



# DOWNTOWN BRUNSWICK RETAIL/ OFFICE SPACE FOR LEASE ±2,500 – 7,080 SF

510 GLOUCESTER STREET | BRUNSWICK, GA 31520

## LOCAL MARKET EXPERTS

### LUKE JACKSON

Commercial Real Estate Associate

[ljackson@phoenixrealty.net](mailto:ljackson@phoenixrealty.net)

T 912.268.4069

M 912.222.7142

### KIRK WATSON

Commercial Real Estate Associate

[kwatson@phoenixrealty.net](mailto:kwatson@phoenixrealty.net)

T 912.268.4069

M 912.222.5480

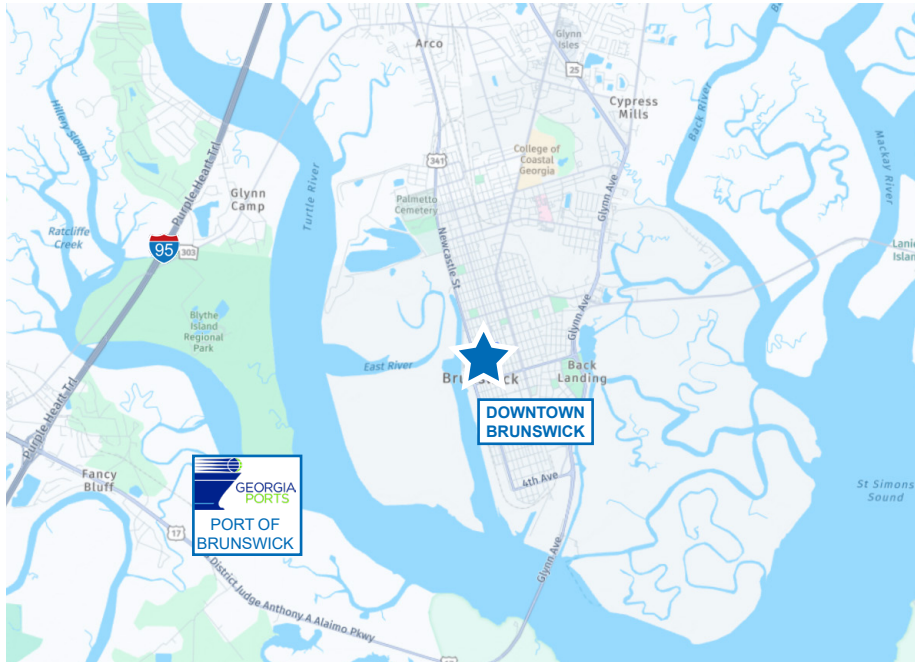
**NEWMARK**  
PHOENIX REALTY GROUP

Newmark Phoenix Realty Group, Inc.

561 Ocean Blvd

St. Simons Island, GA 31522

# PROPERTY DETAILS



**Available:**  
2,500 – 7,080 SF



**Located in the heart of  
Downtown Business  
District**



**High visibility  
with frontage on  
Gloucester St.**

**Property:** Ideally suited for a variety of users.

**Premium Location:** Great visibility and traffic counts on Gloucester St. Minutes from City Hall, Courthouse, and Post Office

**Zoning:** Zoned MUCCH allowing a variety of multiuse commercial

**Availability** Immediate

**Lease Rate: \$23.00 SF**



Build to suit opportunity available

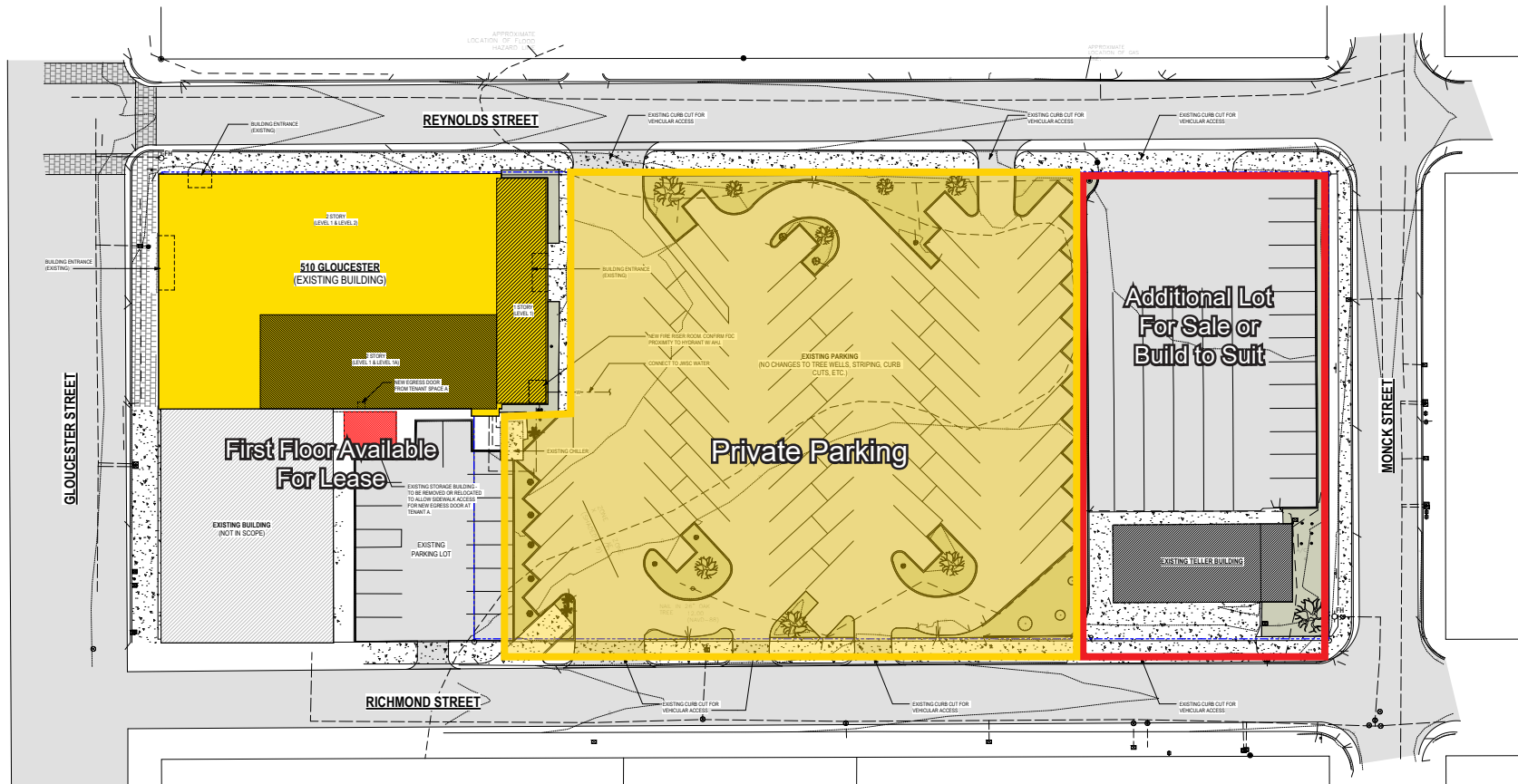


# AERIALS AND RENDERING





# SITE PLAN



1 ARCHITECTURAL SITE PLAN

