

THE TRADE AT SAVANNAH QUARTERS®: NOW PRE-LEASING

BLUE MOON CROSSING & HOLMES COURT
POOLER, GA 31322

Adam Bryant, CCIM, SIOR
C: 912.667.2740
adam.bryant@svn.com





PROPERTY INFORMATION

Property Summary
Complete Highlights
Additional Photos
2nd Floor Plan
Available Spaces
Site Plan | The Trade
Site Plan | The Village
Aerial | Site
Aerial | The Village

LOCATION INFORMATION

View from Site
View of The Village
Aerial | Pooler Residential
Aerial | Pooler Retail
Savannah Quarters® Master Plan
Master Planned Communities
Master-Planned Communities
Location Maps

DEMOGRAPHICS

Demographics Map & Report

1 ADVISOR BIO & CONTACT

Advisor Bio & Contact

4

2

3

1 PROPERTY INFORMATION

Blue Moon Crossing & Holmes Court
Pooler, GA 31322

Property Summary



OFFERING SUMMARY

Lease Rate:	Call for Lease Rates
Building Size:	24,646 SF
Available SF:	2,265 - 10,272 SF
Lot Size:	1.97 Acres
Year Built:	2024
Zoning:	PUD
Market:	Savannah
Submarket:	Pooler

PROPERTY OVERVIEW

SVN is pleased to offer up to $\pm 10,272$ square feet of 2nd floor office space for lease within the Village at Savannah Quarters®. The Trade at Savannah Quarters® is a Class A two-story building currently under construction and scheduled for completion by the 4th Quarter of 2024. Available suites range in size from $\pm 2,265$ to $\pm 2,964$ square feet with a maximum contiguous full floor of $\pm 10,272$ square feet. The spaces will be delivered as a cold dark shell, and a tenant improvement allowance will be offered with a minimum lease term of 5 years.

LOCATION OVERVIEW

The Trade is nestled within the Village at Savannah Quarters®, which is a part of the Savannah Quarters® PUD, a 2,588-acre master-planned development that was initially planned by Greg Norman's Medallist Developments and is currently being developed by Freehold Capital Management. This location is 2 miles west of the intersection of I-95 & I-16, 5 miles to the Airport and 11 miles to 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.

