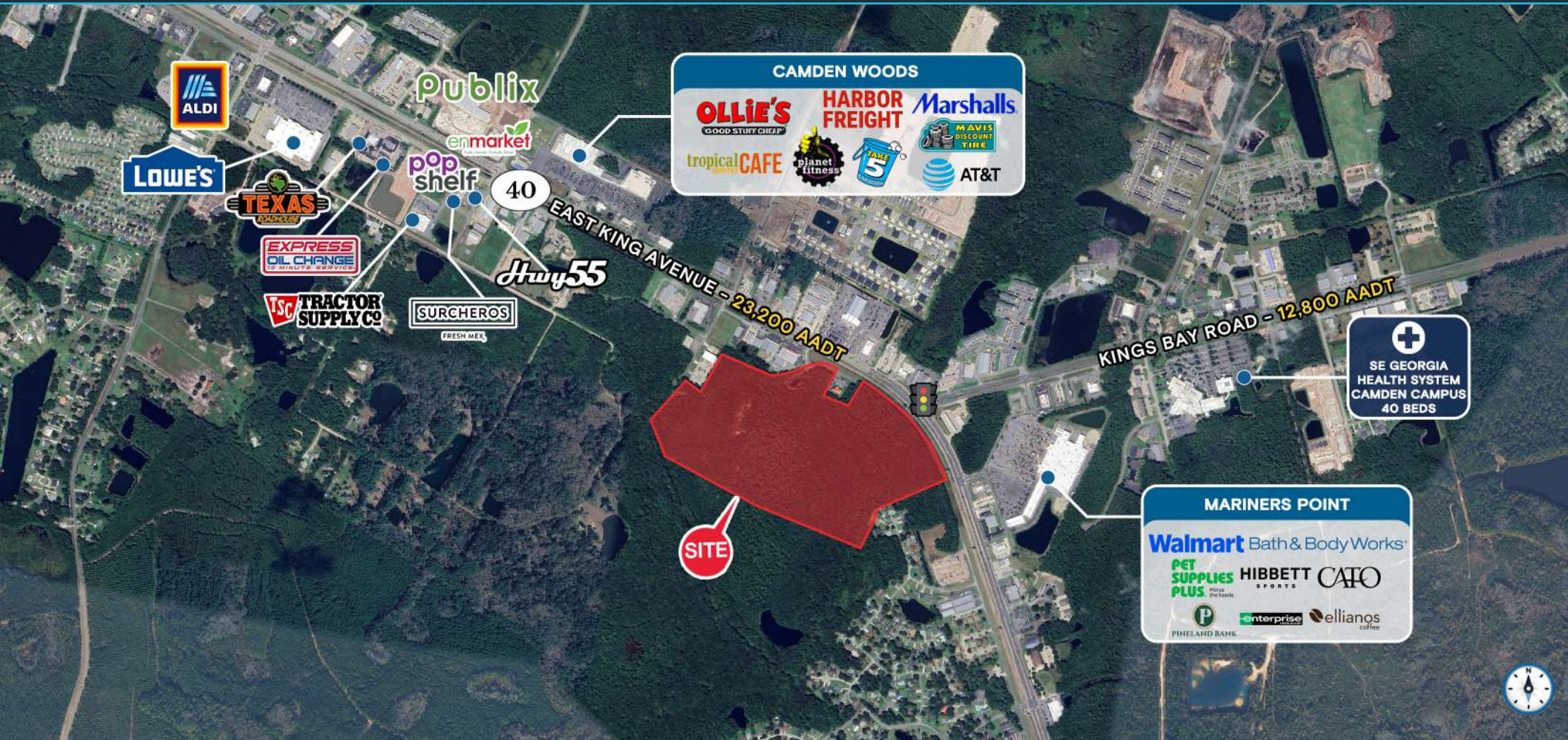


FOR SALE | FOR LEASE

±60 ACRES

Highway 40, Kingsland, GA 31548



LARGE RETAIL POWER CENTER PROPOSED

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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Property Overview

