

FOR SALE | FOR LEASE

# UP TO ±1.5 ACRES

1566 Boone Street, Kingsland, GA 31548



**CAMDEN WOODS**

Marshall's  
**OLLIE'S**  
GOOD STUFF CHEAP  
tropical CAFE  
SMOOTHIE

HARBOR FREIGHT  
planet fitness  
TAKE 5  
CAR WASH

MAVIS DISCOUNT TIRE  
RACK ROOM SHOES  
AT&T

UP TO ±1.5 ACRES AVAILABLE FOR SALE OR LEASE

EXCLUSIVE RETAIL LEASING

## KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

**Nancy Sumner**  
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# Property Overview

## HIGHLIGHTS

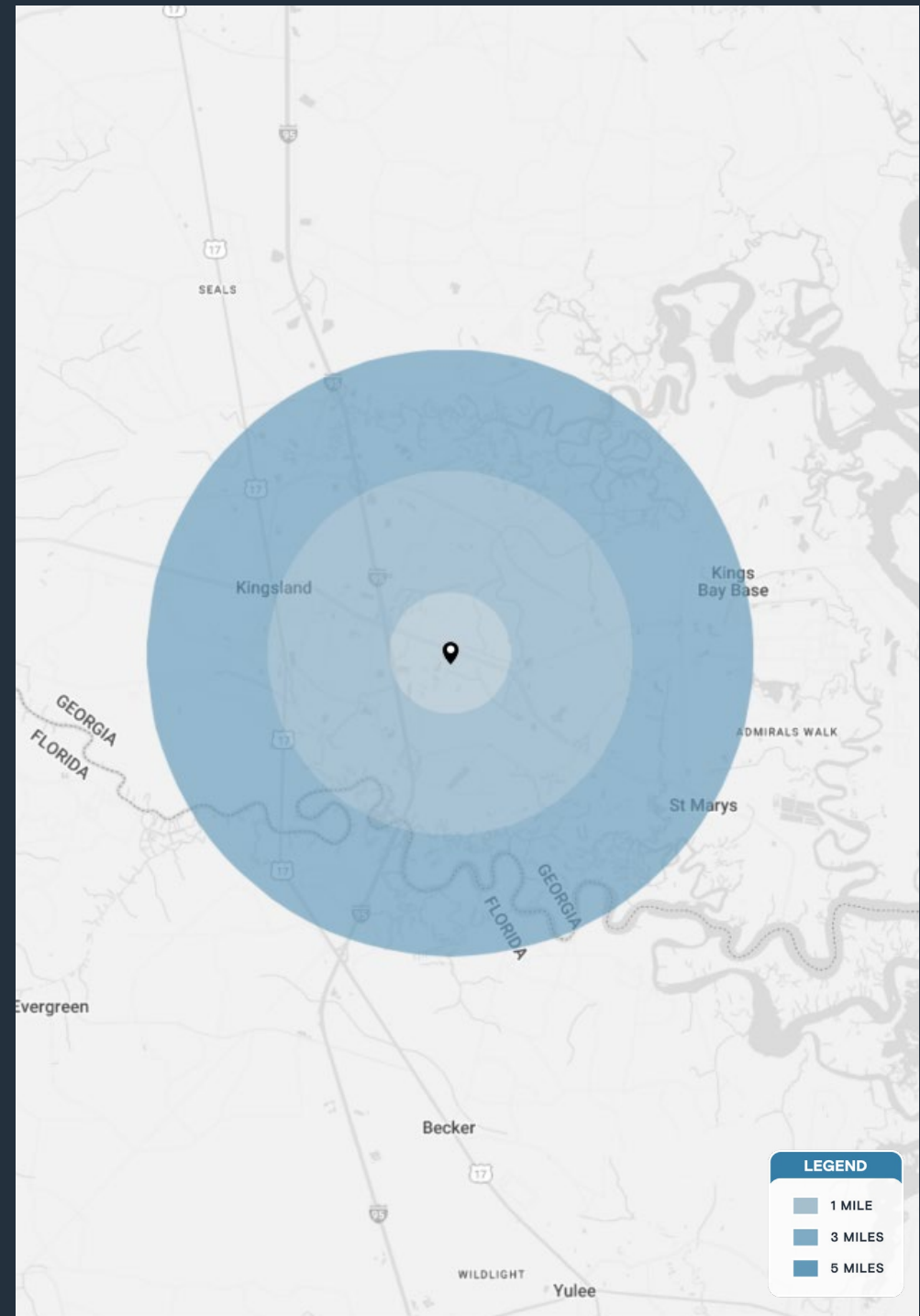
- ±1.5 developable acres available for sale or lease
- Rail line in front of site has infrequent activity
- The site is 5.6 miles from Kings Bay Naval Base, which has an estimated population of 8,000
- Full access to Boone Street with traffic signals at Haddock Road and Middle School Road
- Southeast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

