FOR SALE | FOR LEASE

UP TO ±1.5 ACRES

1566 Boone Street, Kingsland, GA 31548



±0.97 AC REMAINING FRONTING HWY 40 AND ±1.5 AC REAR PARCEL AVAILABLE

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EXCLUSIVE RETAIL LEASING

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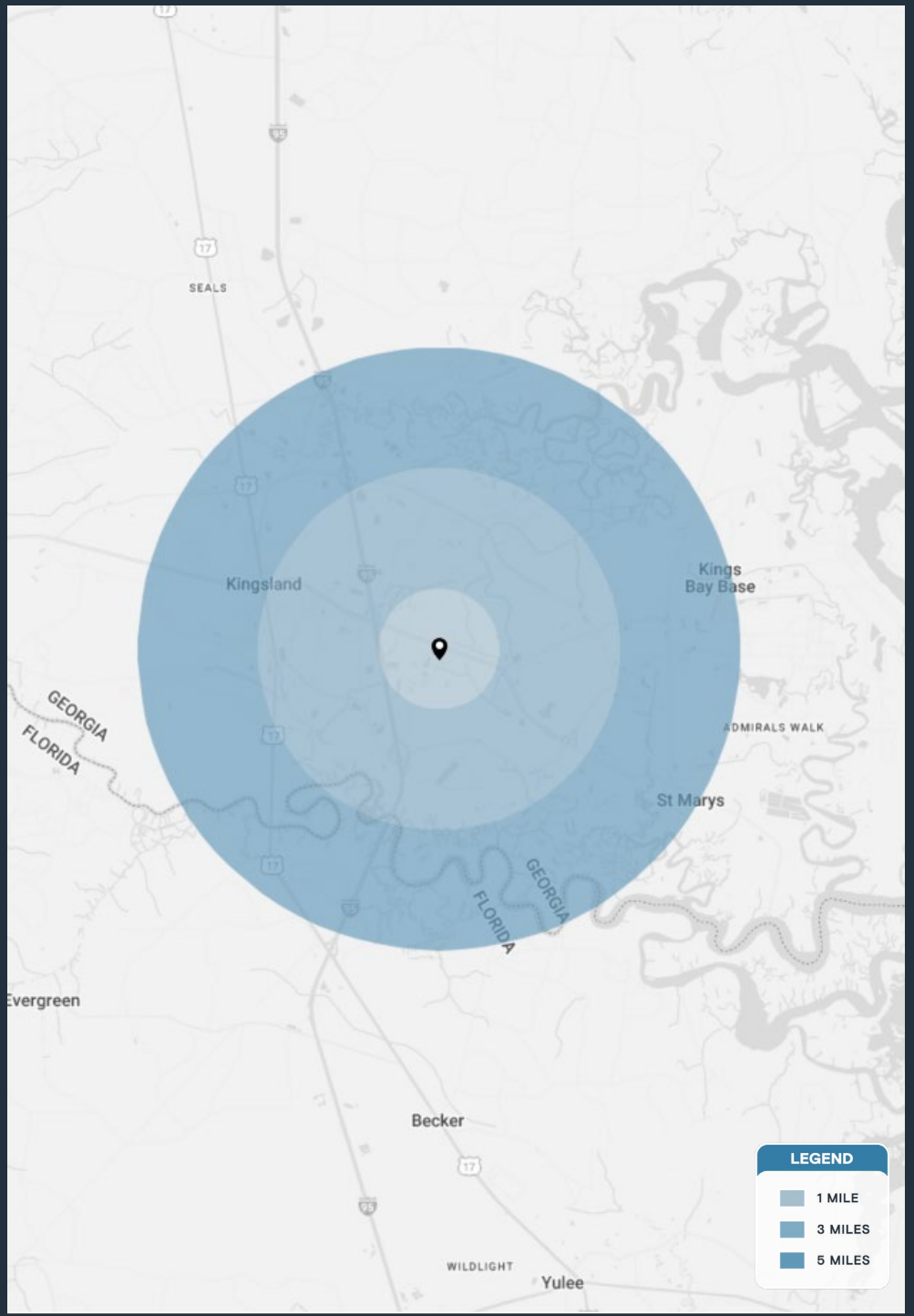
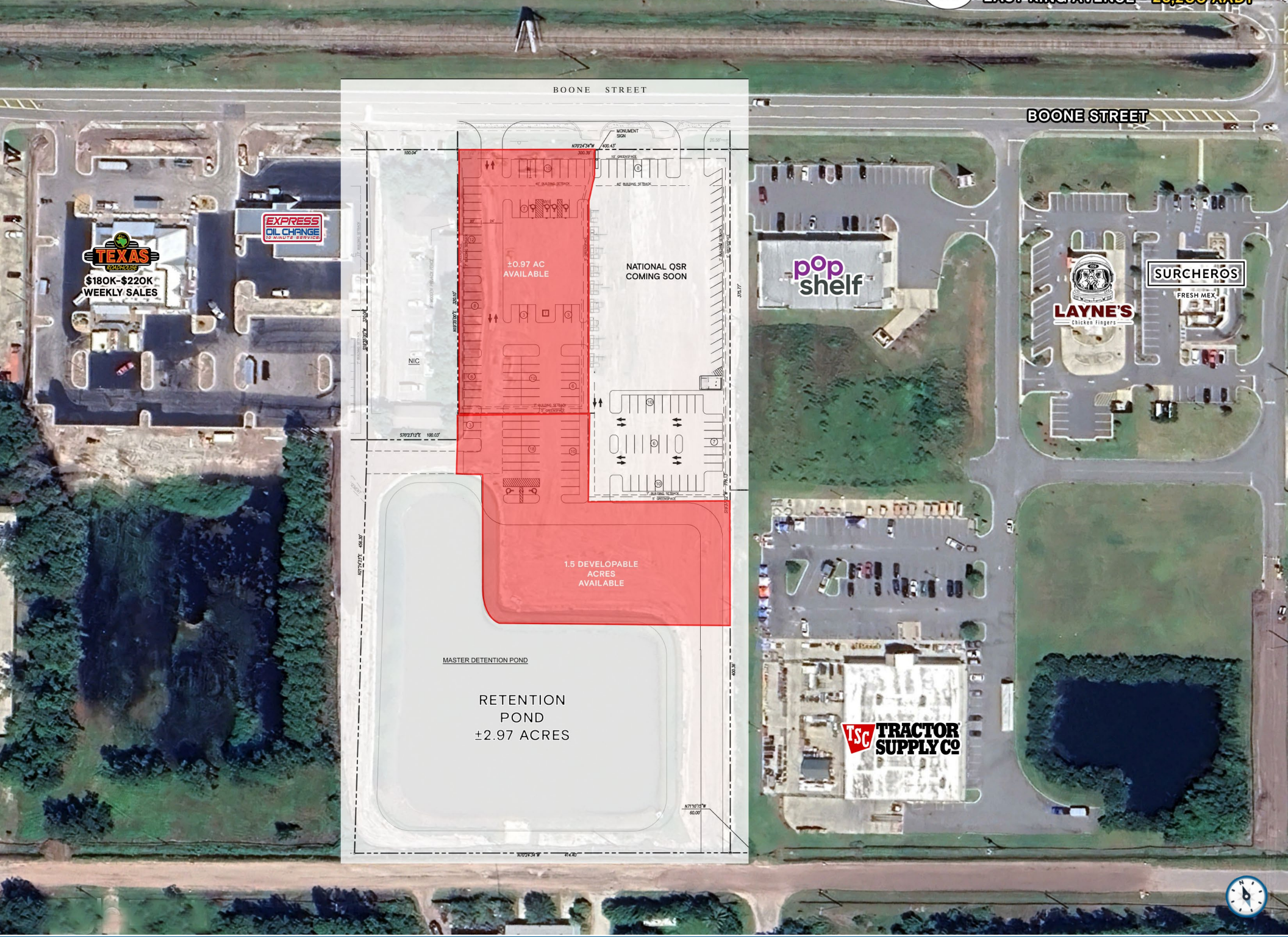
Property Overview