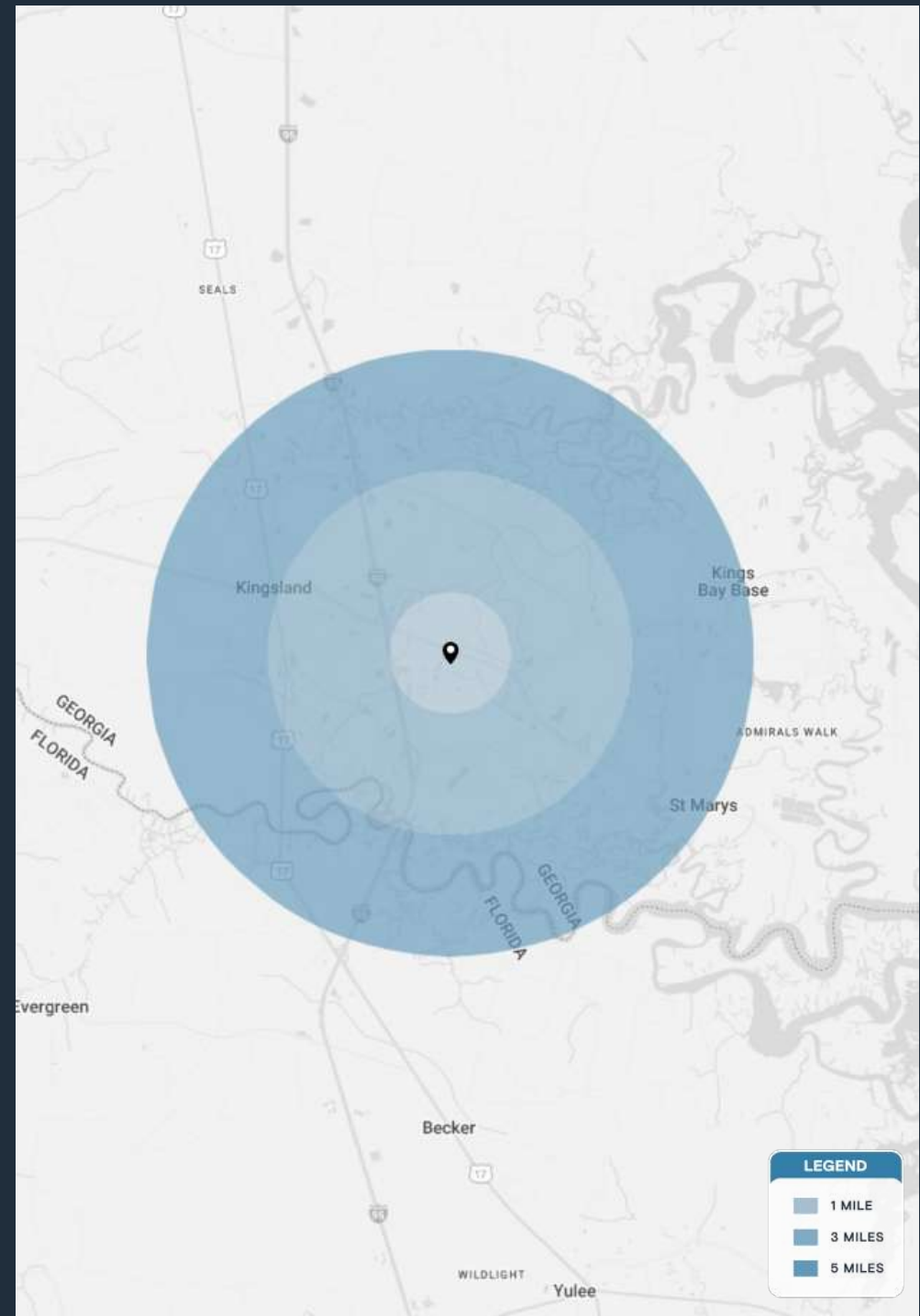
HIGHLIGHTS

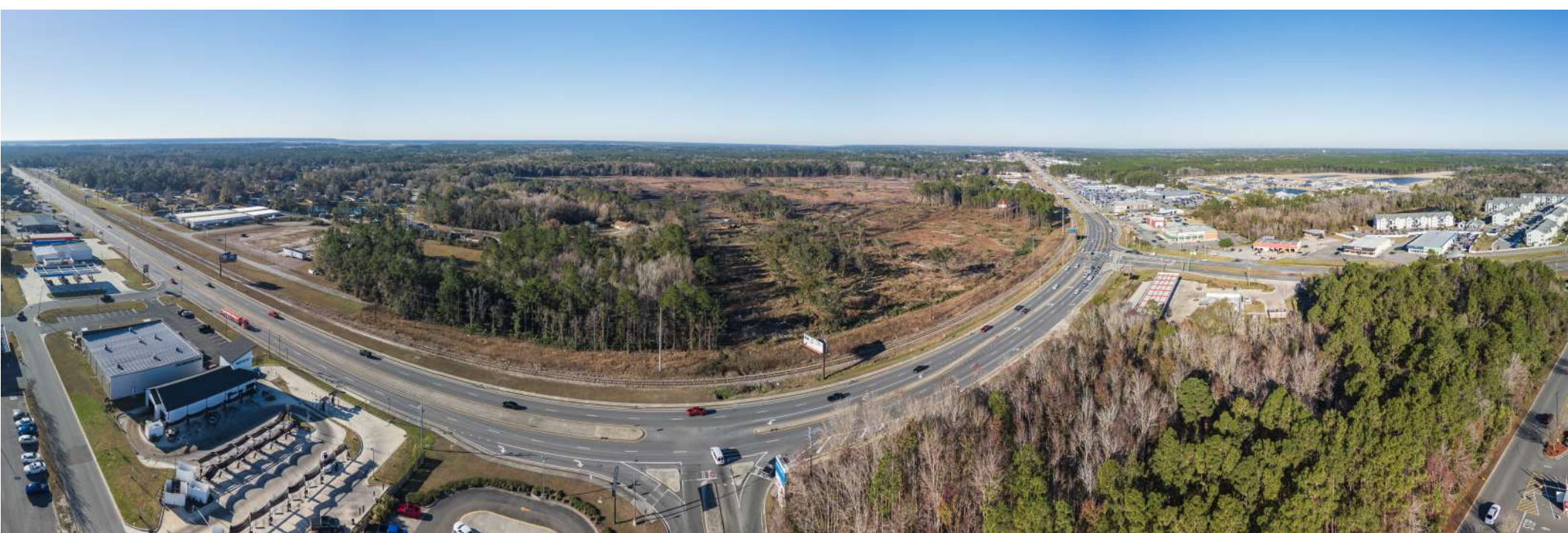
- Anchor, junior anchor, and outparcels available for sale or ground lease
- Total site is ±60 acres
- Timing of delivery Q3 2027
- The site is 4.4 miles from Kings Bay Naval Base, which has an estimated population of 8,000
- Southeast Georgia Health System - Camden Campus is 1.7 miles from the site and has 40 beds with approximately 130 employees
- Approximately 6.6 miles from I-95 with an estimated 64,200 AADT
- High average household income of \$88,379 within a 3 mile radius
- The rail line remains mostly inactive, operating only on occasional weekend afternoons and certain holidays

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	1,867	19,353	40,401
HOUSEHOLDS	670	7,327	14,923
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
AVERAGE HH INCOME	\$91,525	\$89,961	\$86,866





