

Kings Bay Shopping Center Box Space for Lease

101 City Smitty Dr. | St. Marys, GA 31558

Size: 43,263± SF | Call for Pricing



Jason Hurst, MBA

Senior Associate
+1 904 674 2748
jason.hurst@colliers.com

Damaris Arroyo

Associate
+1 904 674 2984
damaris.arroyo@colliers.com

Colliers

76 S Laura St, Suite 1500
Jacksonville, FL 32202
colliers.com/jacksonville

Property Details

The 43,263± SF former Belk anchor at Kings Bay Shopping Center presents a rare large-format retail opportunity within the primary retail corridor of St. Marys (Camden County), strategically positioned at 101 City Smitty Drive along Highway 40 (Osborne Road) and Spur 40, just minutes away from I-95. Anchored by strong national co-tenancy and surrounded by established retailers including Bealls, Dollar Tree, Winn-Dixie, CVS and Burger King, the property benefits from significant daily traffic and regional draw. The center serves a stable consumer base driven by the nearby Naval Submarine Base Kings Bay—located just minutes away and employing approximately 9,000 personnel—creating consistent demand from military, civilian and contractor households.

Colliers



Key Highlights

- 43,263 SF Former Belk anchor – Highly visible big-box space ideal for retail, entertainment, fitness or adaptive reuse
- Dominant retail node – Located within the core shopping corridor of St. Marys along Hwy 40 (Osborne Rd) & Spur 40
- Strong co-tenancy – Nearby and in-center retailers include Bealls, Dollar Tree, Petsense, Winn-Dixie, CVS, Burger King and national service users
- Powerful traffic drivers – Adjacent middle school, municipal uses (City Hall/ Senior Center) and dense neighborhood retail activity
- Naval base influence – 3-5 mile proximity to Naval Submarine Base Kings Bay, employing 9,000+ and generating strong, stable economic demand
- Excellent accessibility – Direct access from signalized intersections along Highway 40 with connectivity to Interstate 95 within a short drive
- Cross-border draw – Positioned near the Florida line, capturing shoppers from both Camden County, GA and the North Jacksonville trade area

Close-Up Aerial



↑ 3.3 miles to Naval Submarine Base Kings Bay

CVS pharmacy
SONIC
ANYTIME FITNESS
ALDI

SureStay HOTEL
by BEST WESTERN

AADT: 9,910±

Charlie Smith Sr Hwy

St. Marys Middle School

DOLLAR GENERAL

40

Pizza Hut
Ameris Bank
O'Reilly AUTO PARTS
petsense
DOLLAR TREE
Arby's
Wendy's
BURGER KING
verizon

AADT: 13,300±

← 5 miles to I-95

ellianos coffee

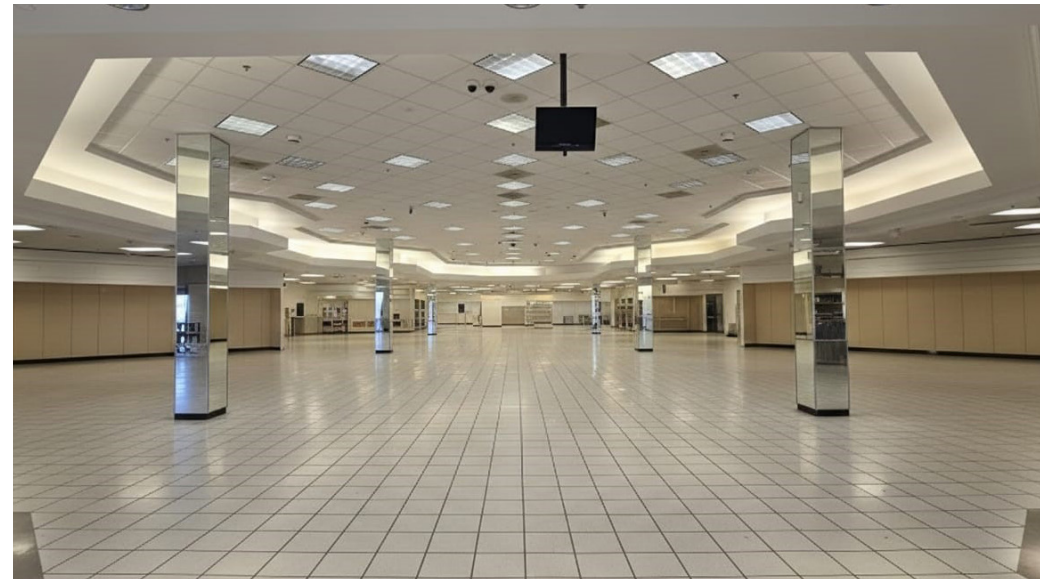
Westinghouse



Photo Gallery | Exterior



Photo Gallery | Interior



St. Marys, Georgia

Welcome to St. Marys, Georgia, where coastal beauty meets rich history and southern charm. Nestled along the serene shores of the St. Marys River, our picturesque town invites you to drop anchor and experience a community filled with warmth, tradition, and endless opportunities for discovery. From strolling through our historic downtown to exploring the nearby Cumberland Island National Seashore, St. Marys offers a unique blend of natural splendor, cultural treasures and vibrant local businesses.

Whether you're here for a day, a season, or a lifetime, St. Marys welcomes you with open arms. Discover why so many choose to stay, create and thrive in our beloved coastal community.

Source: www.stmarysga.gov/

23.7
Square Miles

22,611
Residents

4.1%
Unemployment

36,000
Protected Acres

Naval Submarine Base Kings Bay: *Business Impact Overview*

Naval Submarine Base Kings Bay—Georgia's only naval base—is a major economic driver for Camden County and a valuable resource for local businesses.

Skilled Workforce Pipeline

More than 550 trained military personnel transition into the civilian workforce each year, offering employers access to talent with strong technical skills, leadership experience, discipline and accountability.

Major Federal Presence

Established in 1978, Kings Bay is the East Coast home-port for Ohio-class submarines and supports critical defense operations, ensuring long-term federal investment and regional economic stability.

Significant Infrastructure

- 16,994 acres (25 square miles)
- 2,500 acres available for potential development
- Extensive transportation assets (rail and road)
- Home to specialized, high-value facilities supporting advanced operations

Economic Growth Opportunities

Ongoing collaboration between local leaders and federal agencies (DOD, Homeland Security) supports continued expansion, contracting opportunities and business partnerships.

Source: <https://launchcamden.com/site-selection/advantages/naval-submarine-base-kings-bay/>

Why does it matter for business?



Reliable pipeline of highly skilled, job-ready employees



Stable, defense-driven economy



Opportunities for government contracting + support services



Strong community investment + infrastructure



Colliers
 76 S Laura St, Suite 1500
 Jacksonville, FL 32202
colliers.com/jacksonville

Area Demographics

Source: ESRI Business Analyst



	Population (2025)	Population Projection (2030)	Average Household Income (2025)	Projected Average Household Income (2030)
10 Min	19,763	20,463	\$91,054	\$97,055
20 Min	47,066	47,066	\$90,901	\$96,807
30 Min	80,659	91,611	\$99,392	\$111,184

Contact Us

Jason Hurst, MBA
 Senior Associate
 +1 904 674 2748
jason.hurst@colliers.com

Damaris Arroyo
 Associate
 +1 904 674 2984
damaris.arroyo@colliers.com

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). ©2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Florida, LLC