



**CBT** COMMERCIAL

1000 Towne Center Blvd #100, Pooler, GA

## EXECUTIVE SUMMARY

### 1000 Towne Center Blvd #100

County	Chatham
Zoning	PUD
# of Stories	1
Size (SF)	2,909
Site Acreage	0.28
Year Built	2004
Occupancy	Vacant
Parking	30 Spaces
HVAC	TBD

List Price                      \$22/SF/Yr-NNN

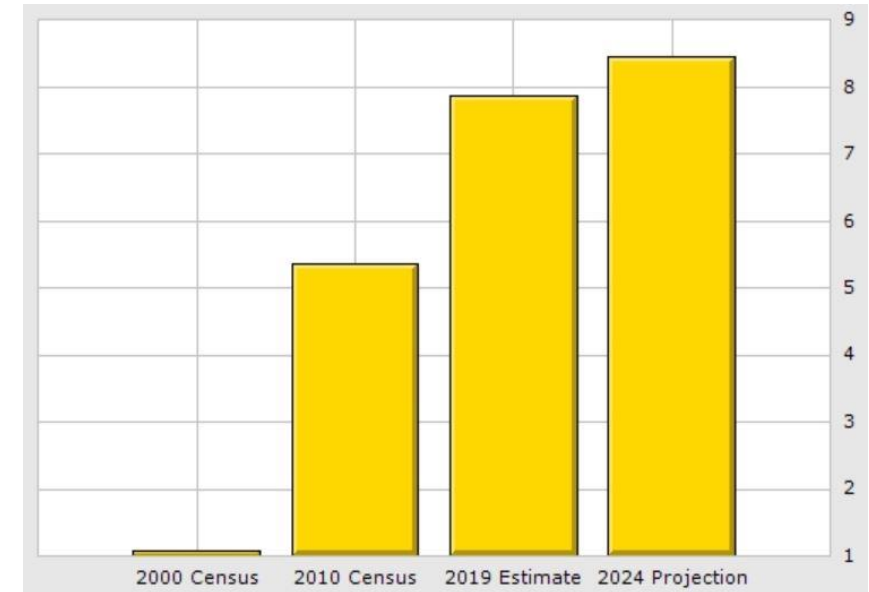


## HIGHLIGHTS

- 2,909 SF of Professional Medical Office Space
- Godley Station Professional Park
- Build to Suit Opportunity
- Ease of access to I-95 and I-16

# DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	7,865	17,632,	36,708
Total Households	3,050	6,834	13,617
Avg. Household Income	\$85,021	\$74,654	\$76,079



# MARKET OVERVIEW

## SAVANNAH, GEORGIA

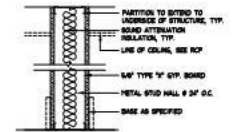
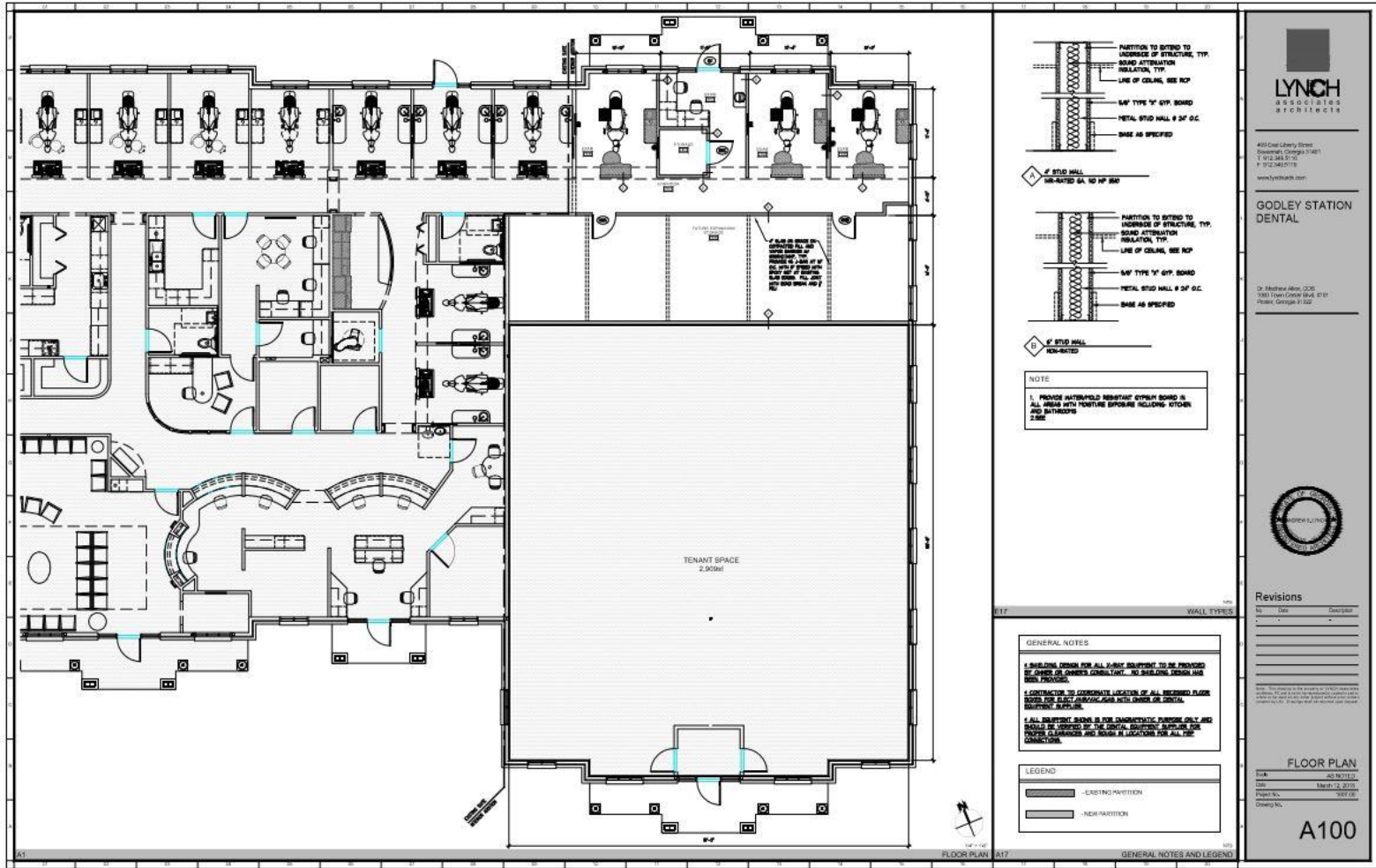
Established in 1733, Savannah is the county seat of Chatham County and is situated at the mouth of the Savannah River, near the South Carolina Border. Interstate 1-95 runs just west of the city while 1-16 and 1-516 run through the city. A major economic driver is the nation's 4th largest port, the Atlantic seaport, which is currently being dredged to allow for Panamax ships. Savannah is Georgia's fifth largest city and third largest metropolitan area.



