

**EXCLUSIVE**

# CAMDEN CORNERS

RETAIL SPACE FOR LEASE

**BRAND NEW REMODEL**

± 68,424 sq ft



1390 Boone Ave.  
Kingsland, GA 31548



## LOCAL DEMOGRAPHICS



Aldi anchored grocery at a signalized intersection.



Average income \$82k +/- within 5 miles.



36.8k +/- population within 5 miles



4 million consumer spending with 5 miles (2024)



904-757-4000



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SVP Leasing

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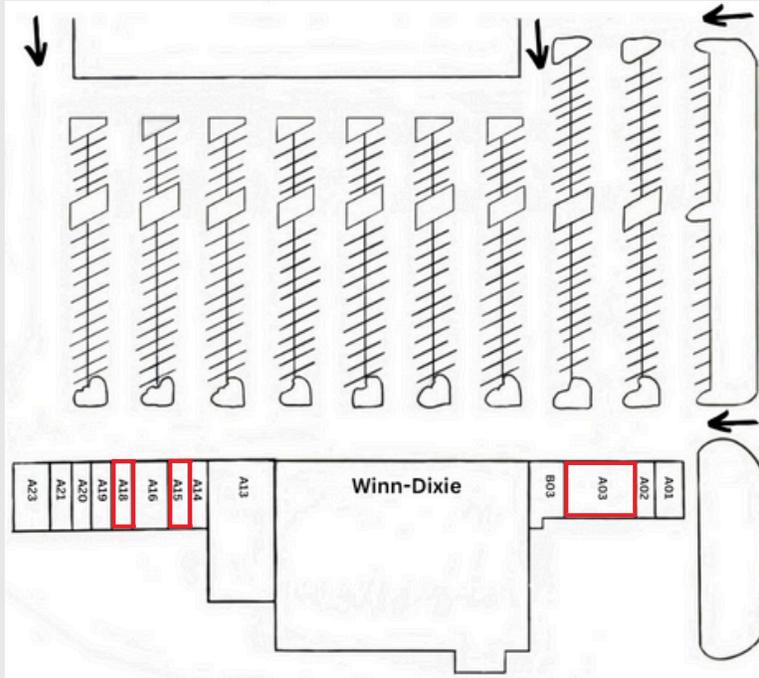
**HAKIMIAN HOLDINGS**  
7077 Bonneval Road, Suite 400  
Jacksonville, FL 32216  
www.Hakimian.us



# TENANT LIST

Unit | TENANT | SQ FT

A01	Thai & Osaka Sushi Bar	1,150
A02	Elegance & Style Barber Lounge	850
A03	Available	3,400
B03	Wingstop	1,600
A13	Dollar Tree	8,450
A14	Freeway Insurance	900
A15	Available	900
A16	Krab N Go	1,800
A18	Available	1,200
A19	Solar Nails	1,200
A20	1 <sup>st</sup> Franklin Financial Corporation	1,200
A21	China King	1,200
A23	Effingham Rehab Services	2,400



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