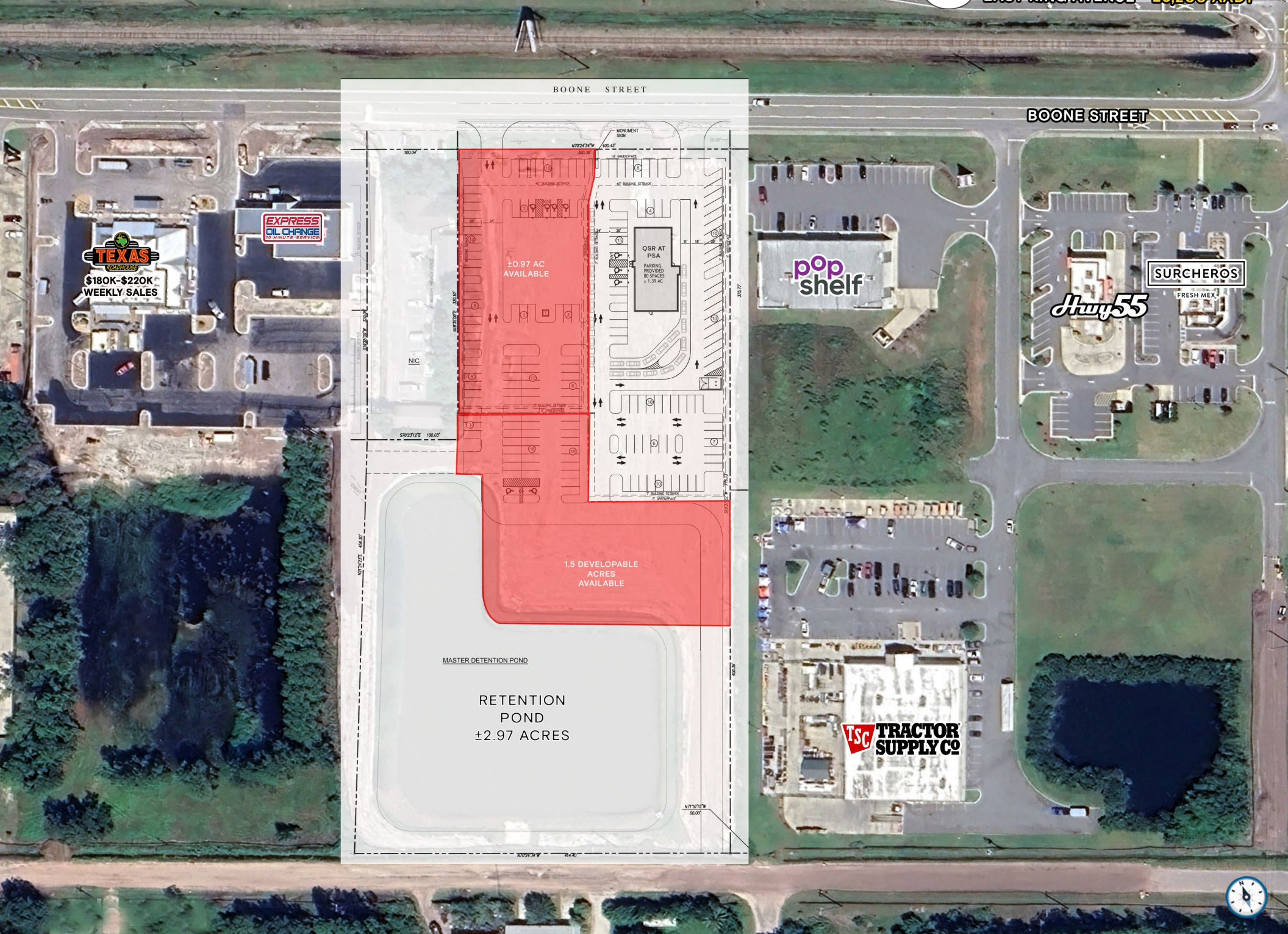
## DEMOGRAPHICS

	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



\$180K-\$220K  
WEEKLY SALES



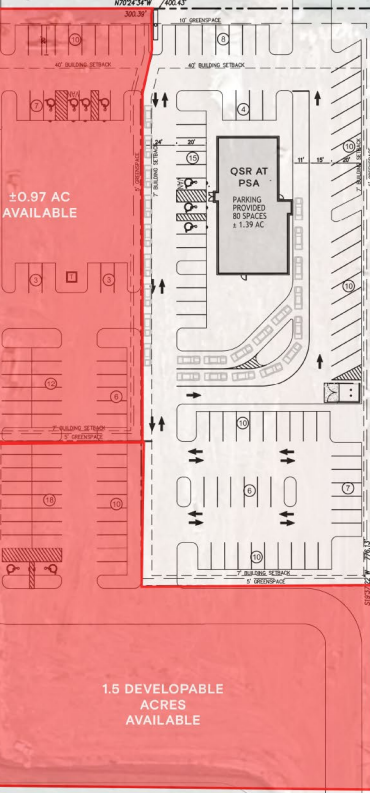
pop shelf

SURCHEROS

July 55

FRESH MEX.

