

FOR SALE OR GROUND LEASE

1.147± ACRES



Memorial Boulevard | Pooler, Georgia 31322

1.147± ACRES

Between McDonald's and
to-be-built Hampton by Hilton

Next to St. Joseph's Hospital
Pooler Campus

Signalized intersection

Curb cut in place

Utilities in place

1,500+ new apartments
within 1-mile radius



FOR MORE
INFORMATION
PLEASE CONTACT

THOMAS MARTIN
770.729.2814
tmartin@lavista.com

MINDY ELMS
770.729.2813
melms@lavista.com



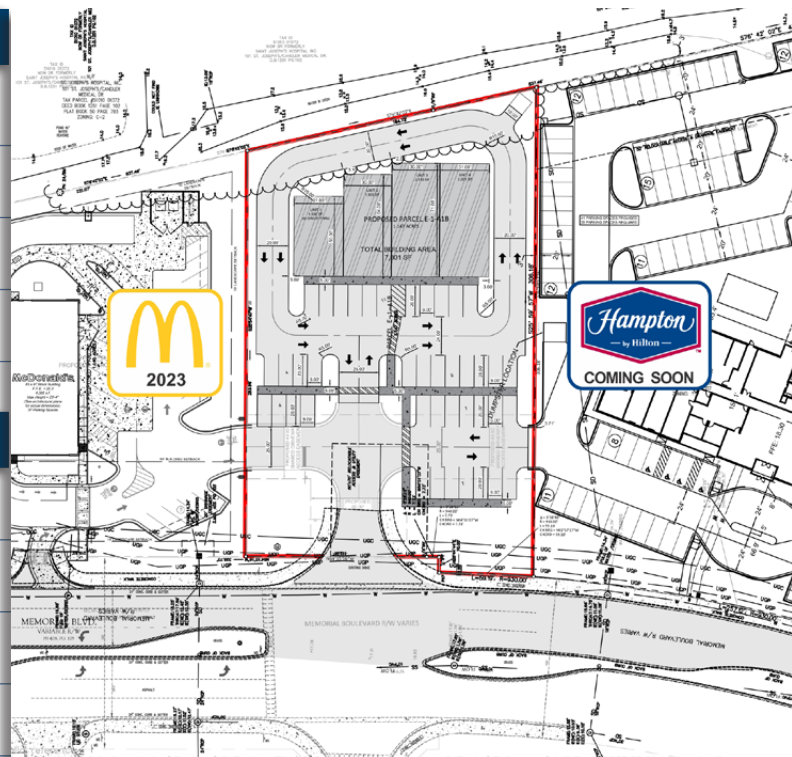
DEMOGRAPHICS

	1-mile	3-mile	5-mile
Population	2,655	20,390	44,928
Households	1,204	7,916	18,001
Average HH Income	\$107,478	\$102,715	\$108,425
Employees	1,407	10,078	22,417

TRAFFIC COUNTS

Pooler Parkway	29,905 VPD
Memorial Boulevard	6,020 VPD
I-16	51,000 VPD
I-95	93,000 VPD

Source: Placer.ai



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