

# 400 Ocean Boulevard - Suite 1102

400 Ocean Blvd, Saint Simons Island, GA 31522

FOR LEASE

Executive Summary



## Offering Summary

Lease Rate	\$32 SF/yr
Lease Type	NNN
Parking Spaces / Ratio	9 reserved spots for building
RSF Available	1,281 SF
Year Built	2018
# of Floors	2

## Property Highlights

- Class A professional office building
- Four private offices
- Flexible conference room or fifth office
- Reception/lobby area
- Large kitchenette/break room
- Walkable to the St. Simons Island Village & Pier
- Public parking conveniently located across the street

### Foster Hayes

Director of Property Management  
912 638 5450  
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### Berkshire Hathaway HomeServices Hodnett Cooper Real Estate

520 Ocean Blvd  
Saint Simons Island, GA 31522  
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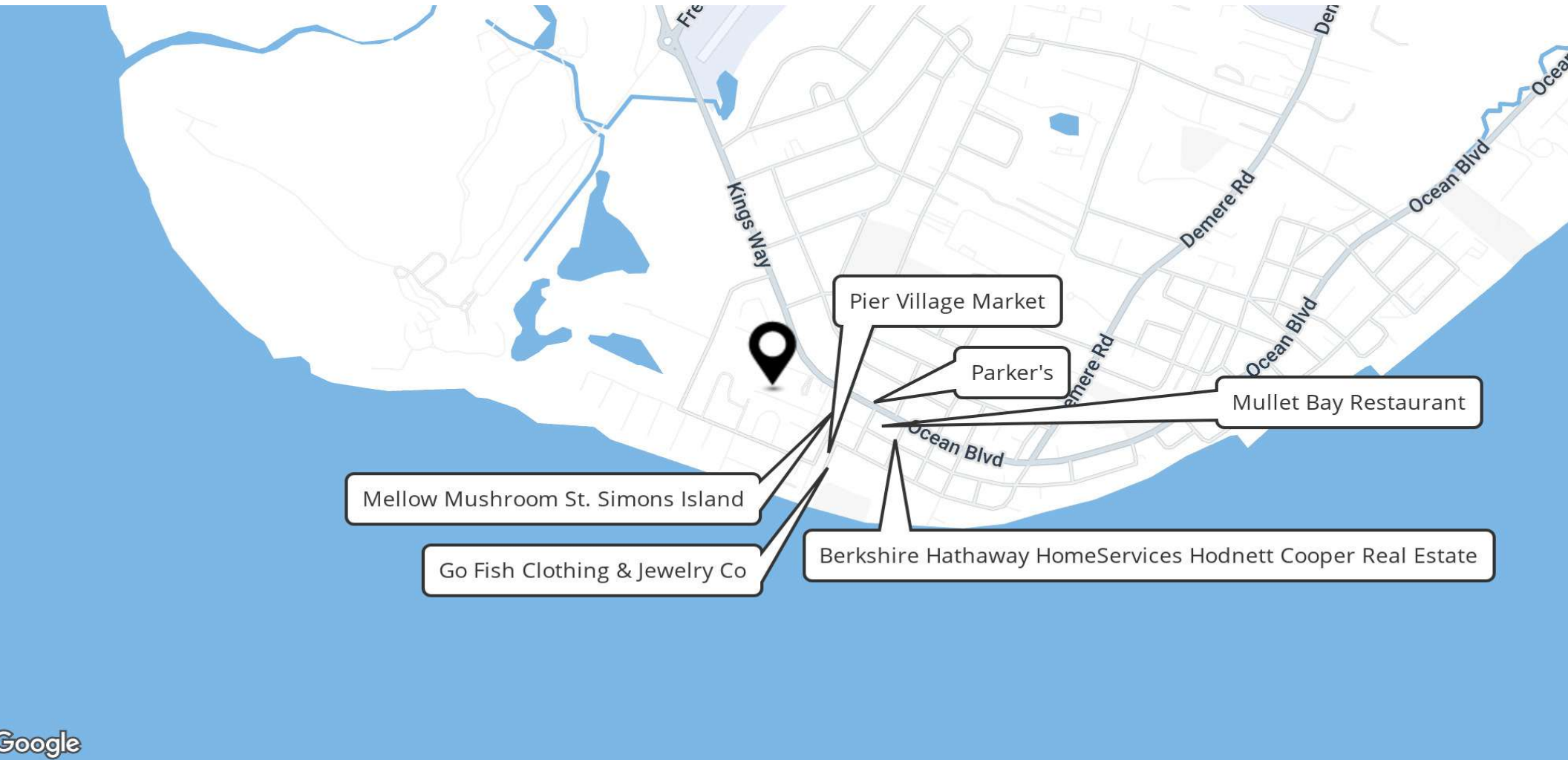
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Location Map