TSC TRACTOR SUPPLY CO



±0.97 AC AVAILABLE

1.5 DEVELOPABLE ACRES AVAILABLE

MASTER DETENTION POND

RETENTION POND  
±2.97 ACRES

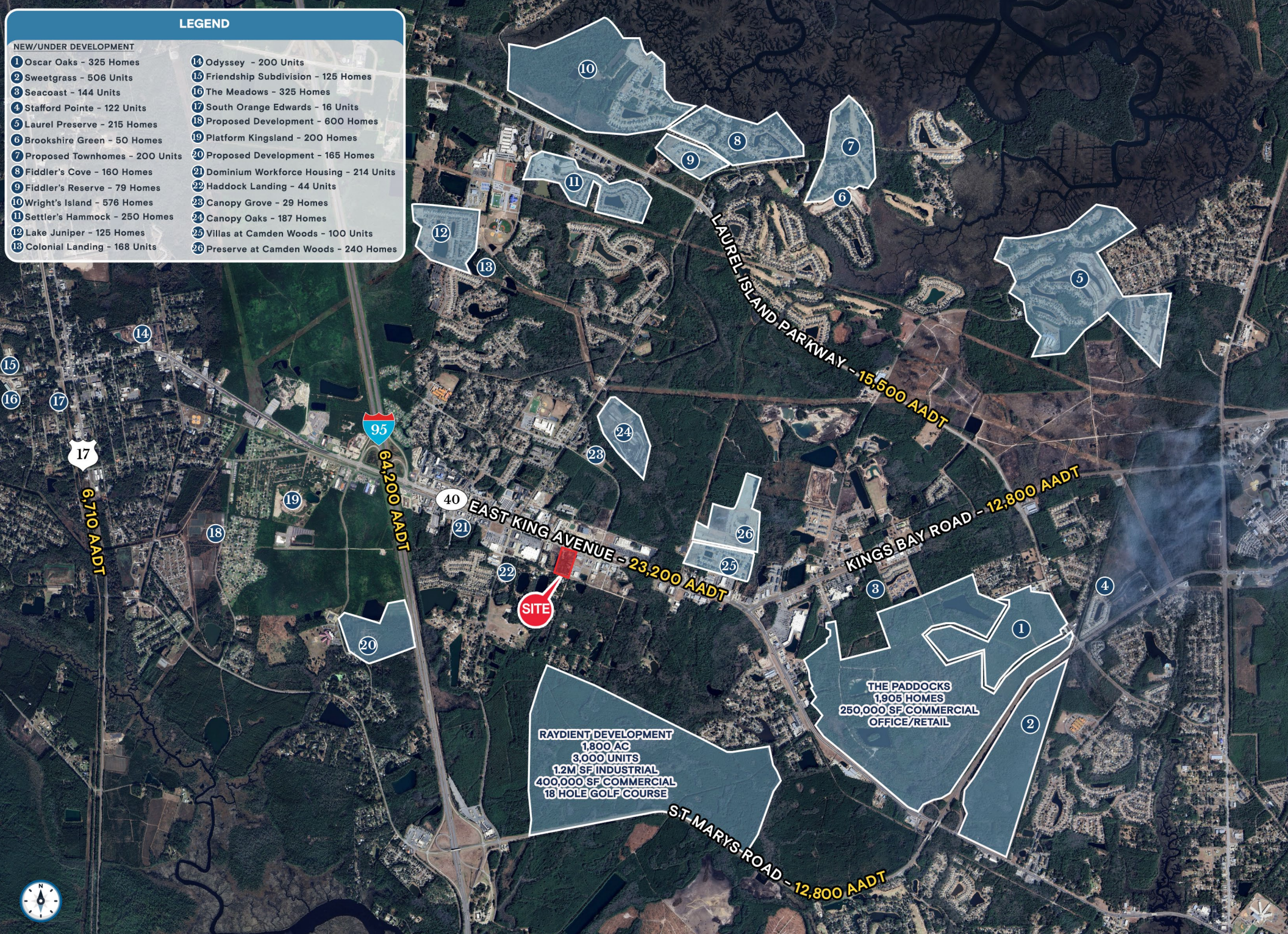




**LEGEND**

**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



# Contact Brokers

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