VILLAGE ON POOLER PARKWAY

262 Pooler Parkway, Pooler, GA 31322

STERLING
ORGANIZATION

For information: **Joel Strause**   E:jstrause@sterlingorganization.com   P: 855-550-0272

March 2026

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☐ **SAVANNAH, GA**

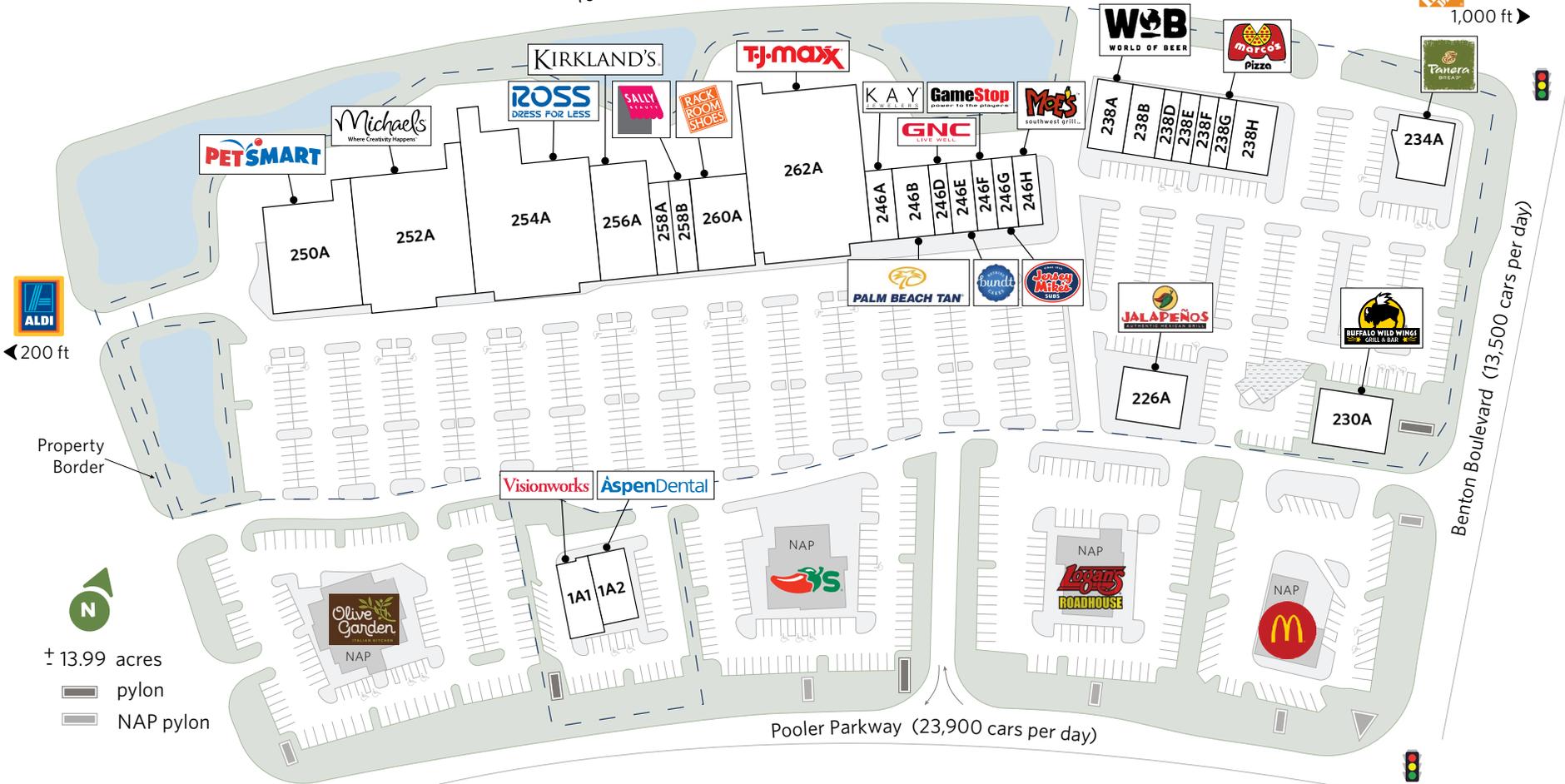# VILLAGE ON POOLER PARKWAY

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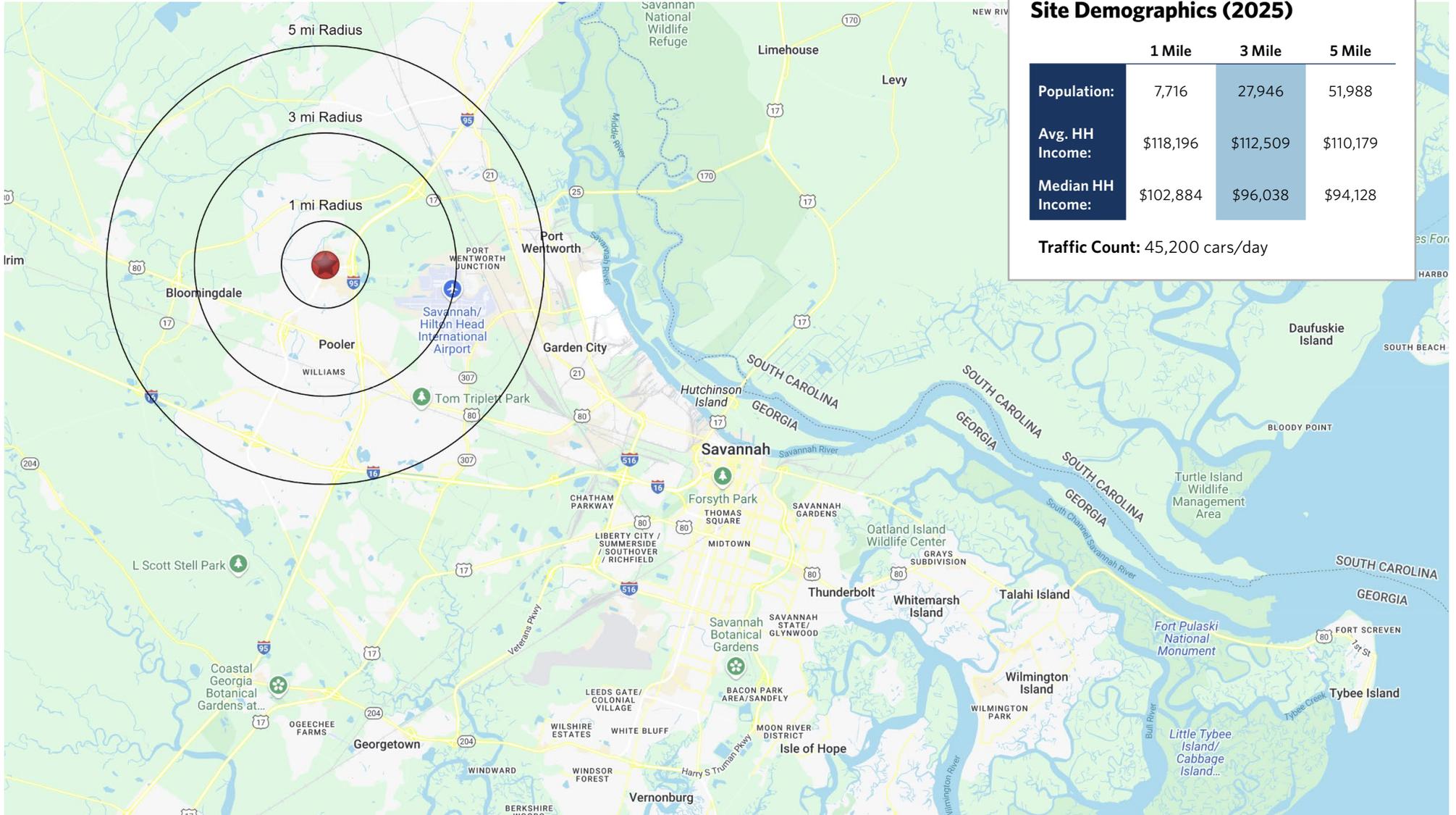
Towne Center Boulevard (7,800 cars per day)

THE HOME DEPOT · Walmart ✳
1,000 ft ▶

WB WORLD OF BEER

Marco's Pizza

Panera BREAD

KIRKLAND'S

T·J·MAXX

ROSS DRESS FOR LESS

SALLY BEAUTY

RACK ROOM SHOES

KAY JEWELERS · GameStop power to the players

Moe's southwest grill

Michaels Where Creativity Happens

GNC LIVE WELL

PETSMART

238A · 238B · 238D · 238E · 238F · 238G · 238H

234A

250A · 252A · 254A · 256A · 258A · 258B · 260A

262A

246A · 246B · 246D · 246E · 246F · 246G · 246H

ALDI
◀ 200 ft

PALM BEACH TAN · bundt · Jersey Mike's SUBS

JALAPEÑOS AUTHENTIC MEXICAN GRILL

BUFFALO WILD WINGS GRILL & BAR

226A

230A

Benton Boulevard (13,500 cars per day)

