

A photograph of a HomeGoods store exterior. The store is a single-story building with a white facade and a prominent red horizontal stripe. The 'HomeGoods' logo is mounted on the wall in large, red, 3D letters. To the right of the HomeGoods store, other retail stores are visible, including 'ULTA' and 'five BELOW'. The sky is blue with scattered white clouds. In the foreground, there is a paved parking lot with a few shopping carts and a person walking.

HomeGoods


POOLER POINTE


201 Tanger Outlets Blvd, Pooler, GA 31322




DEMOGRAPHICS

3 MILE


 23,831
Estimated population


 19,813
Estimated daytime population


 \$113,120
Average household income


 9,698
Households

5 MILE

 55,579
Estimated population


 33,029
Estimated daytime population


 \$113,775
Average household income

 21,071
Households

10 MILE

 157,073
Estimated population

 85,242
Estimated daytime population

 \$93,976
Average household income

 58,882
Households

DRIVE TIME POPULATION

10
Min  31,770

15
Min  63,416

20
Min  167,422

Information contained in this marketing brochure has been obtained by the owner of the property or other sources that we deem reliable, however we cannot guarantee the accuracy of it. You should conduct an independent investigation of the shopping center to verify all information in determining the suitability of the property.

SITE PLAN

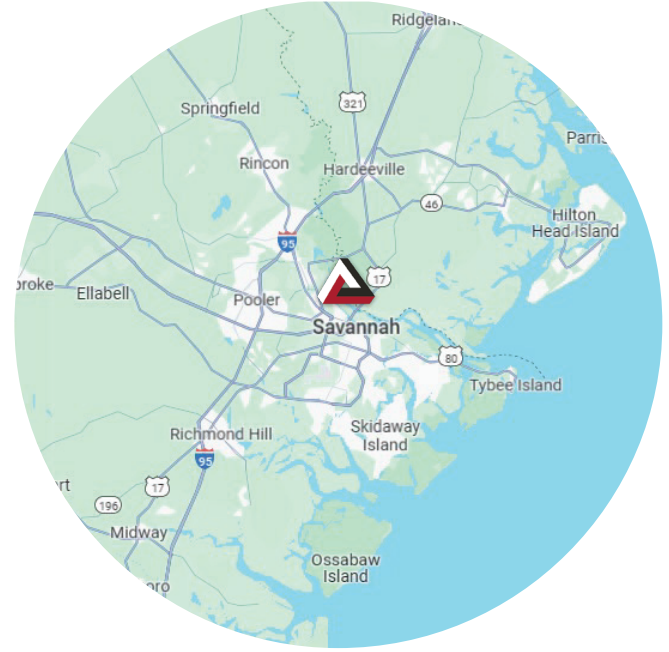
SUITE	TENANT	SIZE	SUITE	TENANT	SIZE	SUITE	TENANT	SIZE
100	Dick's Sporting Goods	50,000 SF	510	Nail Salon	2,400 SF	630	Honey Baked Ham Co.	1,990 SF
200	Hobby Lobby	55,000 SF	530	Another Broken Egg...	3,313 SF	700	Available	2,114 SF
300	HomeGoods	20,000 SF	600	T Mobile	1,972 SF	705	Boba Tea	1,222 SF
400	ULTA Beauty	10,000 SF	610	Batteries Plus Bulbs	1,458 SF	710	CBD Smoke and Vap...	1,332 SF
500	Five Below	8,375 SF	620	Stoner's Pizza	1,403 SF			



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HIGHLIGHTS

- Site is located in the highly sought-after Pooler, GA retail corridor.
- Strong anchor line-up, including Dicks' Sporting Goods, Hobby Lobby, HomeGoods, and Ulta.
- Property is shadowed by Tanger Outlets – Savannah, with multiple access points from Tanger Outlets Blvd and Outlets Way.
- Pylon and facade signage opportunities available.
- Site is located minutes from Interstate I-95 and is within 3 miles of Savannah/Hilton Head International Airport.
- Nearby Live Oaks Logistics Center encompasses 287 acres and plans to house over 4,000,000 SF of industrial space.



35,700 on Pooler Pkwy



Multiple access points from Tanger Outlets Blvd.



Monument signage available