Complete Highlights



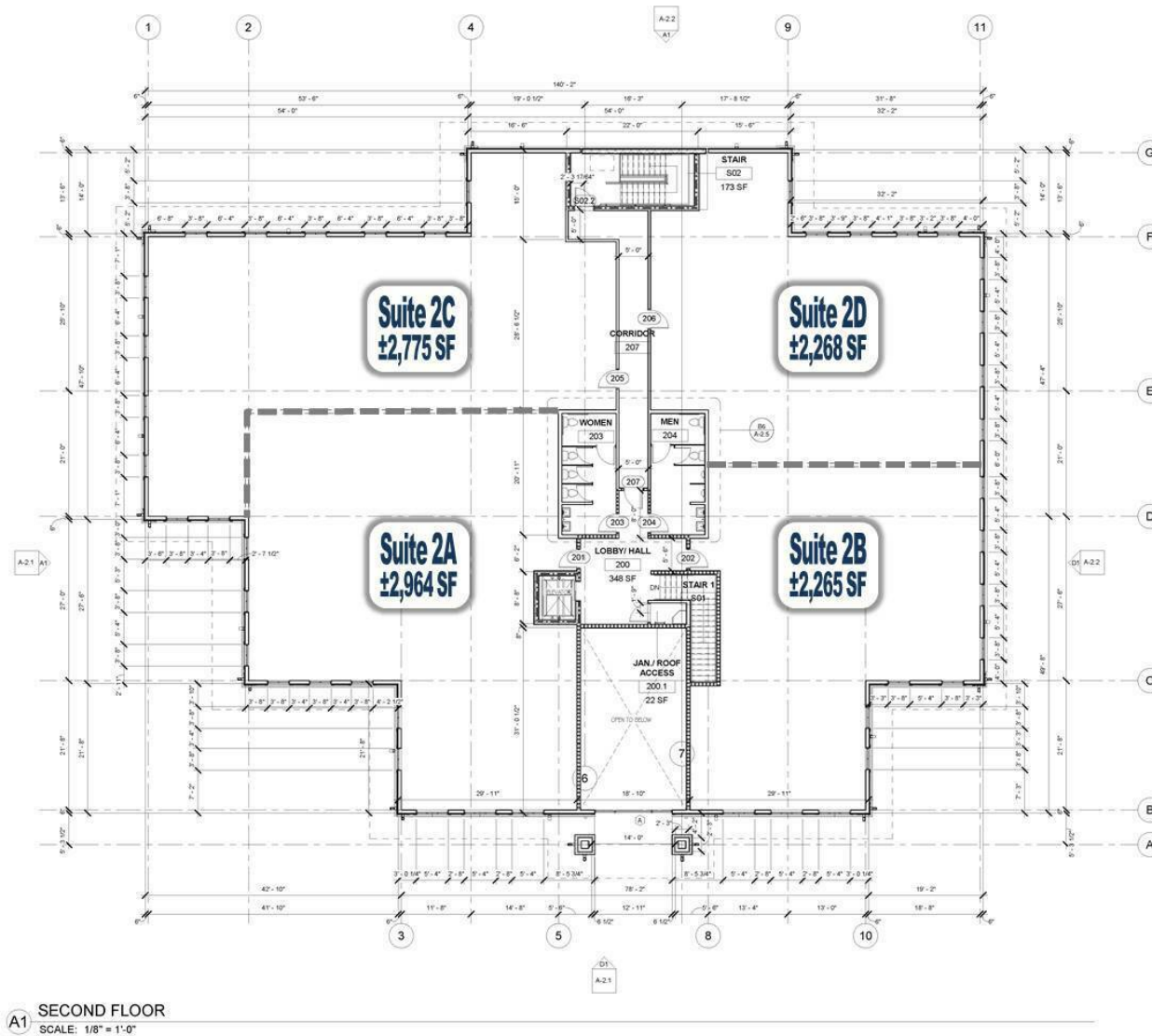
PROPERTY HIGHLIGHTS

- The Trade at Savannah Quarters®: Now Pre-Leasing
- Class A Two-Story Building Scheduled for Completion in 4Q 2024
- Suite Sizes: $\pm 2,265$ SF to $\pm 2,964$ SF with a Maximum Full Floor of $\pm 10,272$ SF
- Space Delivered as Cold Dark Shell with TI Allowance on Minimum 5-Year Term
- Located in the Village at Savannah Quarters®, part of Savannah Quarters PUD®
- At I-16 & Pooler Pkwy; 5 Miles to Airport; 11 Miles to Downtown

Additional Photos



2nd Floor Plan



Available Spaces



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,265 - 10,272 SF	Lease Rate:	Call for Lease Rates

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 2A	Available	2,964 - 10,272 SF	NNN	Call for Lease Rates
Suite 2B	Available	2,265 - 10,272 SF	NNN	Call for Lease Rates
Suite 2C	Available	2,775 - 10,272 SF	NNN	Call for Lease Rates
Suite 2D	Available	2,268 - 10,272 SF	NNN	Call for Lease Rates