Property Border

Visionworks · AspenDental

NAP

NAP

NAP

NAP

1A1 · 1A2

Olive Garden ITALIAN KITCHEN NAP

Logan's ROADHOUSE

McDonald's

N

± 13.99 acres

▭ pylon
▭ NAP pylon

Pooler Parkway (23,900 cars per day)

UNIT	TENANT	SQ. FT.
226A	Jalapeno's Mexican Grill	4,200
230A	Buffalo Wild Wings Grill and Bar	5,000
234A	Panera Bread	4,000
238A	World of Beer	3,700
238B	Sushi Hana	2,700
238D	Legacy Nails	1,600
238E	Milan Laser Hair Removal	1,600

UNIT	TENANT	SQ. FT.
238F	Marble Slab Creamery	1,600
238G	Marco's Pizza	1,600
238H	B&D Burgers	3,200
246A	Kay Jewelers	2,500
246B	Palm Beach Tan	3,200
246D	GNC	1,600
246E	Nothing Bundt Cakes	2,160

UNIT	TENANT	SQ. FT.
246F	GameStop	1,600
246G	Jersey Mike's Subs	1,600
246H	Moe's Southwest Grill	2,500
250A	PetSmart	12,100
252A	Michaels	16,462
254A	Ross Dress For Less	21,873
256A	Kirkland's	7,500

UNIT	TENANT	SQ. FT.
258A	Buff City Soap	2,400
258B	Sally Beauty Supply	2,400
260A	Rack Room Shoes	6,000
262A	T.J. Maxx	23,000
1A1	Visionworks	3,000
1A2	Aspen Dental	3,200

Total Square Feet: **142,295**

STERLING ORGANIZATION

March 2026

☐ SAVANNAH, GA

VILLAGE ON POOLER PARKWAY

262 Pooler Parkway, Pooler, GA 31322

Site Demographics (2025)

	1 Mile	3 Mile	5 Mile
Population:	7,716	27,946	51,988
Avg. HH Income:	$118,196	$112,509	$110,179
Median HH Income:	$102,884	$96,038	$94,128

Traffic Count: 45,200 cars/day

VILLAGE ON POOLER PARKWAY

262 Pooler Parkway, Pooler, GA 31322

Village at Pooler Parkway

TJ·maxx · Michaels *Where Creativity Happens* · ROSS DRESS FOR LESS

KIRKLAND'S · SALLY BEAUTY · RACK ROOM SHOES · PETSMART

KAY JEWELERS · Nothing Bundt Cakes · GameStop · GNC LIVE WELL

Moe's southwest grill · Jersey Mike's SUBS · marco's Pizza · Buffalo Wild Wings GRILL & BAR · Panera Bread

PALM BEACH TAN · Wing Factory · Visionworks · JALAPEÑOS

5 Mile Radius

3 Mile Radius

1 Mile Radius

LONGHORN STEAKHOUSE · ANYTIME FITNESS · ALDI · FIRST WATCH

THE HOME DEPOT · Walmart *Save money. Live better.* · Arby's · Chick-fil-A · verizon

Sam's Club · CHIPOTLE · ZAXBY'S · TACO BELL

Tanger Outlets Savannah

DOLLAR TREE · DISCOUNT TIRE · goodwill

DOLLAR GENERAL · AutoZone · O'Reilly AUTO PARTS · POPEYES · FAMILY DOLLAR · UNITED STATES POSTAL SERVICE · Walgreens

at home

Broken Egg Cafe · HOBBY LOBBY · DICK'S SPORTING GOODS · Culver's · HomeGoods · BatteriesPlus+ · five BELOW · Applebee's

Publix · Great Clips · McALISTER'S DELI · DQ · IHOP · Little Caesars · DOLLAR GENERAL · Pizza Hut · Rita's · Starbucks · FIREHOUSE SUBS *Founded by Firemen*

FOOD LION · WAFFLE HOUSE · Cracker Barrel Old Country Store · TACO BELL · McDonald's

LOWE'S *Improving Home Improvement* · SUBWAY · Wendy's · Take 5