PROPOSED SIGNAL

EAST KING AVENUE - 23,200 AADT

KINGS BAY ROAD - 12,800 AADT

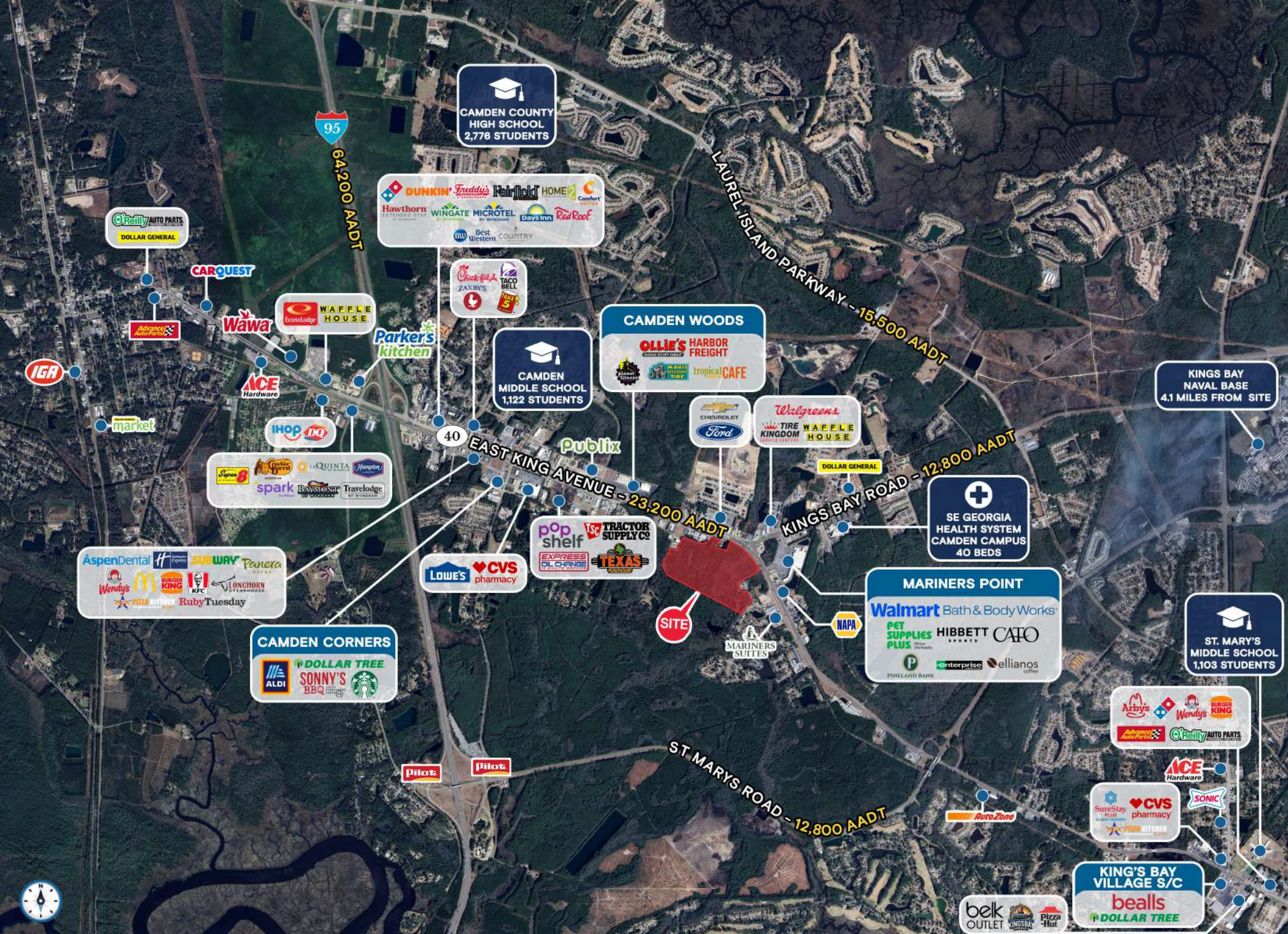
50TH STREET

LOOP TO

LOOP TO SOUTH ST.