Site Plan | The Village



Aerial | Site



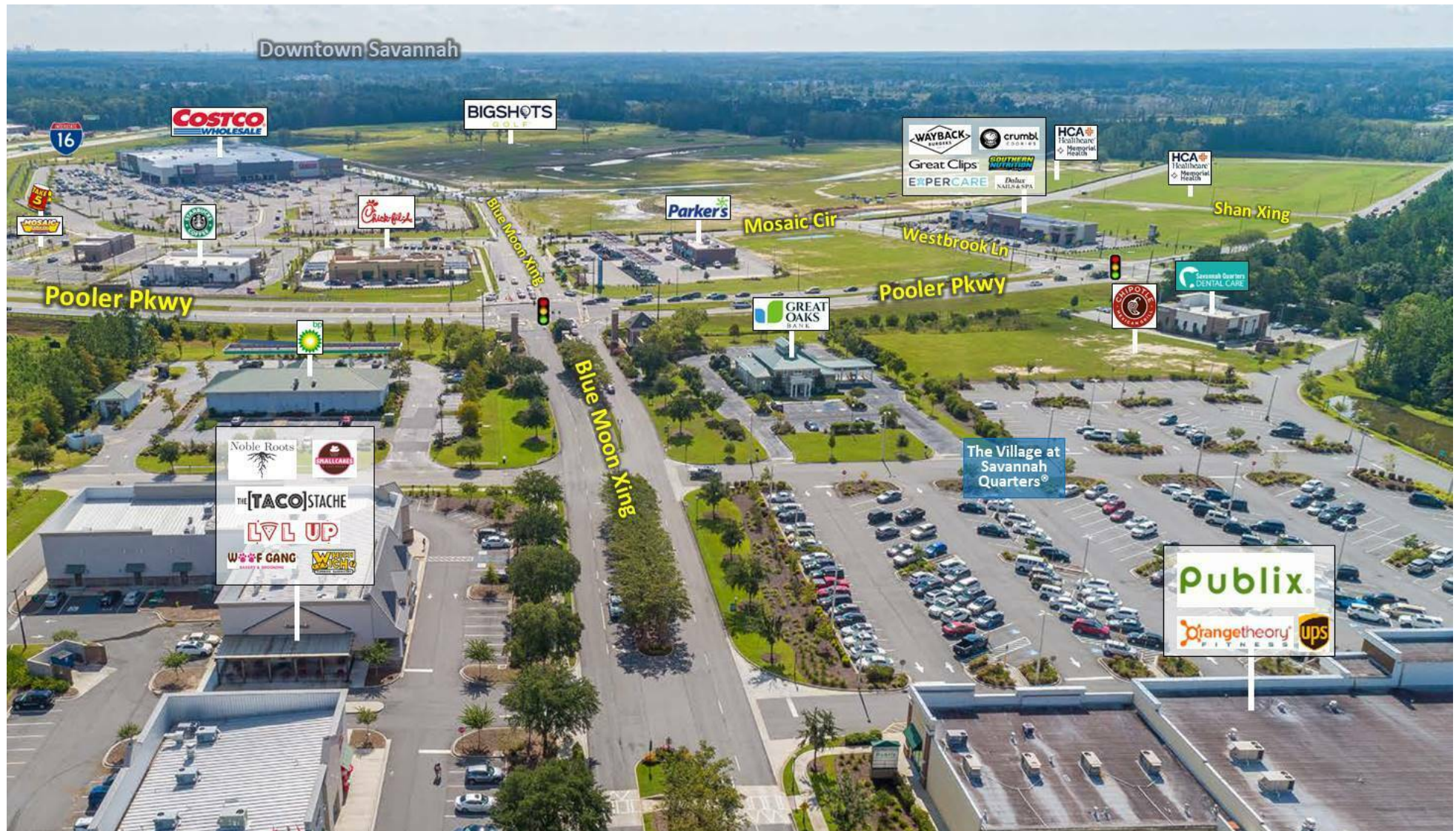
Aerial | The Village



