



KINGS BAY VILLAGE SHOPPING CENTER

101-201 City Smitty Drive, St. Marys GA. 31558

**OFFERING MEMORANDUM
FOR LEASE**

ASSET OVERVIEW

We are pleased to present this exceptional retail leasing opportunity consisting of approximately 43,000 square feet of prime commercial space, ideally suited for a national retailer requiring a large-format footprint. The property also offers flexibility for national or regional tenants seeking a smaller footprint, as the landlord is willing to subdivide and tailor the premises to meet the specific size of the tenant requirements.

The premises will be available in October 2026 and benefits from strong visibility, access, and long-established market recognition. Notably, the space was occupied for over 30 years by BELK, Inc., underscoring its proven performance and long-term viability as a successful retail location.

Ideal for:

National & regional retailers

Entertainment concepts (family entertainment, fitness, specialty uses)

Service-oriented users (medical, wellness, education, financial, professional services).

This property presents a rare opportunity to secure a highly visible, adaptable retail location in a growing and supply-constrained market. Its strong co-tenancy, historical performance, and flexible configuration make it suitable for a wide range of national retail, service, or entertainment concepts.

We welcome the opportunity to discuss this offering further and explore how the space can be configured to best support your brand's operational and market needs.



Property Highlights include:

- * Address: 101 City Smitty Drive, St. Marys GA. 31558
- * ±43,000 square feet of leasable area
- * Ability to lease a reduced footprint, subject to tenant needs
- * Prominent corner location with excellent frontage
- * Over 800 parking spaces available, providing ample customer convenience
- * Located 7 minutes from the U.S. Naval Submarine Base, a major employment and traffic generator
- * Adjacent to the only movie theater in the trade area, ensuring consistent foot traffic
- * Approximately 8 minutes from Historic Downtown St. Marys, a key cultural and tourism hub
- * Future adjacency to the new St. Marys City Hall, further strengthening civic and economic activity in the immediate area

Sincerely,
Leasing Team
Commercial Real Estate Advisory

CONFIDENTIALITY MEMORANDUM

The information contained in this report is proprietary and strictly confidential. It is intended to be reviewed only by the party or parties to whom it was distributed and said party shall not make the report available to any other individuals or entities without the express written approval of Waters Land, LLC. By Receipt of this report, you hereby agree that this report, its contents and any related documents are of a confidential nature and you agree to hold and treat it in the strictest of confidence and that you will not disclose this report or any of the information contained herein to any other party or entity without the prior written consent of Waters Land, LLC. You also agree that you will not use this report or any of its contents or related documents in any manner whatsoever which could be considered to be detrimental to the interests of their the owner or Waters Land, LLC. This report has been prepared by Waters Land, LLC for informational purpose only and the report is not intended to nor proposit to contain all of the information that may be used as substitute of a thorough due diligence investigation. The information contained herein as well as any supplemental reports or related documents have been carefully compiled from sources considered reliable and while we do not guarantee completeness or accuracy, we believe in good faith that the information contained herein to be correct as of this date.

KINGS BAY VILLAGE SHOPPING CENTER

Institutional Retail Offering | St. Marys, Georgia

Kings Bay Village is a 125,727 SF institutional-quality retail center located in St. Marys, Georgia, directly bordering the Jacksonville, Florida MSA. The property is positioned along the market's primary retail corridor and benefits from strong traffic counts, excellent access, and a well-established tenant mix.

The center is anchored by the only movie theater in the trade area, serving as a dominant entertainment driver and consistent traffic generator.