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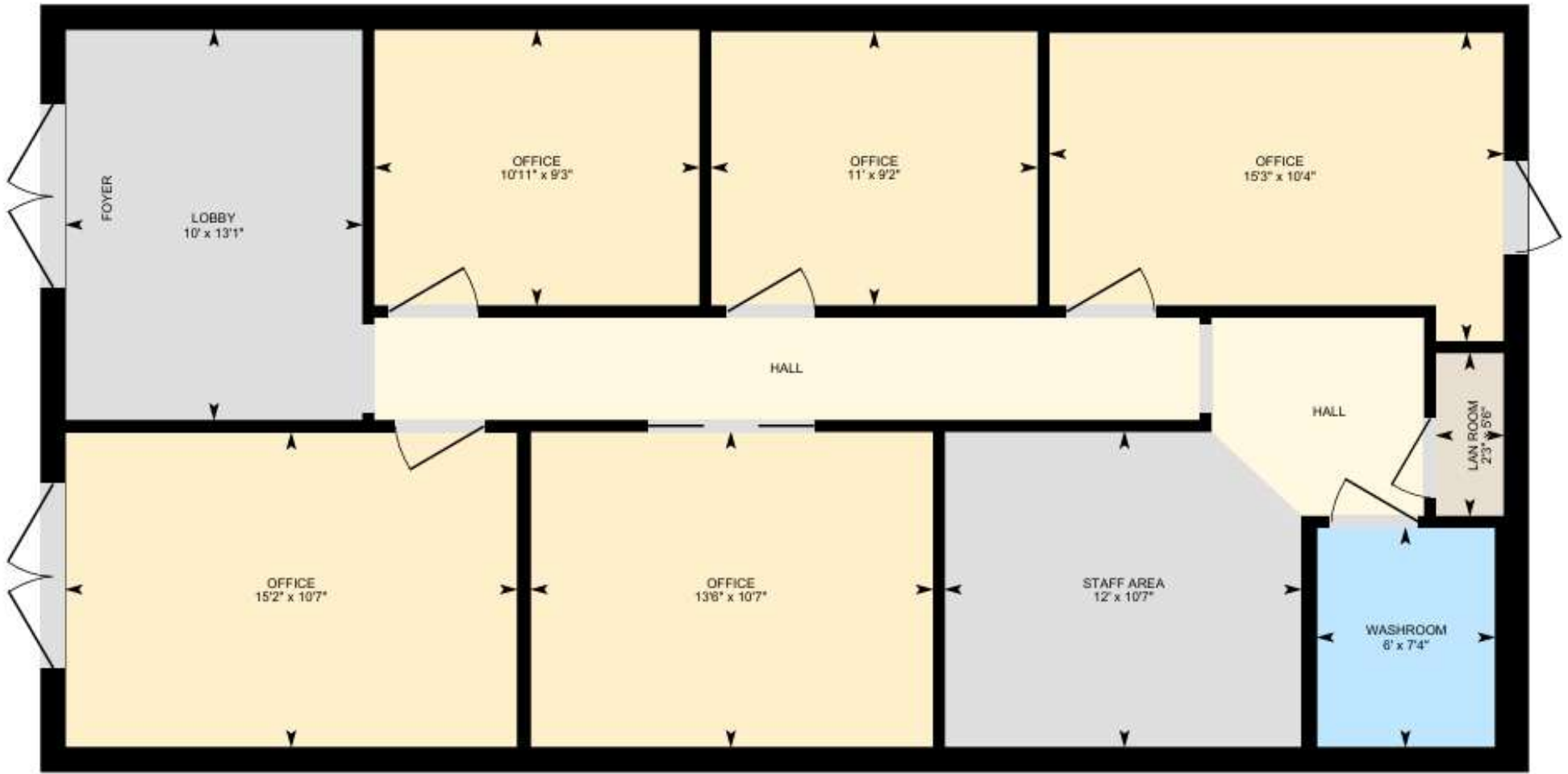
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Floor Plan