2 LOCATION INFORMATION

Blue Moon Crossing & Holmes Court
Pooler, GA 31322

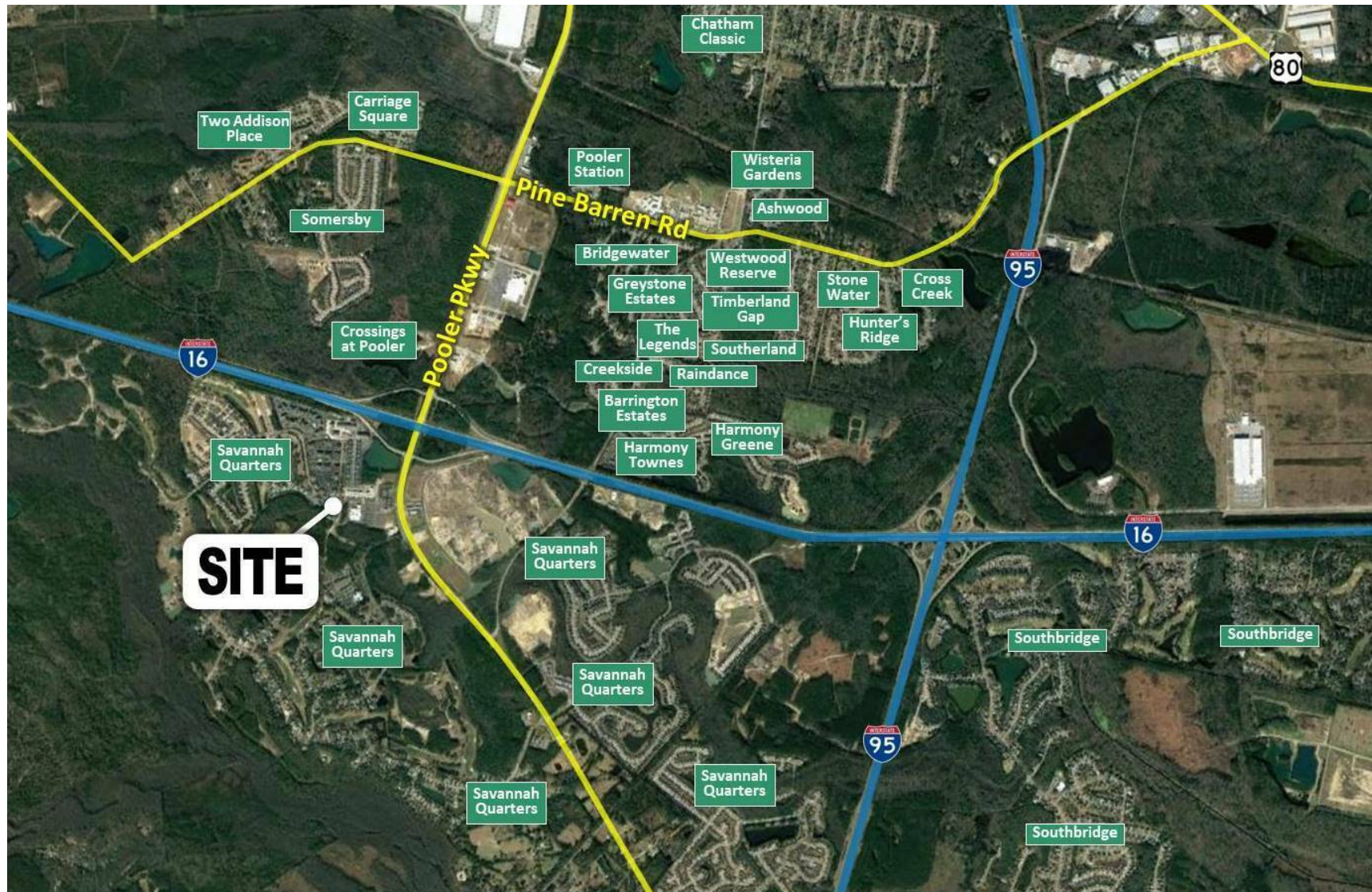
