

INDUSTRIAL LOT FOR DEVELOPMENT

115 PRIYA CIRCLE

POOLER, GA 31322

CONTACT:

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Advisor

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PRIYA CIRCLE

PROPERTY SUMMARY

1.82 ACRES FOR SALE

115 Priya Circle Pooler, GA 31322

Blokk Commercial Real Estate is pleased to present 115 Priya Circle in Pooler, Georgia — an I2 zoned accessible commercial property offering ±1.82 acres.

Located in one of Pooler's highly sought after industrial districts off of Hwy 80, this property offers excellent proximity to I-16 and I-95. The intersection of Priya Cir and Louisville Rd has recently received a traffic light, signaling increased growth in the area.

With strong surrounding demand, nearby hospitality locations, and the potential for fast access to major highway routes, 115 Priya offers the perfect opportunity for developers looking to capitalize on nearby warehousing and manufacturing or to create their own headquarters for operations.

- Pricing: \$675,000
- Zoning: I2 (Heavy Industrial)
- Land Size: 1.82 Acres
- VPD: 24,500 on US Hwy 80
- Easy Access to I-95 and I-16 10
- Minutes from SAV Airport
- Restaurant Access
- Possible uses include
warehousing, flex space, retail,
and more

SITE OVERVIEW



Los Bravos
Machine Removal

TRACTOR
EQUIPMENT CO. CAT

Bobcat

Lush Beauty Bar
& BOUTIQUE

HSC
HYDRAULIC SUPPLY COMPANY

LOUISVILLE ROAD

VA
WHITTON'S
AUTO REPAIR

THE CROWN & ANCHOR
FIRE SOCIETY

DEEP CLEAN

JOE HUDSON'S
COLLISION CENTER

Advanced Door Systems

Spanky's

Livingood's
Appliances and Bedding

SecurCare
Self Storage

PRIYA CIRCLE

±1.82 acres

SITE OVERVIEW



Pooler Distribution Complex



OLD LOUISVILLE RD



SOUTHERN
PIPE & SUPPLY



Flowers Bakery



LOUISVILLE ROAD



PINE BARREN RD



PRIYA CIRCLE



±1.82 acres



LOCATION OVERVIEW



Gulfstream

Crocker Barrel
Old Country Store

DHL
EXPRESS

JM Johnson
Matthey

INTERSTATE
95

WAFFLE
HOUSE

SAVANNAH
Coca-Cola
BOTTLING COMPANY
A SAAB CENTER OF COCA-COLA BOTTLING CO. UNITS

Nestle
HealthScience

CRS, Inc.
COMMERCIAL
ROOFING
SPECIALTIES

LOUISVILLE ROAD

FUN
ZONE

1-800-
PACK-RAT
Moving & Storage Made Simple

U.S. PORT
SERVICES

Los Bravos
Mexican Restaurant

ABC
Supply Co. inc.

