

FOR SALE OR GROUND LEASE

MEMORIAL BOULEVARD | POOLER, GA 31322



1.147± ACRES

Between 2023-built McDonalds and to-be-built Hampton by Hilton

Next to St. Joseph's Hospital Pooler Campus

Signalized ontersection

Curb cut in place

Utilites in place

1,500+ new apartments within 1-mile radius



FOR MORE
INFORMATION
PLEASE CONTACT

MINDY ELMS
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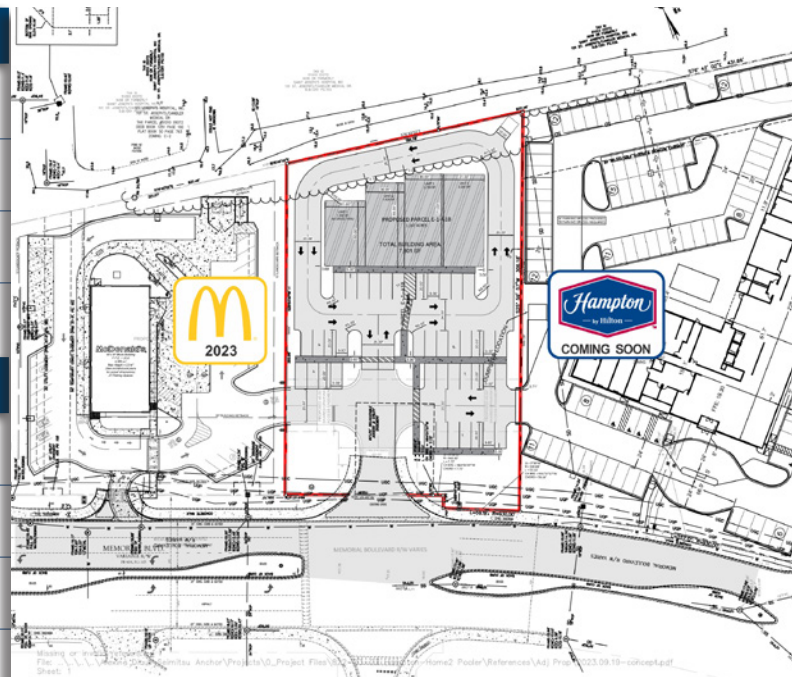
DEMOGRAPHICS

	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 Pkwy	29,905 VPD
Memorial Blvd	6,020 VPD
I-16	51,000 VPD
I-95	93,000 VPD

Source: Placer.ai



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