View From Site



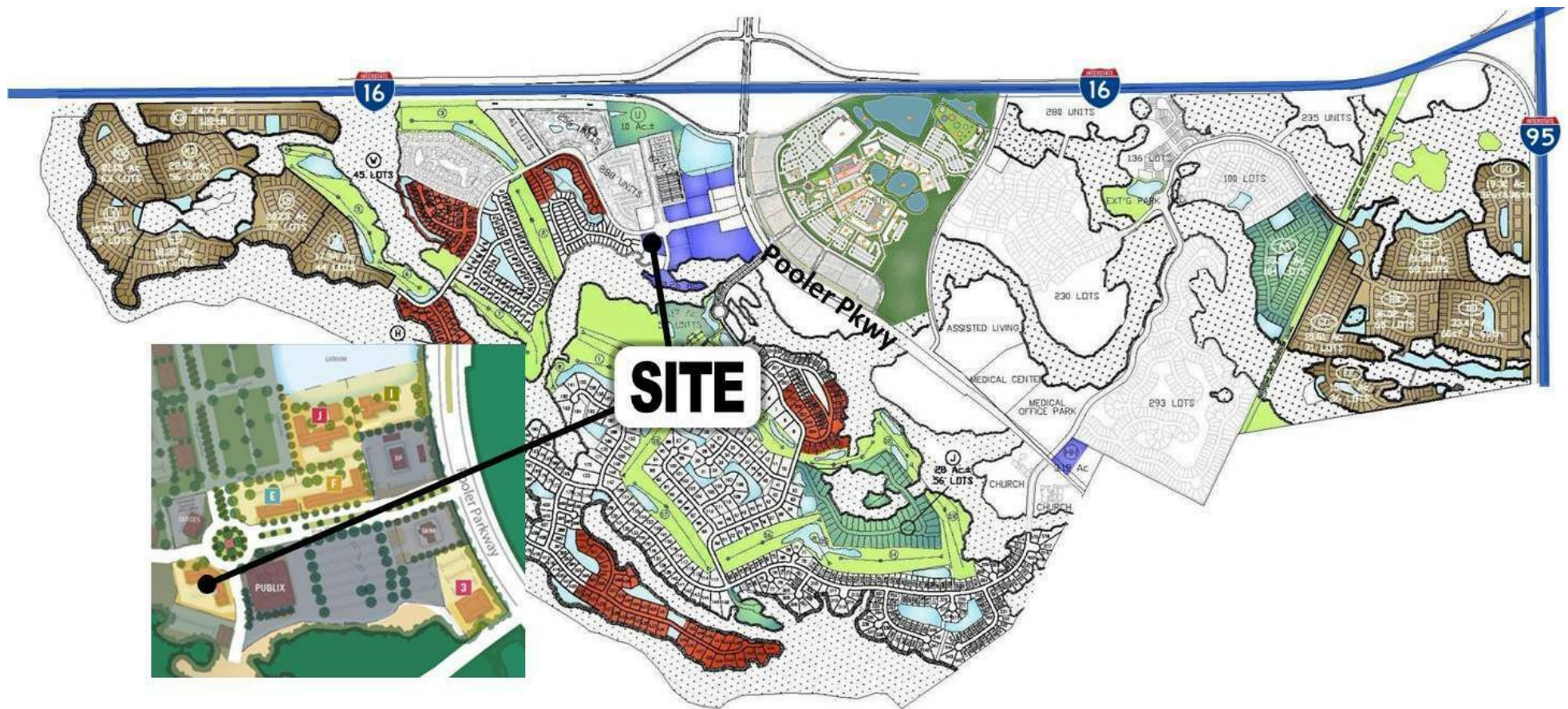
View Of The Village