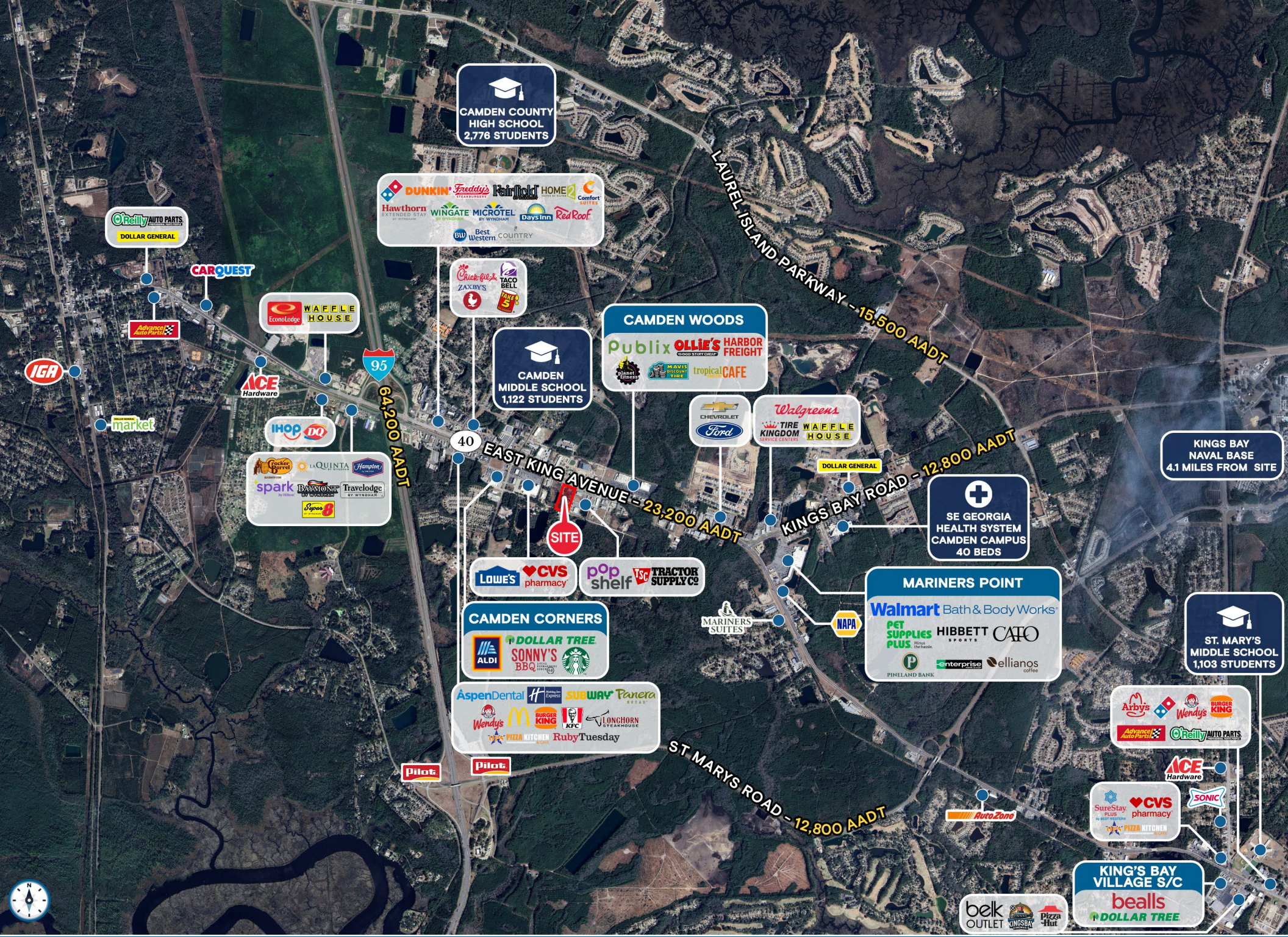
HIGHLIGHTS

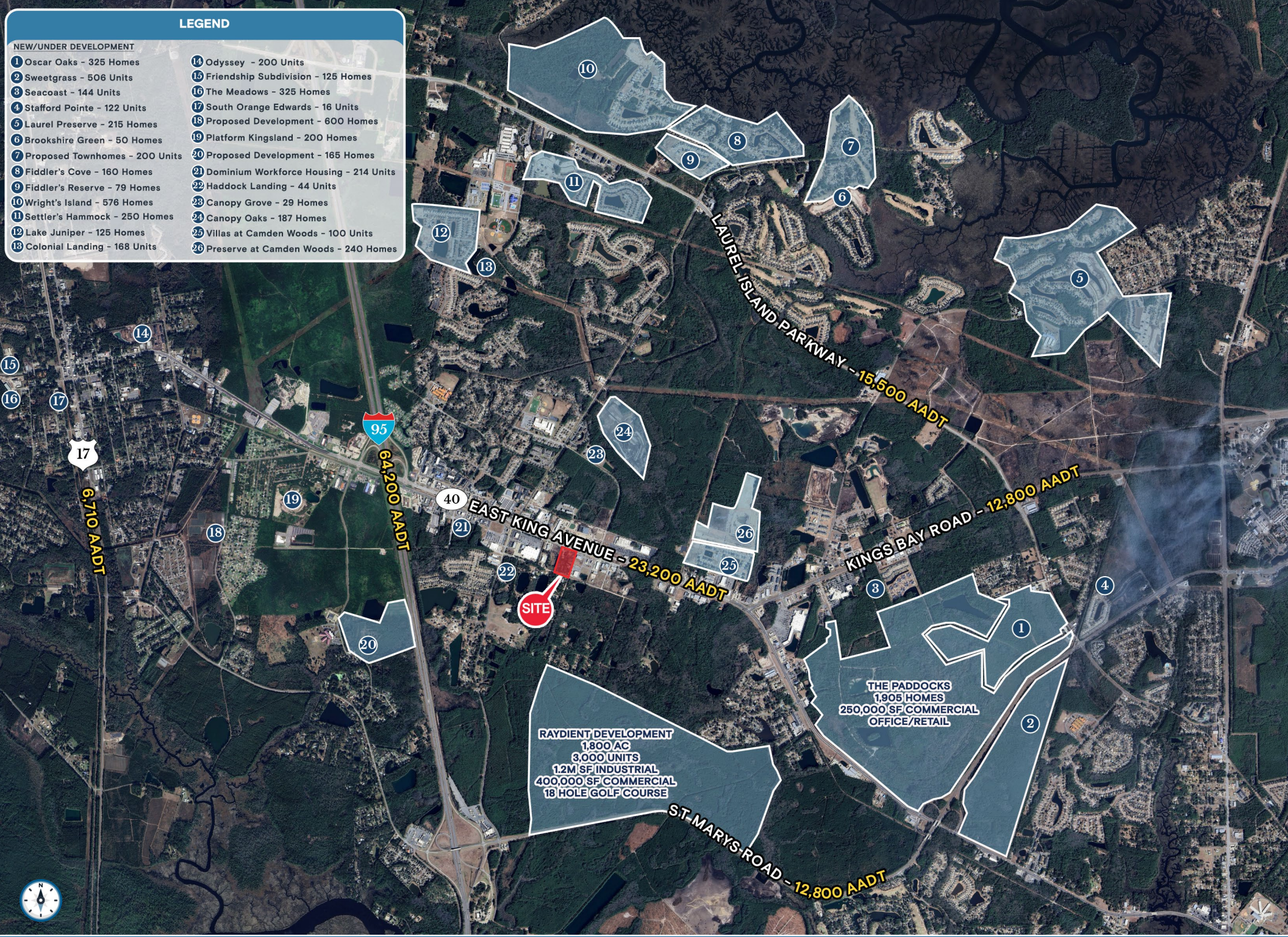
- ±0.97 acres and ±1.5 developable acres available for sale or lease
- Rail line in front of site has infrequent activity
- The site is 5.6 miles from Kings Bay Naval Base, which has an estimated population of 8,000
- Full access to Boone Street with traffic signals at Haddock Road and Middle School 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