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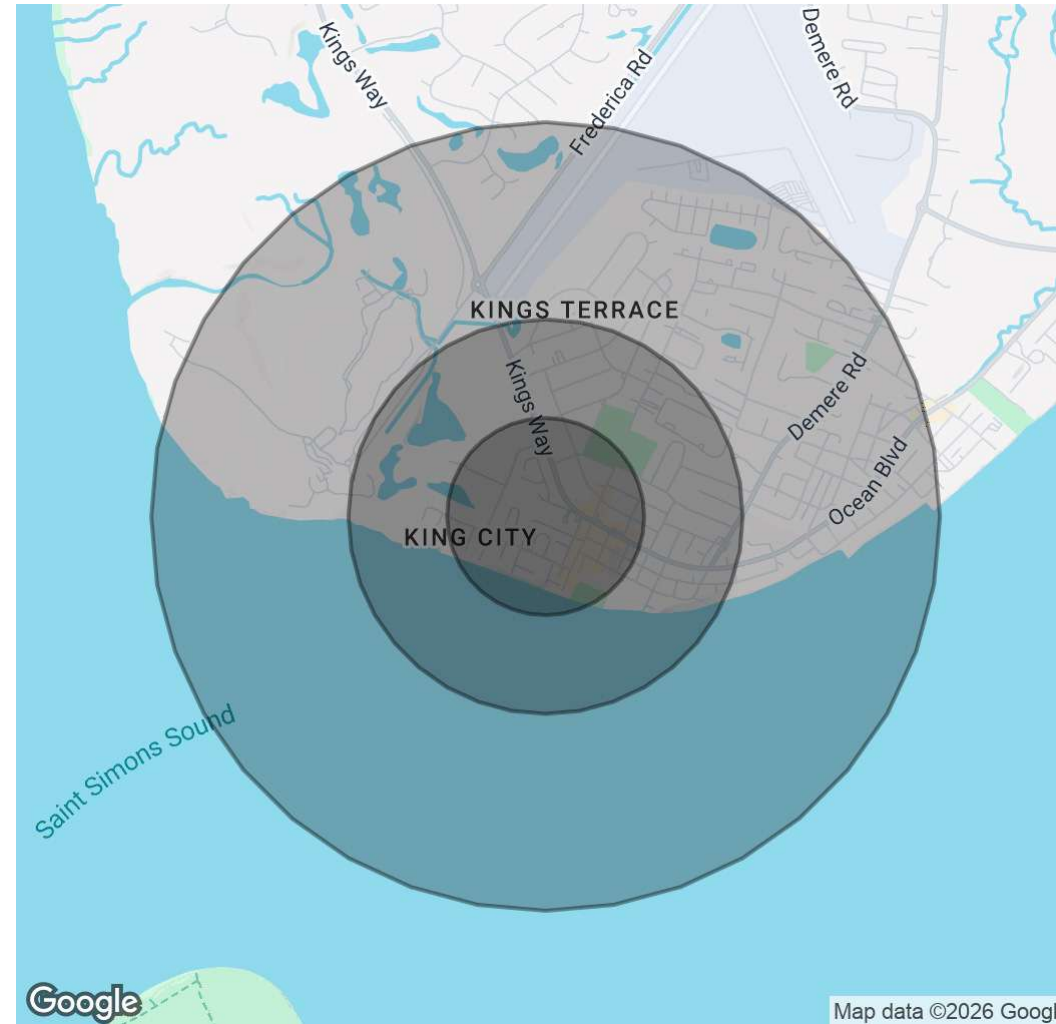
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Demographics Map & Report

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	312	977	2,921
Average Age	58.8	58	59.2
Average Age (Male)	59.3	58.1	58.7
Average Age (Female)	57.8	56.8	59

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	164	534	1,516
# of Persons per HH	1.9	1.8	1.9
Average HH Income	\$133,887	\$122,641	\$125,550
Average House Value	\$876,558	\$642,501	\$600,685

2023 American Community Survey (ACS)



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