Aerial | Pooler Residential



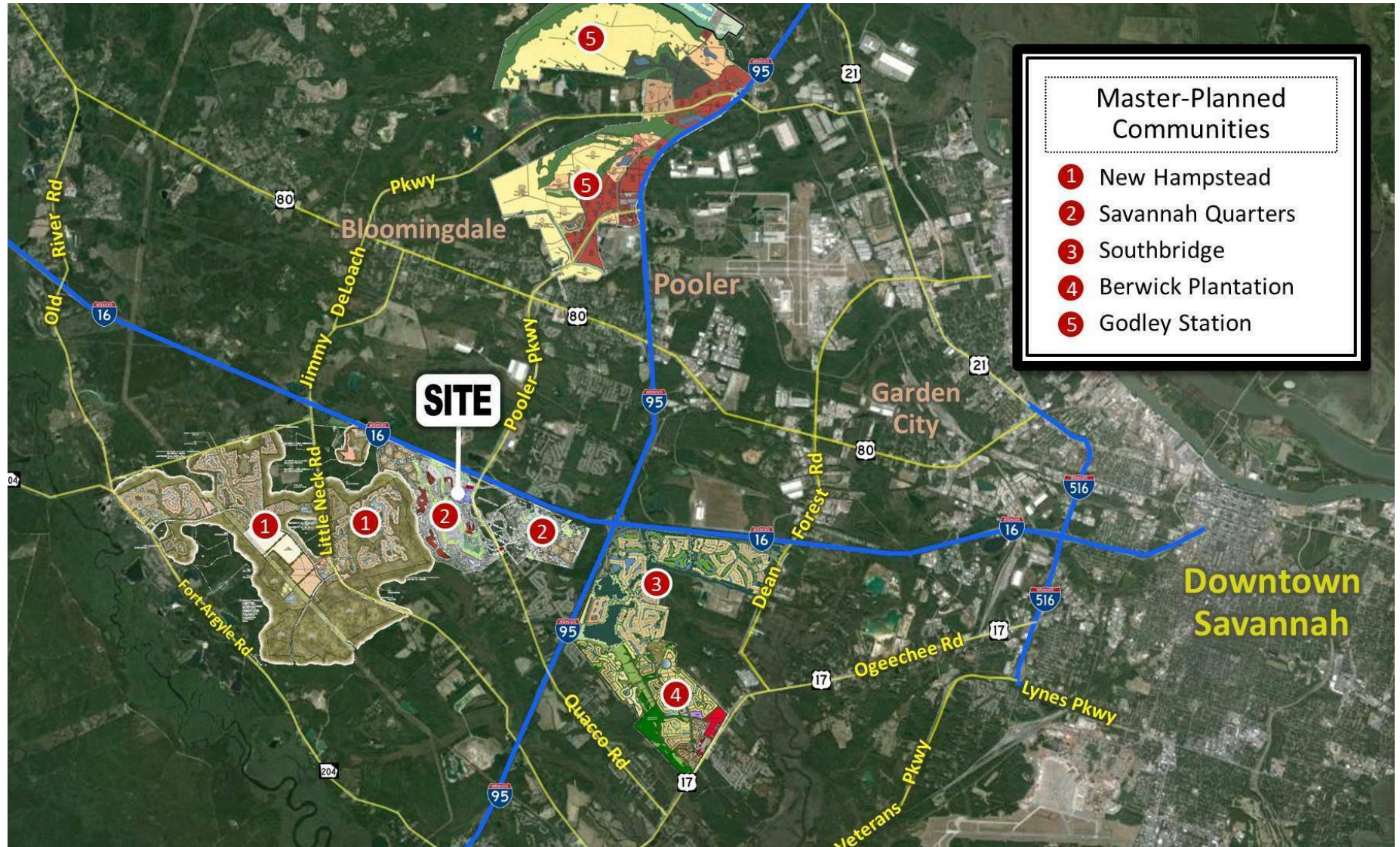
Savannah Quarters® Master Plan