BOONE STREET
BOONE STREET
TEXAS ROADHOUSE
$180K–$220K
WEEKLY SALES
EXPRESS OIL CHANGE
15 MINUTE SERVICE
±0.97 AC
AVAILABLE
NATIONAL QSR
COMING SOON
NIC
1.5 DEVELOPABLE
ACRES
AVAILABLE
MASTER DETENTION POND
RETENTION
POND
±2.97 ACRES
pop shelf
LAYNE'S
Chicken Fingers
SURCHEROS
FRESH MEX
TSC
TRACTOR SUPPLY CO


CAMDEN COUNTY HIGH SCHOOL 2,776 STUDENTS
LAUREL ISLAND PARKWAY - 15,500 AADT
CAMDEN WOODS
CAMDEN MIDDLE SCHOOL 1,122 STUDENTS
64,200 AADT
EAST KING AVENUE - 23,200 AADT
KINGS BAY ROAD - 12,800 AADT
DOLLAR GENERAL
KINGS BAY NAVAL BASE 4.1 MILES FROM SITE
SE GEORGIA HEALTH SYSTEM CAMDEN CAMPUS 40 BEDS
SITE
MARINERS POINT
CAMDEN CORNERS
ST. MARY'S MIDDLE SCHOOL 1,103 STUDENTS
ST MARYS ROAD - 12,800 AADT
KING'S BAY VILLAGE S/C


LEGEND
NEW/UNDER DEVELOPMENT
1 Oscar Oaks - 325 Homes
2 Sweetgrass - 506 Units
3 Seacoast - 144 Units
4 Stafford Pointe - 122 Units
5 Laurel Preserve - 215 Homes
6 Brookshire Green - 50 Homes
7 Proposed Townhomes - 200 Units
8 Fiddler's Cove - 160 Homes
9 Fiddler's Reserve - 79 Homes
10 Wright's Island - 576 Homes
11 Settler's Hammock - 250 Homes
12 Lake Juniper - 125 Homes
13 Colonial Landing - 168 Units
14 Odyssey - 200 Units
15 Friendship Subdivision - 125 Homes
16 The Meadows - 325 Homes
17 South Orange Edwards - 16 Units
18 Proposed Development - 600 Homes
19 Platform Kingsland - 200 Homes
20 Proposed Development - 165 Homes
21 Dominium Workforce Housing - 214 Units
22 Haddock Landing - 44 Units
23 Canopy Grove - 29 Homes
24 Canopy Oaks - 187 Homes
25 Villas at Camden Woods - 100 Units
26 Preserve at Camden Woods - 240 Homes
LAUREL ISLAND PARKWAY - 15,500 AADT
95
64,200 AADT
17
6,710 AADT
40
EAST KING AVENUE - 23,200 AADT
KINGS BAY ROAD - 12,800 AADT
SITE
THE PADDOCKS
1,905 HOMES
250,000 SF COMMERCIAL
OFFICE/RETAIL
RAYDIENT DEVELOPMENT
1,800 AC
3,000 UNITS
1.2M SF INDUSTRIAL
400,000 SF COMMERCIAL
18 HOLE GOLF COURSE
ST MARYS ROAD - 12,800 AADT

Contact Brokers

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