

FOR SALE | FOR LEASE

# ±3.53 ACRES

1566 Boone Street, Kingsland, GA 31548

±3.53 ACRES OF DEVELOPABLE LAND



CAMDEN WOODS

Publix HARBOR FREIGHT Marshalls

OLLIE'S GOOD STUFF CHEAP

tropical CAFE SMOOTHIE

planet fitness

TAKE 5 CARWASH

MAVIS DISCOUNT TIRE

AT&T

±3.53 ACRES AVAILABLE FOR SALE OR LEASE

EXCLUSIVE RETAIL LEASING

## KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

Nancy Sumner  
 VICE PRESIDENT  
 nancysummer@katzretail.com  
 (404) 561-9447

Katy Figg  
 VICE PRESIDENT  
 katyfigg@katzretail.com  
 (704) 298-9464

# Property Overview

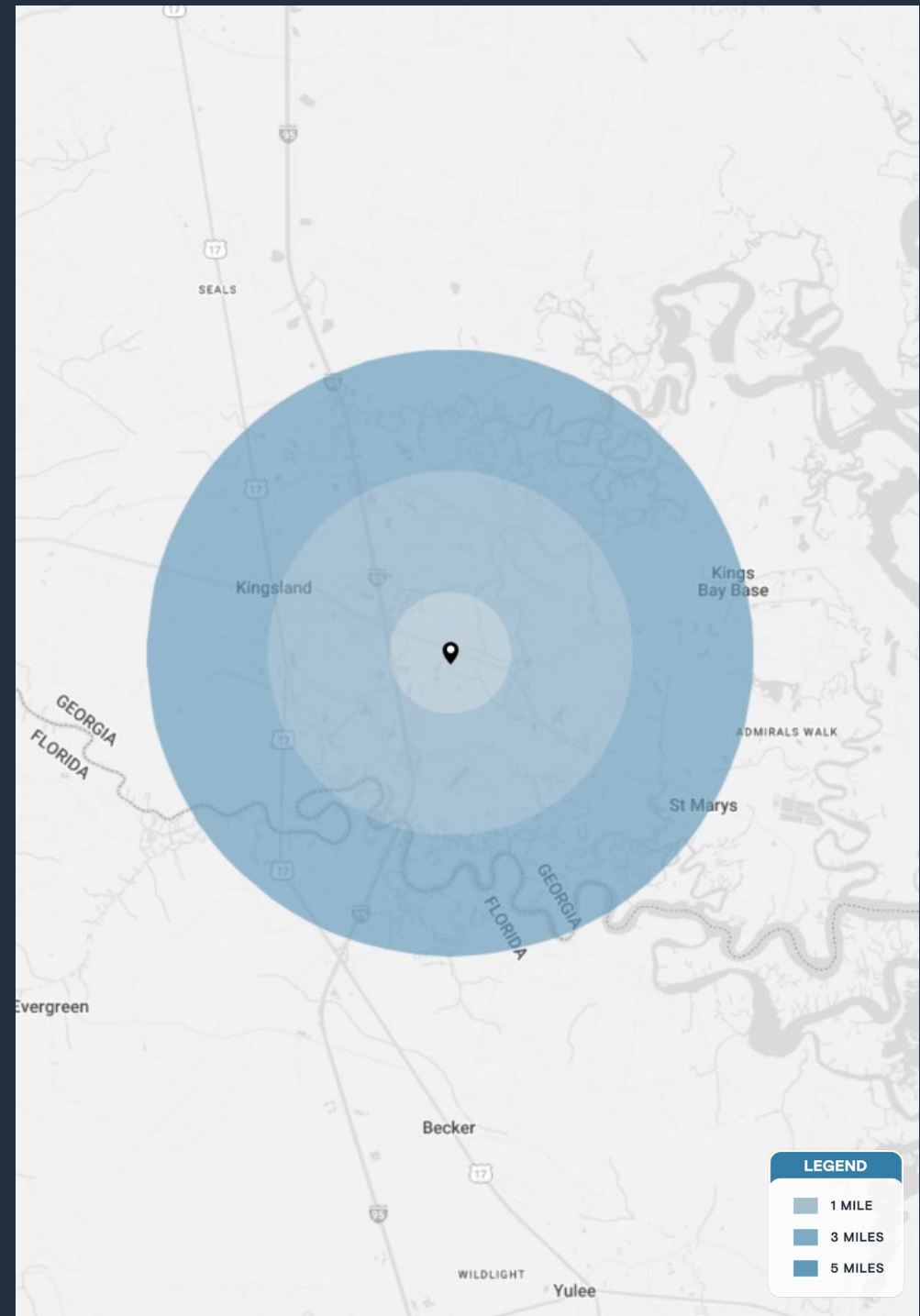
## HIGHLIGHTS

- ±3.53 useable acres available for sale or lease
- Rail line in front of site has infrequent activity
- The site is 5.6 miles from Kings Bay Naval Base, which has an estimated population of 8,000
- Full access to Boone Street with traffic signals at Haddock Road and Middle School Road
- Southeast Georgia Health System - Camden Campus is 1.7 miles from the site and has 40 beds with approximately 130 employees
- Approximately 1.2 miles from I-95 with an estimated 64,200 AADT
- High average household income of \$88,379 within a 3 mile radius
- The daytime population within a 5 mile radius is 11,515

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	1,867	19,353	40,401
HOUSEHOLDS	670	7,327	14,923
EMPLOYEES	577	5,574	11,515
AVERAGE HH INCOME	\$92,011	\$88,379	\$88,067

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	6,170	28,122	42,514
HOUSEHOLDS	2,201	10,423	15,668
EMPLOYEES	1,686	8,807	14,445
AVERAGE HH INCOME	\$91,525	\$89,961	\$86,866









# Contact Brokers

**Katy Figg**

VICE PRESIDENT

[katyfigg@katzretail.com](mailto:katyfigg@katzretail.com)

(704) 298-9464

**Nancy Sumner**

VICE PRESIDENT

[nancysumner@katzretail.com](mailto:nancysumner@katzretail.com)

(404) 561-9447



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[katzretail.com](http://katzretail.com)

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