



Colliers

Accelerating success.

For sale

Asking Price:

\$2.7M

Contact us:

**Matt Enriken**

Vice President  
+1 904 861 1148  
matt.enriken@colliers.com

**Chuck Diebel**

+1 904 861 1112  
chuck.diebel@colliers.com

**Colliers**

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

## 0 Crown Pointe Parkway Kingsland, GA 31548

### Property Features

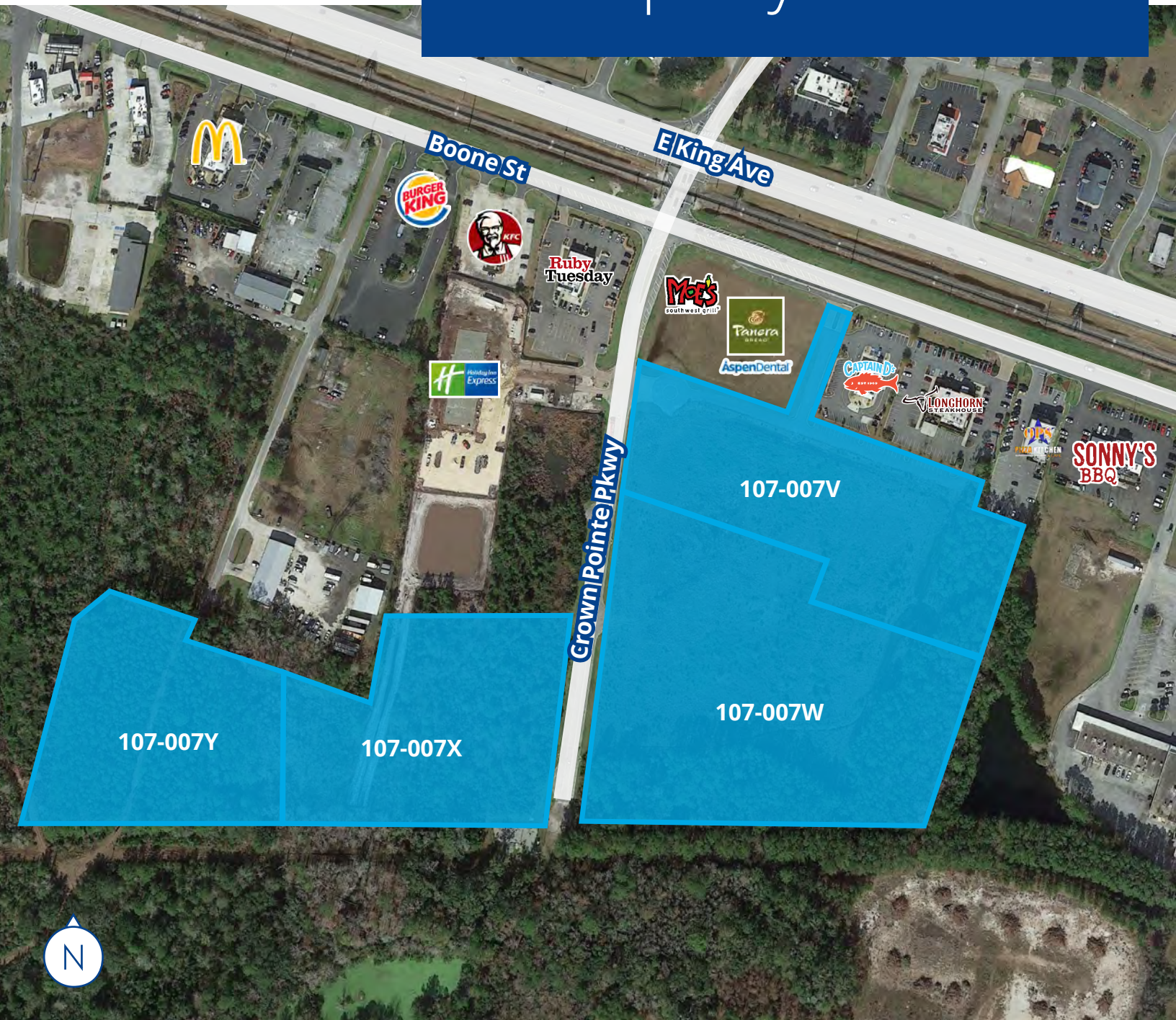
- 24.16± total acres available with frontage along Crown Pointe Parkway and visibility from Boone St & GA Hwy 40 (E. King Ave)
- Ideal location for hotels, grocery anchored retail center and additional retail development
- Property is zoned PD-C2, a commercial zoning
- Camden County Property Appraiser indicates approximately 18.23± acres as uplands
- Adjacent retailers/restaurants/hotels to the property include: LongHorn Steakhouse, Captain D's, Panera Bread, Aspen Dental, Moe's Southwest Grill, Holiday Inn Express
- Located on the south side of GA Hwy 40 & Boone St (service road parallel to GA Hwy 40), just east of the exit for I-95

Copyright © 2022 Colliers International.

