

For Sale: 1.3 Acre Prime Commercial Site at I-95, Exit 38

I-95, Exit 38, Glynn County, (Brunswick), GA 31525



Highlights:

- 264 Millennium Blvd., Brunswick, GA 31525
- 1.35 Acre Interstate Off-ramp Pin Corner
- Excellent Location & Visibility at the Golden Isles Parkway Exit
- Located at Primary I-95 Exit for Brunswick, Saint Simons & Sea Island
- Zoned Commercial & Ready for Development
- Prime Location for a Restaurant or other Commercial Interstate Uses
- Access off Millennium Boulevard at Signalized Intersection
- Asking Price of \$500,000

Approximate Distances from Site

Jekyll Island, GA	23 Miles
St. Simons Island, GA	16 Miles
Atlanta, GA	300 Miles
Savannah, GA	72 Miles
Jacksonville, FL	68 Miles

Georgia DOT Traffic Counts

I-95 North, Exit 38, Brunswick, GA	55,400 VPD
I-95 South, Exit 38, Brunswick, GA	56,000 VPD
Golden Isles Pkwy., Brunswick, GA	29,600 VPD

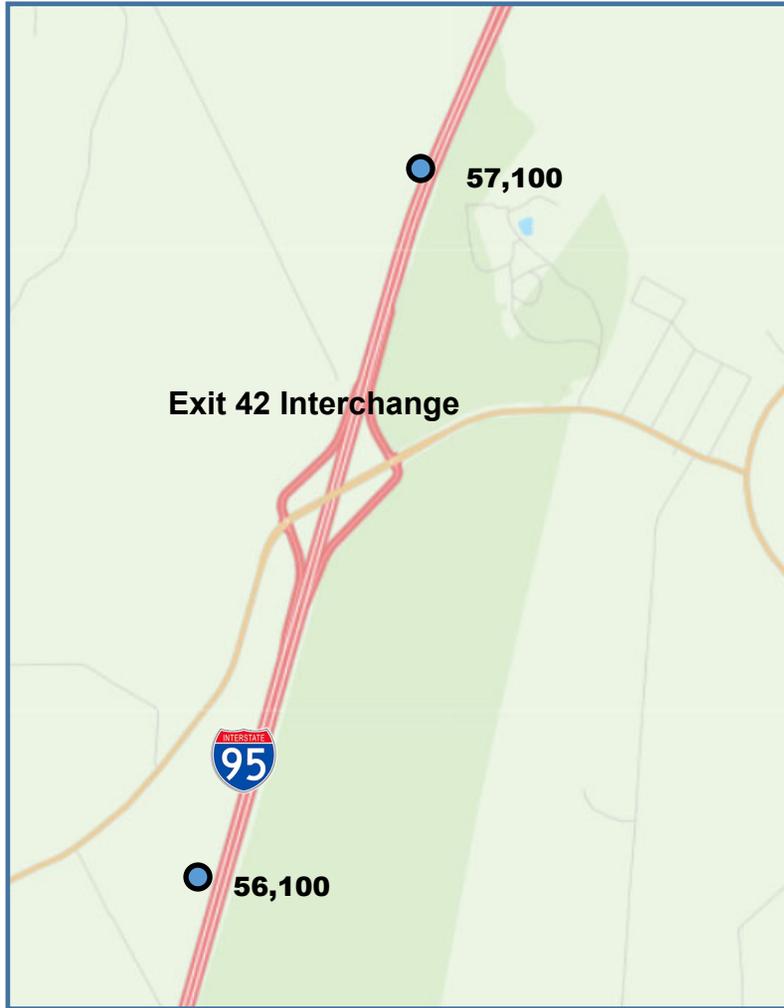


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Information is deemed from reliable sources. No warranty, expressed or implied, is made as to its accuracy.



2019 Traffic Counts

I-95 North, Brunswick, GA	57,100 VPD
I-95 South, Brunswick, GA	56,100 VPD

Source: Georgia Department of Transportation

Partial List of National Retailers

Located within 4 miles South of Subject

Target	Walmart Super Center	Staples
Sam's Club	Home Depot	JoAnn's Fabrics
HomeGoods	TJ Maxx	Michaels
Lowes	Bed, Bath & Beyond	Belk
Ulta	Dicks Sporting Goods	Academy Sports
Office Depot	Ross Dress for Less	Five Below
Old Navy	Hibbett Sporting Goods	Books A Million
Dollar Tree	PetSmart	Kirklands
Hobby Lobby	Bealls	Dollar General
Rack Room Shoes	Ashley Furniture	Big Lots



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