TRACTOR
EQUIPMENT CO. **CAT**

Window
World
WINDOWS • DOORS • SIDING • MORE

Bobcat

HSC
HYDRAULIC SUPPLY COMPANY

Lovish Beauty Bar
& BOUTIQUE

DEEP CLEAN

Advanced Door Systems

VA
WHITTON'S
AUTO REPAIR

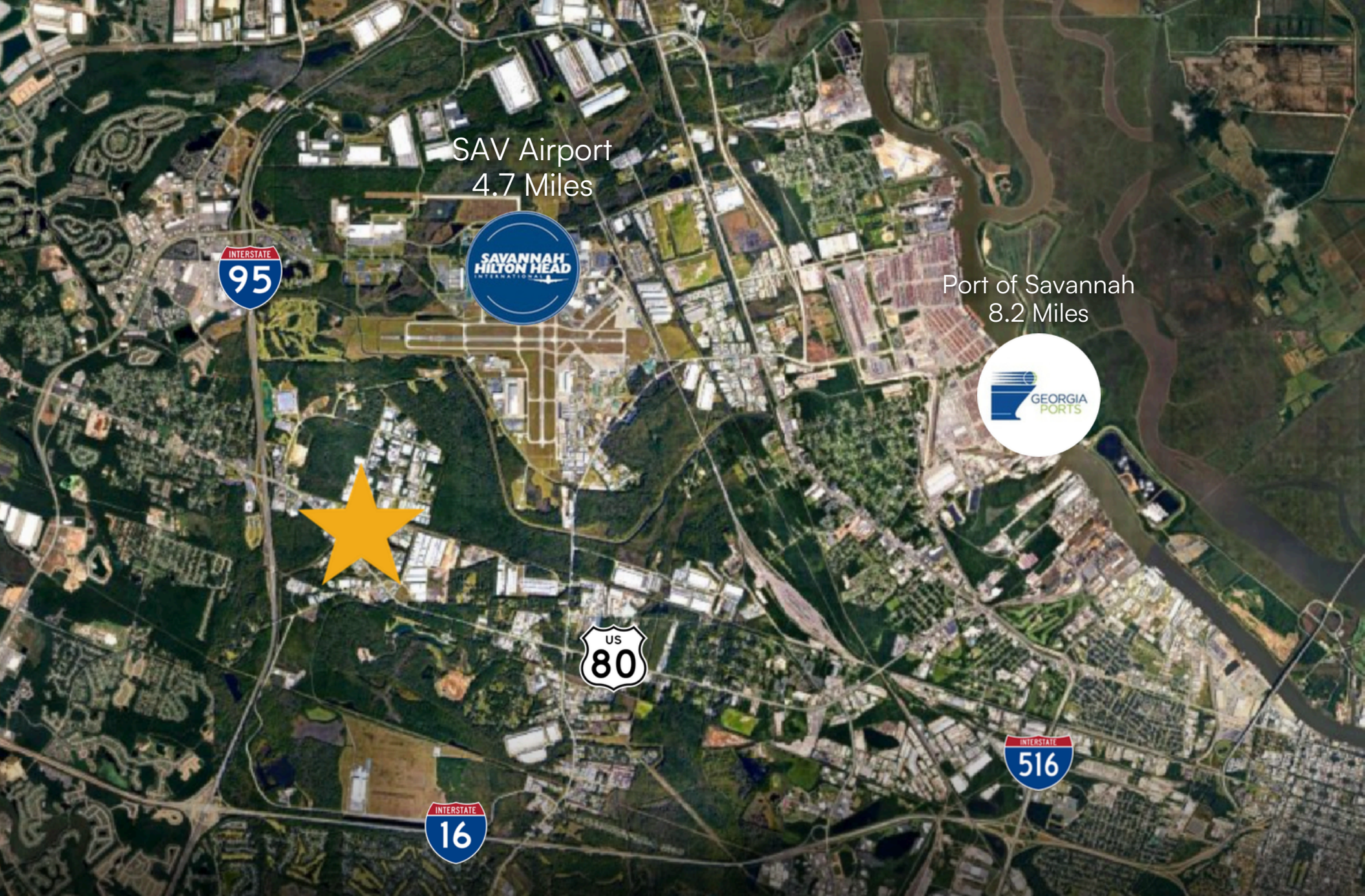
Spanky's

JOE HUDSON'S
COLLISION CENTER

SecurCare
Self Storage



Livingood's
Appliances and Bedding



SAV Airport
4.7 Miles

Port of Savannah
8.2 Miles



LOCATION OVERVIEW

BIO/CONTACT



MASON SPIVEY

Advisor

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BACKGROUND

Mason Spivey is a commercial real estate advisor with a hands-on background in residential sales, construction, and hospitality. This diverse foundation gives him a grounded understanding of how properties function—structurally, commercially, and from a real-world, customer-facing standpoint.

A former collegiate baseball player at Georgia College & State University, Mason brings a competitive, disciplined mindset rooted in hard work and persistence. Outside of real estate, he enjoys working out and staying active, carrying that same drive into every client relationship.

EDUCATION

Georgia College & State University
BS Financing and BBA Marketing