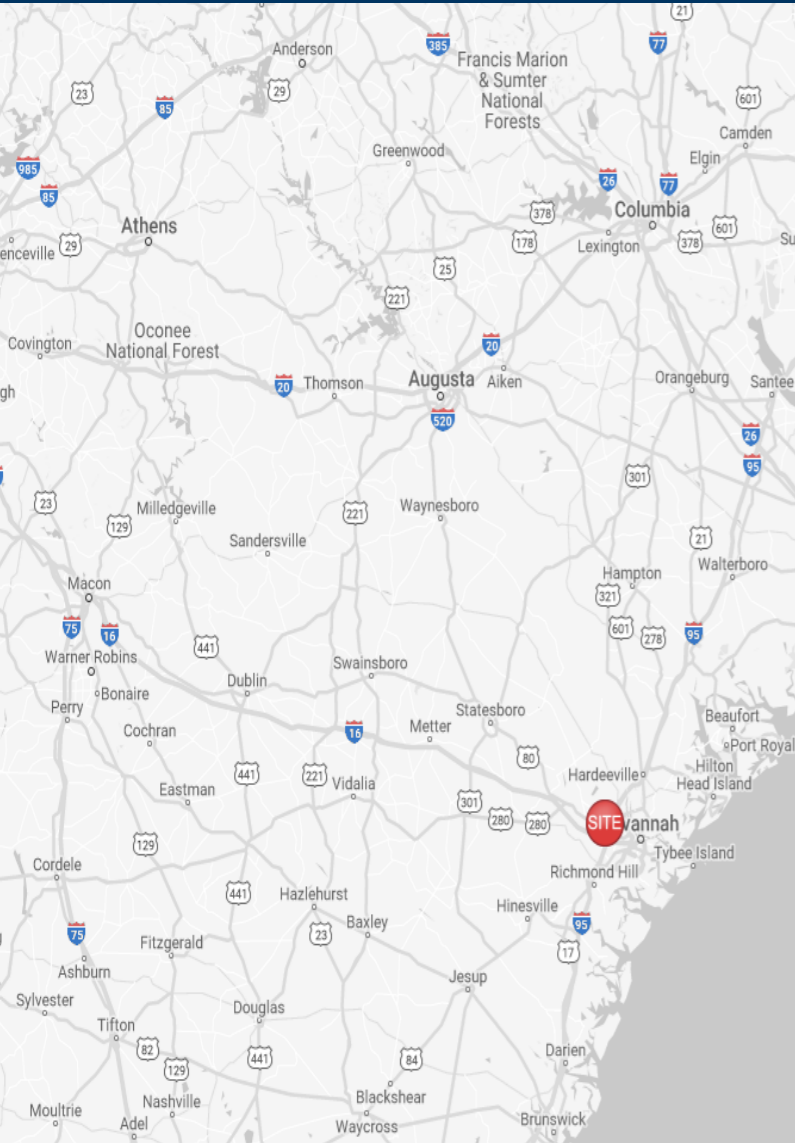


The Crossing at Godley Station

1 N Godley Station Blvd
Pooler, GA 31322



FOR
LEASE



RIVERWOOD
PROPERTIES, LLC



Leasing Contacts

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Property Highlights

- The Crossing at Godley Station sits directly in the main retail corridor of Pooler, GA.
- This center offers great visibility & quick access from I-16 and I-95.
- 10-minute drive to Savannah-Hilton Head International Airport and Gulfstream Aerospace headquarters.
- 30,400 VPD on Pooler Parkway
- Restaurant Space for Lease | 3,286 SF
- Zoned PUD | Planned Unit Development

Site Access: Via Pooler Parkway.

The Crossing at Godley Station

A-107-109	Sola Salon Studios	5,808
A-106	Deka Lash	1,488
A-105	Gillard & Co.	1,383
A-104	Budget Blinds	2,025
A-103	World of Smoke	1,863
A-102	Just Love Coffee	1,831
A-101	BonBon Chicken	1,961
B	Available for Lease	3,286
C-101-102	Del Sur Taqueria & Cantina	4,907
C-103	Stretch Zone	1,863
C-104	Tier One Nutrition	1,182
C-105-106	Naan Appetit	2,005
C-107	Wild Ginger	2,005
C-108	Hire Dynamics	1,923
C-109	Gigi's Cupcakes	906
C-110	HotWorx	2,239
C-111	Clean EatZ	2,243
	GLA	38,919 SF
	Availability	3,286 SF



THE CROSSING AT GODLEY STATION

Site Plan



AREA DEMOGRAPHICS



2023
Population

1 MILE	5,725
3 MILE	22,832
5 MILE	54,006



2023 Daytime
Population

1 MILE	5,142
3 MILE	16,471
5 MILE	24,478



Household 2023

1 MILE	2,654
3 MILE	9,759
5 MILE	21,368



Household
Income

1 MILE	\$141,039
3 MILE	\$116,852
5 MILE	\$113,976



THE CROSSING AT GODLEY STATION

Trade Area Overview