TENANT MIX & CO-TENANCY

On-Site Tenants:

Kings Bay Cinemas 9 (only theater in market) • Habitat for Humanity ReStore • Compa's Mexican Grill • Golden China • Horse & Cow Pub & Grill • Barber Shop • Tattoo Shop • Dog Grooming • Asian Market • Cigar Lounge • Service & specialty retail

NEARBY NATIONAL RETAILERS:

Dollar Tree • Ameris Bank • Bealls • Aldi • CVS Pharmacy • Domino's • Subway • Arby's • Burger King • Wendy's • Dollar General • O'Reilly Auto Parts • Pizza Hut • Verizon • FedEx

INVESTMENT & LEASING ATTRIBUTES

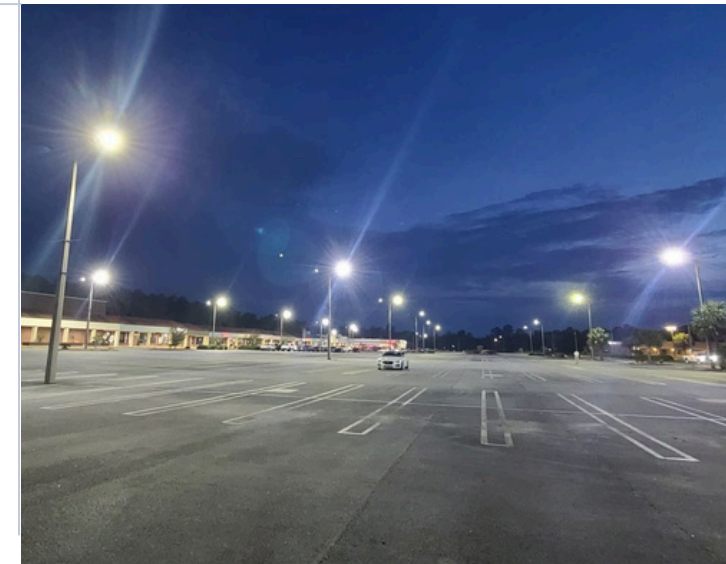
- * Proven retail corridor with established national tenancy.
- * Strong daily traffic and cross-shopping dynamics.
- * Limited competing retail supply in the immediate trade area.
- * Institutional-scale assets suitable for national tenant placement.
- * Flexible space configurations available for retail, entertainment, or service users.

LOCATION & DEMAND DRIVERS

- * Border location at the edge of the Jacksonville, FL MSA.
- * Naval Submarine Base Kings Bay, 3.2 miles | approx. 9,000 active-duty personnel.
- * Middle School directly across the center (approx. 1,088 students).
- * Proximity to Historic Downtown St. Marys and the Georgia coast.
- * Future and existing civic, military, and residential demand drivers.

SHOPPING CENTER METRICS

- * Total Metrics: 125,727 SF.
- * Parking: 800+ surface parking spaces.
- * Traffic Counts: Approx. 35,000 VPD.
- * Access: Signalized intersection with multiple points of ingress/egress.
- *N Visibility: Strong frontage along Highway 40 (Osborne Rd / Charlie Smith Sr. Hwy).



"Kings Bay Village Shopping Center" -Photos



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Market Opportunity Overview



Kings Bay Village represents a compelling opportunity for companies seeking to serve the St. Marys community and the surrounding area with department stores, supermarkets, service-oriented uses, and entertainment concepts, including experience-driven retail. The City of St. Marys and its surrounding trade area, including communities north of Jacksonville, Florida, are currently underserved in terms of retail, entertainment, sports, and large-format commercial offerings, creating a significant gap in the local market.

Prospective tenants at Kings Bay Village would be well positioned to capitalize on this underserved and growing market, supported by multiple long-term demand drivers. Notably, the Kings Bay Naval Submarine Base is experiencing ongoing expansion, with projections indicating a doubling of its workforce by 2026. In addition, the area is undergoing substantial residential growth, with approximately 5,000 new housing units projected to be delivered by 2027, further strengthening the consumer base.

The property's strategic location adjacent to the future St. Marys City Hall, anticipated to be completed in 2027, is expected to significantly increase daily foot traffic and civic activity in the immediate area. When combined with the existing population, these factors support a stable, employment-driven customer base with consistent disposable income, well suited for retail, service, and entertainment consumption.

