



Coastal Real Estate News

Three Retail Centers Underway On Pooler Parkway Savannah Business Journal

Monday, June 05, 2006

Within a 2,000-ft. stretch, and all on the north side of the Pooler Parkway at Godley Station off Interstate 95, are three separate retail shopping centers under development with a total of 55,000 square feet of approved space.

The first to open will be Parkway Plaza, located at the intersection of South Godley Station Boulevard., and being developed by Embark Properties, LLC. of Savannah. Their project will house nine stores, with a total of 15,400 square feet approved by the City of Pooler.

The company had originally sought to develop 25,000 square feet, but did not have sufficient parking on the lot to get approval of that large a complex. But tenants are rolling in.

"Our first tenants so far are an Italian restaurant, a hair salon, a pet shop and a liquor store," according to Ram Bashambu, managing partner, "and we are negotiating with Sherwin Williams and a breakfast restaurant/diner." He expects the first store to be opened by Aug. 1.

Bashambu is a recent retiree from the Tennessee Valley Authority who moved to Savannah so that he and he wife could "enjoy our two grandchildren," part of the wave of new residents that are adding to the housing and business boom in Chatham County.

Just to the east of Parkway Plaza, The Shops at Godley Station project promises 23,459 square feet of "first-class retail stores." Neely Dales is the commercial realtor handling the project. General contractor is Movlando-Holden Construction, with offices in Greensboro and Charlton, N.C.. The land is cleared and improvements are completed, including lanterns at the sidewalks. The center does not have access directly onto Pooler Parkway.

Actively burning brush last week, and clearing a large tract of land for the third shopping center in that neighborhood, is a 20,000 square feet group of retail stores under development by a Boca Raton, Fla., company. It is located immediately adjacent to Memorial Hospital's Urgent Care facility at 110 Pooler Parkway,

The company recently completed the Hawthorne Suites hotel at the airport, sold the land up the road for the new Sam's Club under construction and is the developer of the Sam Snead's Restaurant under construction next to the hotel. General contractor for the project is Bragg Enterprises of Bloomingdale.. A total of 20,000 square feet is being developed, with a road through the middle of two groups of facing stores. The plan is to have the project to completion within 10 months.

Also for sale is a property called Live Oak Plaza with 924 feet of frontage along Pooler Parkway at Godley Station Boulevard. The property has access from all sides, with Traders Way on the north and west sides of the land. The corner at Godley Station Boulevard has already been approved for a traffic light and it is immediately adjacent to residential neighborhoods including two Class A apartment communities including the 380 units at The Preserve, and the recently completed 312-unit Merritt at Godley Station project.

Just down the road, the Walmart company is actively marketing three outlet stores to abut their new Sam's Club under construction, on sites located immediately to the east of the new Darby Bank building, in the renovated building that was previously Schlotsky's Deli restaurant.

Three "outlots" are for sale, ranging in size from 1.22 to 1.57 acres, and priced at \$825,000 to \$1,250,000. Two of the lots have been approved for singletenant restaurants only. The third is approved for shopping center usage.

