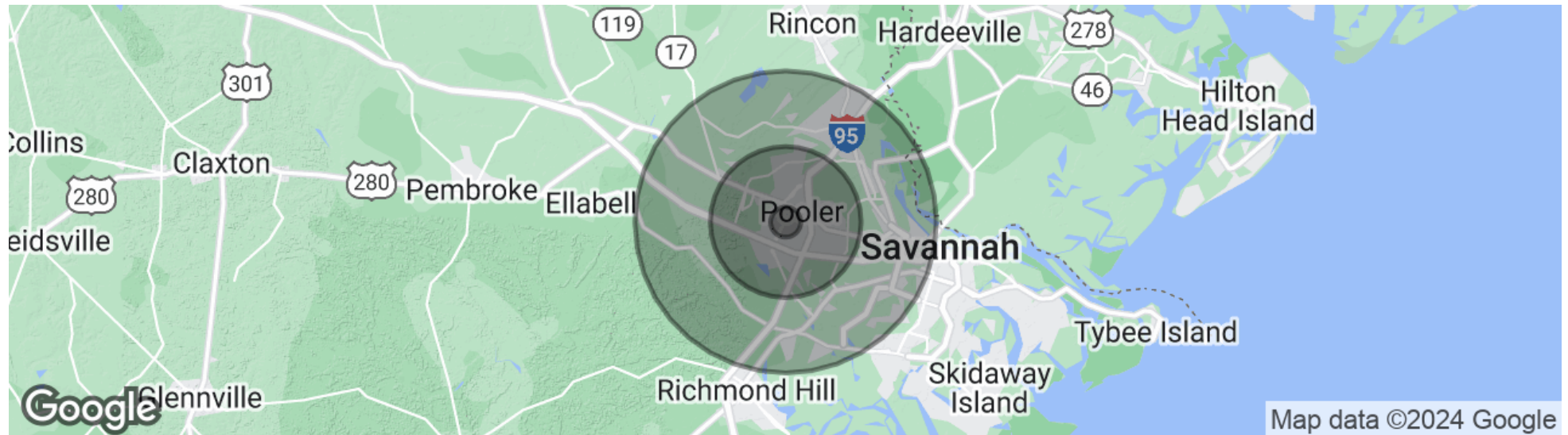


4

DEMOGRAPHICS

101 E. Marketplace Way
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Demographics Map & Report



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,174	40,621	144,768
Average age	30.8	38.7	35.2
Average age [Male]	20.7	36.1	33.1
Average age [Female]	31.7	40.7	36.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	877	16,810	57,533
# of persons per HH	2.5	2.4	2.5
Average HH income	\$56,290	\$90,106	\$69,728
Average house value	\$84,491	\$197,016	\$158,072

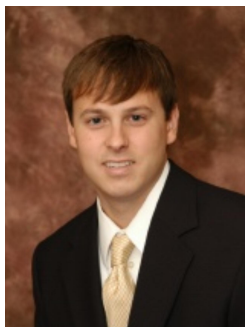
* Demographic data derived from 2020 ACS - US Census



5 ADVISOR BIO & CONTACT

101 E. Marketplace Way
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]