

# FOR SALE OR GROUND LEASE



Memorial Boulevard | Pooler, Georgia 31322

## 1.147± ACRES

Between 2023-built McDonalds 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

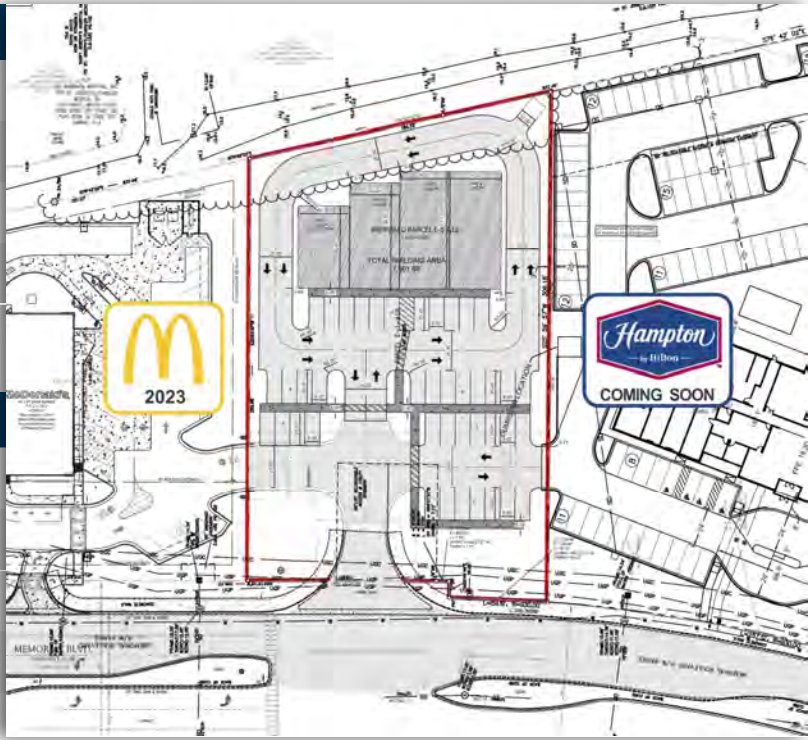


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DEMOGRAPHICS	1-mile	3-mile	5-mile
Population	5,852	22,783	47,801
Households	2,461	8,971	18,869
Average HH Income	\$107,107	\$96,584	\$105,319
Employees	1,352	4,948	15,741

TRAFFIC COUNTS	
Pooler Parkway	29,905 VPD
Memorial Boulevard	6,020 VPD
Interstate 16	51,000 VPD
Interstate 95	93,000 VPD



Source: CoStar