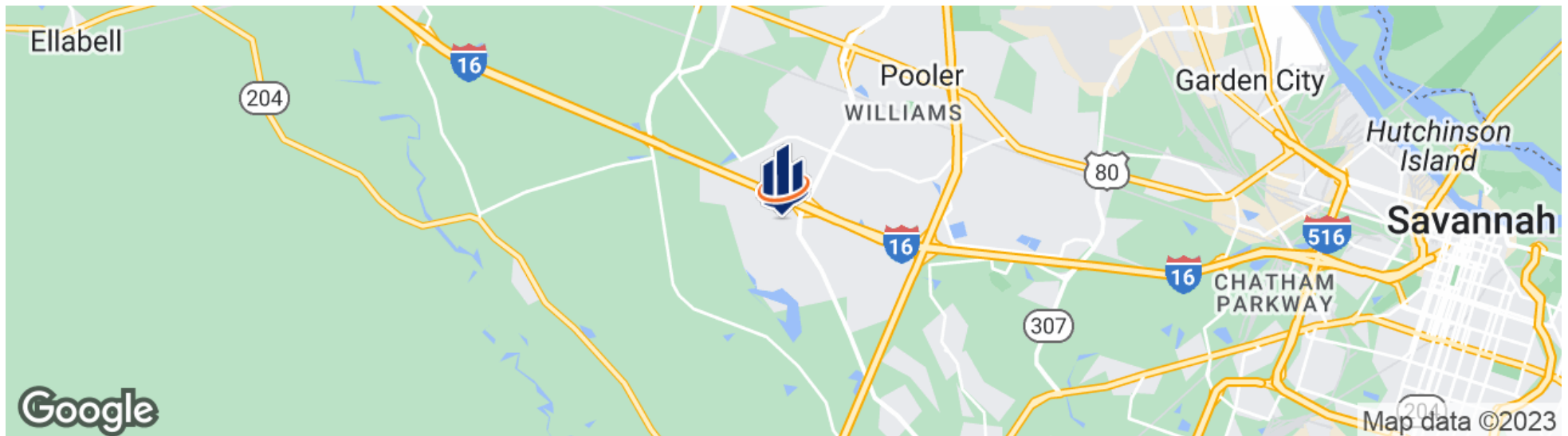
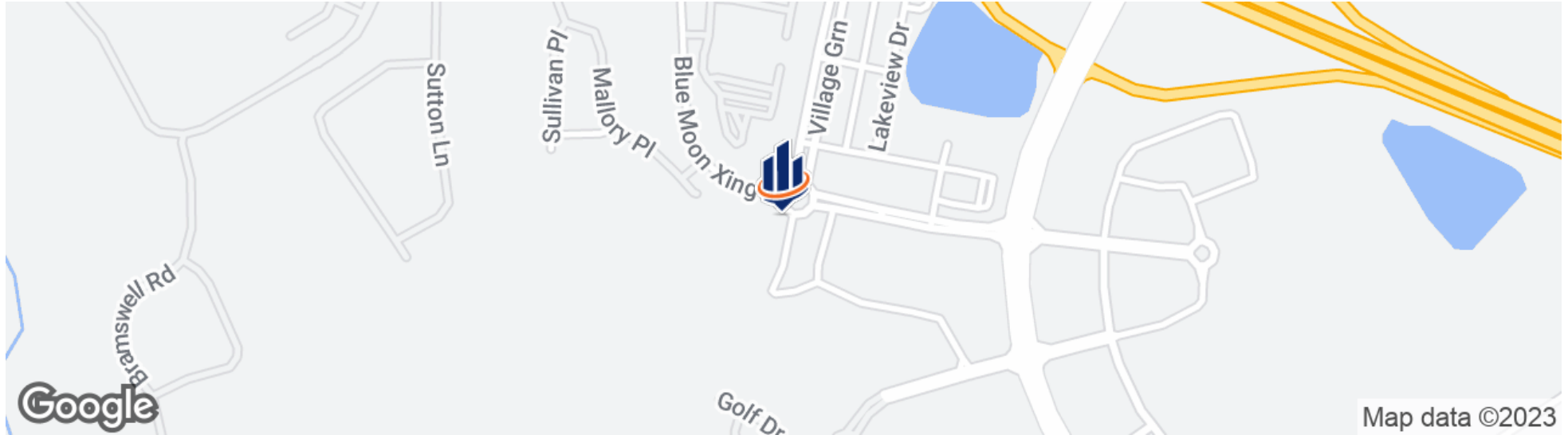
Master Planned Communities