Furthermore, the State of Georgia has become one of the preferred relocation destinations for Florida residents, particularly those seeking border cities that offer a lower cost of living and favorable tax advantages compared to Florida. This migration trend continues to drive population growth and economic stability in the St. Marys market and the surrounding area.

As a result, Kings Bay Village is ideally positioned to become a central gathering destination, a place where residents and visitors alike can shop, dine, and enjoy entertainment in an environment that fosters community, memorable experiences, and sustained commercial success.

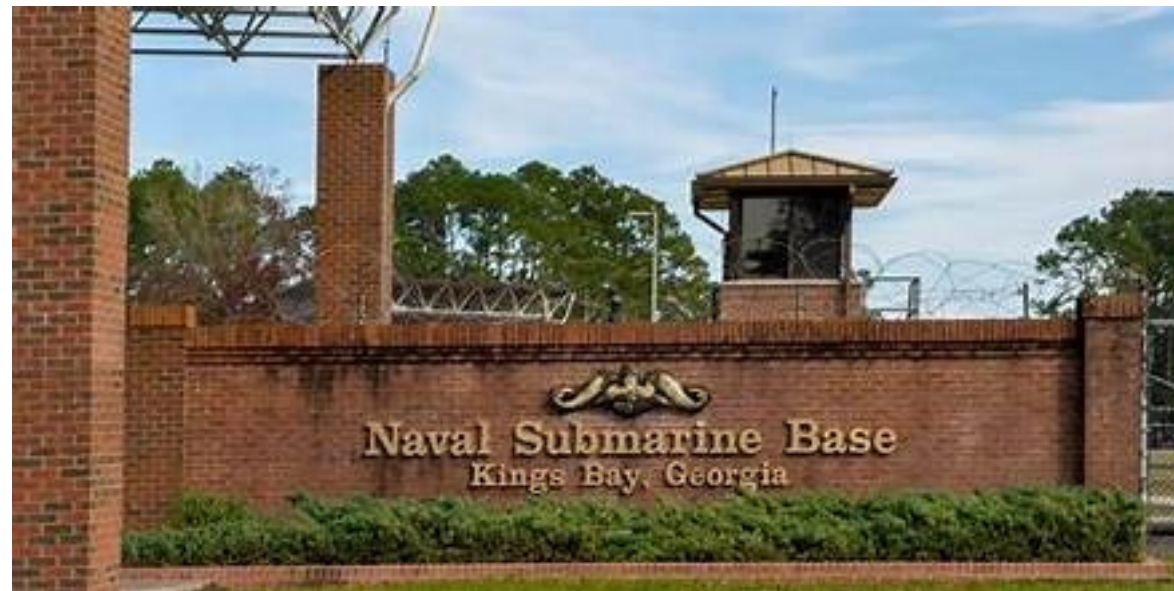
Naval Submarine Bay "Kings Bay"

Kings Bay Village Shopping Center is strategically located just 7 minutes from the Kings Bay Naval Submarine Base in southern Georgia. The base spans approximately 16,000 acres and supports a population of roughly 9,000 active-duty personnel and civilian employees.

In addition to this stable military workforce, the surrounding population includes the families of service members as well as residents of St. Marys, city of Kingsland, and nearby communities. While these cities may not be large or cosmopolitan, they are growing communities with strong potential for consumer spending, particularly in sectors currently underserved, such as entertainment and leisure.

The Kings Bay Naval Submarine Base, located in St. Marys, Camden County, on Georgia's southern coast, serves as the Atlantic Fleet's homeport, making it a significant economic and population driver for the region. This combination of stable employment, growing residential population, and limited local entertainment options creates a favorable environment for retail, service, and experience-based tenants at Kings Bay Village Shopping Center.

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Property Map



KINGS BAY VILLAGE SHOPPING CENTER

VACANT

CIGAR LOUNGE



GOLDEN CHINA



bealls



18,600 VEHICLES PER DAY

OSBORNE RD / STATE HIGHWAY 40



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