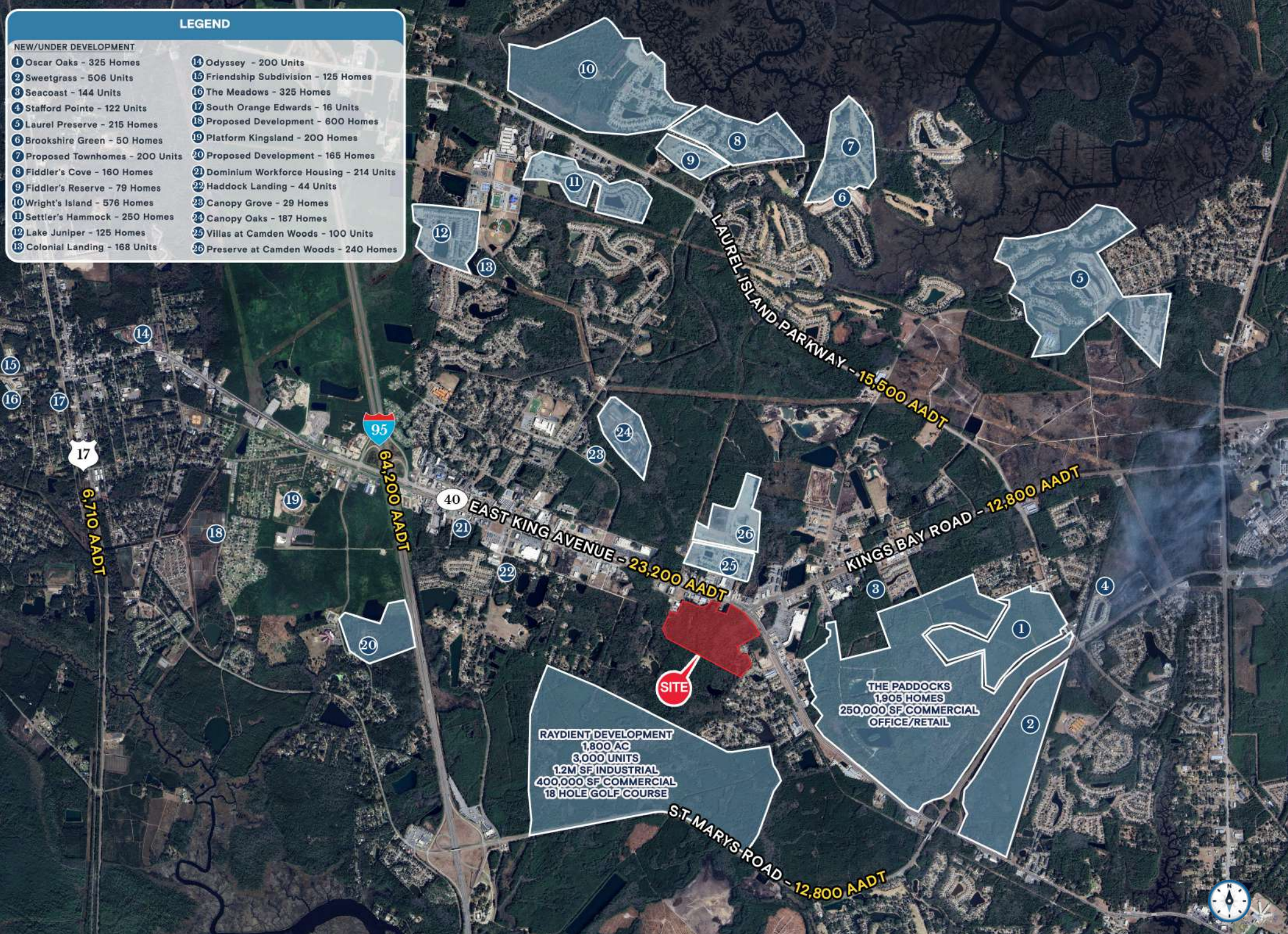
PROPOSED
RESIDENTIAL
±64.48 AC



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 Dominion 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



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The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 04.16.26