Master-Planned Communities



Location Maps

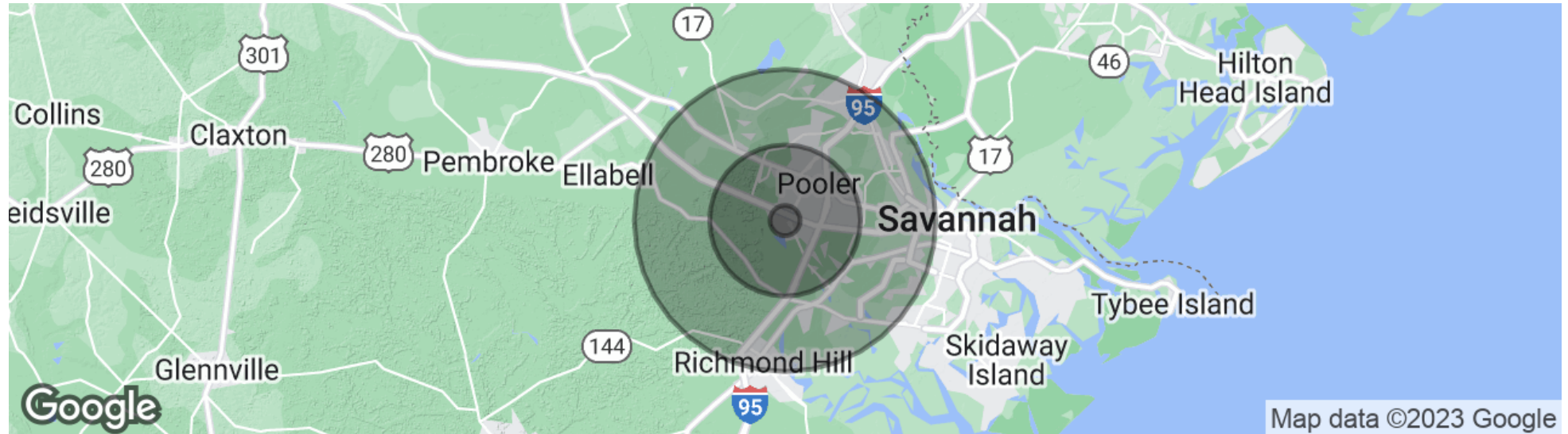


3

DEMOGRAPHICS

Blue Moon Crossing & Holmes Court
Pooler, GA 31322

Demographics Map & Report



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	919	27,211	93,521
Average Age	32.2	33.4	32.1
Average Age (Male)	31.5	32.9	32.2
Average Age (Female)	32.8	34.1	32.2

HOUSEHOLDS & INCOME

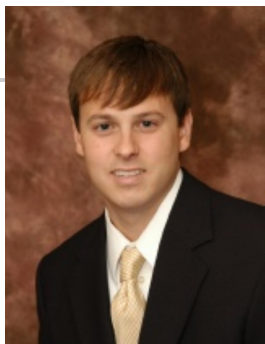
	1 MILE	5 MILES	10 MILES
Total Households	321	10,081	34,096
# of Persons per HH	2.9	2.7	2.7
Average HH Income	\$74,969	\$73,766	\$63,702
Average House Value	\$179,171	\$178,557	\$179,808

* Demographic data derived from 2020 ACS - US Census

4 ADVISOR BIO & CONTACT

Blue Moon Crossing & Holmes Court
Pooler, GA 31322

Advisor Bio & Contact



ADAM BRYANT, CCIM, SIOR

Partner

adam.bryant@svn.com

Cell: 912.667.2740

GA #279255 // SC #88499

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]