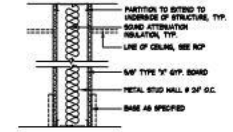
### MAJOR EMPLOYERS IN SAVANNAH

Gulfstream Aerospace Corporation	Jet Aircraft, Aerospace Equipment
Memorial Health University Medical	Hospital
Savannah-Chatham County Board of Public Schools	Public Schools
Ft Stewart/ HAAF	Civilian Personnel
St Joseph's Candler Health Systems	Hospital
City of Savannah	Government
Savannah College of Art & Design	Education
Chatham County	Government
Georgia Port Authority	Ship Terminal Operation
SouthCoast Medical Group	Medical Care
Armstrong Atlantic State University	Education
US Army Corps of Engineers	Civil Engineering
Savannah State University	Education
International Paper	Paper Products, Chemicals, Corrugated Containers
Goodwill Industries of the Coastal Empire	Adult Vocational Rehabilitation
JCB Americas, Inc	Construction Equipment
Georgia Power Company-Coastal Region	Electric Utility
Imperial Sugar	Refined Sugar
Brasseler USA, Inc	Dental Instruments
The Landings Club	Private Club
Mitsubishi Power Systems Americas, Inc	Gas Turbines And Steam Turbines
CSX	Railroad

# FLOOR PLAN



**A** 6\"/>



**B** 6\"/>

**NOTE**

1. PROVIDE WATERFIELD RESISTANT GYPUM BOARD IN ALL AREAS WITH POSITIVE SPOILING INCLUDING STORERS AND BATHROOMS
2. SEE

**GENERAL NOTES**

1. PROVIDE DESIGN FOR ALL MAJOR EQUIPMENT TO BE PROVIDED BY OWNER. OWNER CONSULTANT TO PROVIDE DESIGN AND OWN PROVIDED.
2. CONTRACTOR TO COORDINATE LOCATION OF ALL RECESSED FLOOR HOLES FOR ELECTRIC/PLUMBING WITH OWNER OR SPECIAL EQUIPMENT SUPPLIER.
3. ALL EQUIPMENT ROOMS IS FOR DIAGNOSTIC PURPOSE ONLY AND SHALL BE APPROVED BY THE LOCAL HEALTH DEPARTMENT FOR PROPER DISINFECTION AND ROOMS IS LOCATED FOR ALL THE CONNECTIONS.

**LEGEND**

- EXISTING PARTITION
- NEW PARTITION

410 East Liberty Street  
Savannah, Georgia 31401  
T 912.344.5100  
F 912.344.0119  
www.lynych.com

**GODLEY STATION DENTAL**

Dr. Andrew Allen, D.D.S.  
7001 Towne Center Blvd., #100  
Savannah, Georgia 31406

Revisions		
No.	Date	Description

**FLOOR PLAN**

Scale: AS NOTED  
Date: March 14, 2018  
Sheet No.: 101 OF 101  
Drawing No.: A100

## ADDITIONAL IMAGES



## ADDITIONAL IMAGES





**Graham Sadler**

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Graham Sadler has over 18-years' experience in the real estate industry, with a broad range of expertise. He is active in all areas of commercial brokerage, but mainly focused on investment property (office, retail, mixed-use, multi-family and hospitality). Graham has transacted many historic adaptive reuse projects throughout Savannah's historic districts. Graham has served as President of Historic Savannah Foundation, and is active in its Revolving Fund property program.

**CBTCommercial**

CBT Commercial has extensive experience in commercial real estate investment, development, brokerage, negotiation, valuation, management, due diligence, market analysis, underwriting, debt and equity placement, asset repositioning, consulting, and workouts.

Our transaction experience crosses all property types and market cycles as well as different industry segments. We provide a wide range of commercial real estate brokerage services ranging from traditional property transactions to REO disposition to complex asset portfolio assignments.



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Property showings are by appointment only.