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

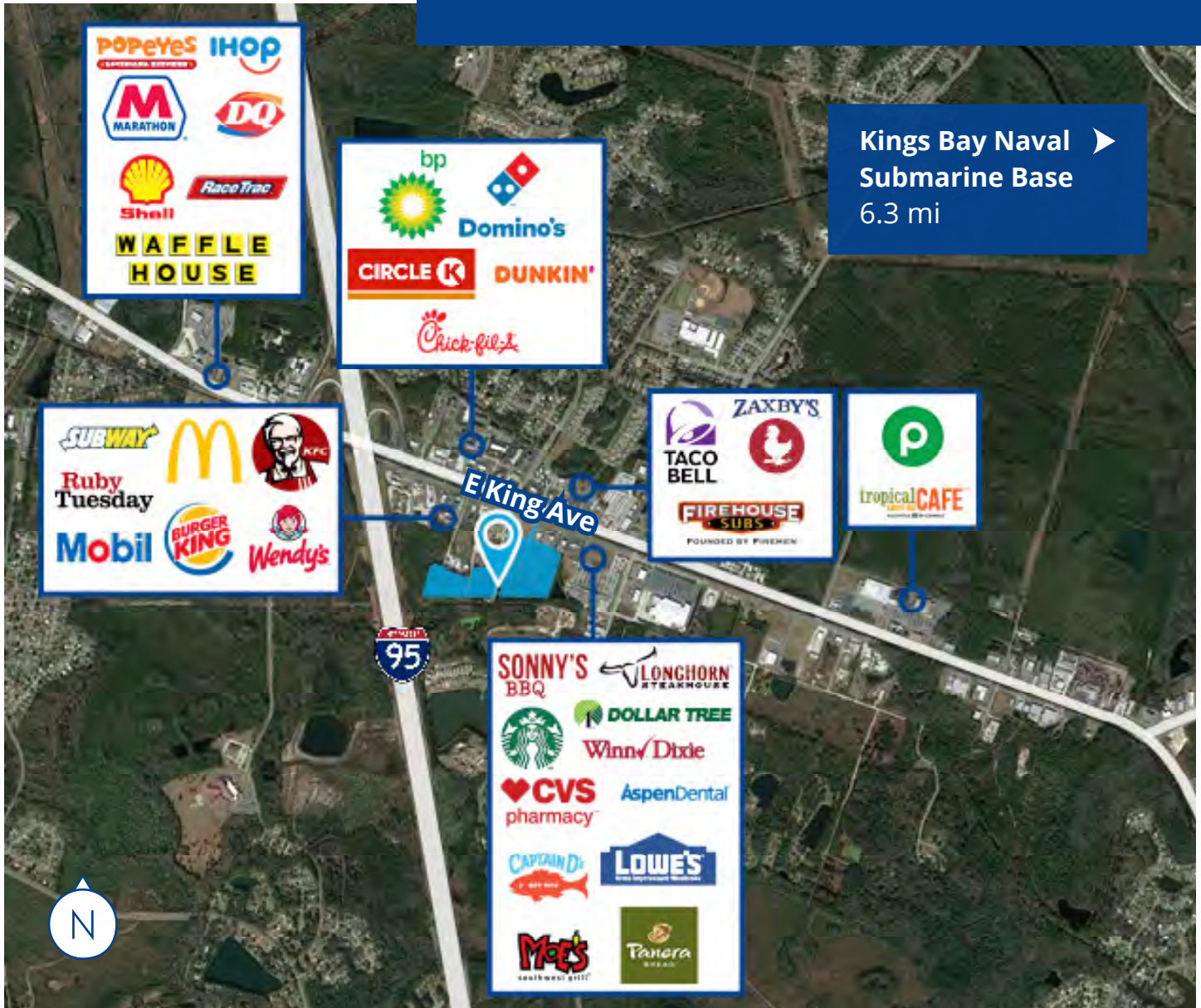


# Property Parcels





# Location & Demographics



Kings Bay Naval Submarine Base  
6.3 mi

Area Demographics | 5 mile radius

Camden County Estimated Population: 57,503

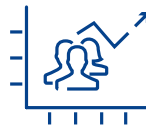
Source: ESRI Business Analyst



2021 Estimated Population  
**35,928**



2021 Est. Avg. Household Income  
**\$80,407**

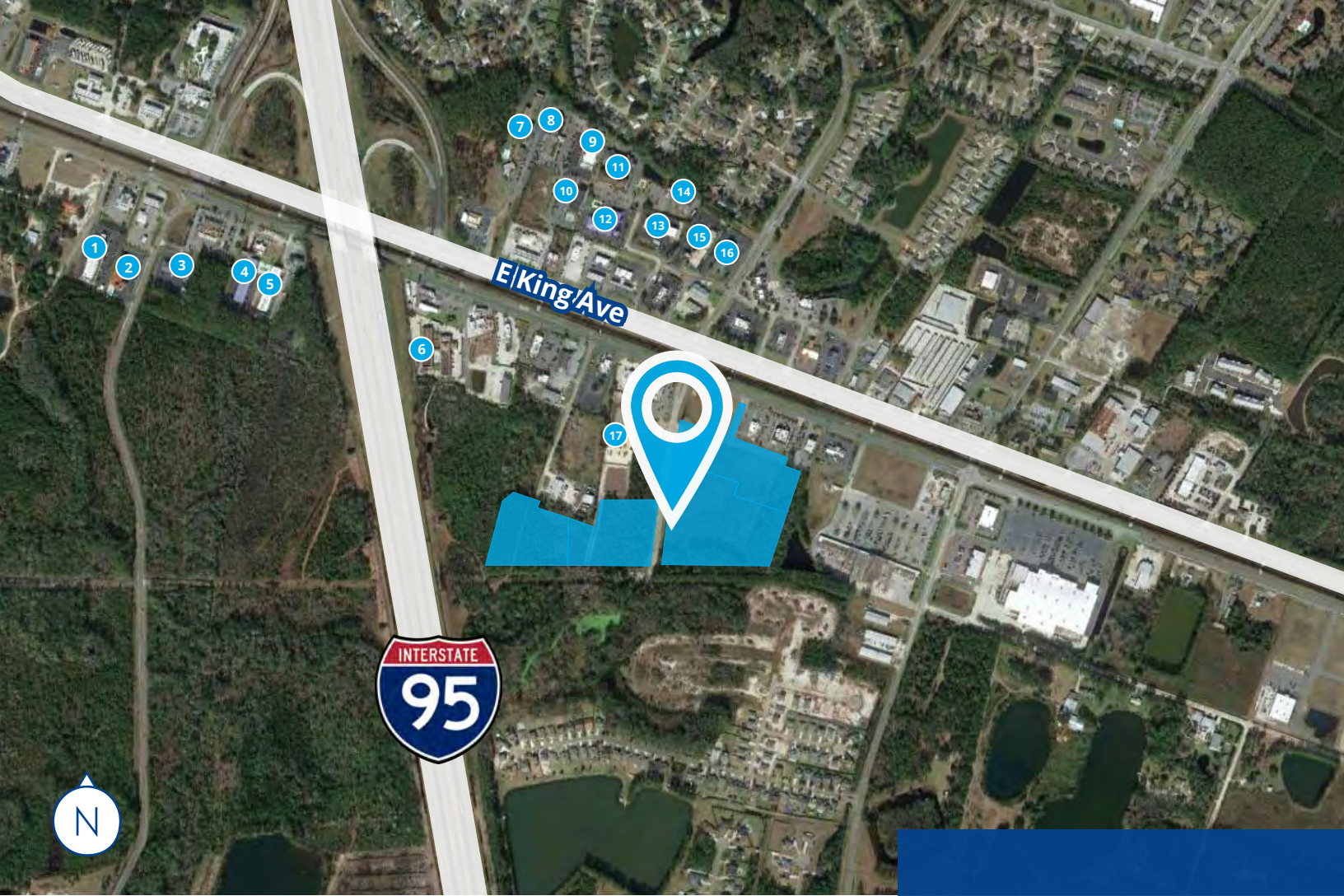


2026 Projected Population  
**37,489**



2026 Proj. Avg. Household Income  
**\$87,868**





## Nearby Hotels

- 1 Hampton Inn Kingsland
- 2 La Quinta Inn & Suites by Wyndham Kingsland
- 3 Baymont by Wyndham Kingsland
- 4 Super 8 by Wyndham Kingsland
- 5 Travelodge Kingsland
- 6 Quality Inn Kingsland
- 7 Rodeway Inn
- 8 Fairfield Inn & Suites by Marriott Kingsland
- 9 Hawthorn Suites by Wyndham Kingsland
- 10 Microtel Inn & Suites by Wyndham Kingsland
- 11 Magnolia Inn Kingsland
- 12 Sleep Inn & Suites by Choice Hotels
- 13 Days Inn by Wyndham Kingsland
- 14 Comfort Suites Kings Bay Naval Base Area
- 15 Red Roof In Kingsland
- 16 Country Inn & Suites by Radisson Kingsland
- 17 Holiday Inn Express & Suites Kingsland

### Contact us:

#### Matt Entriken

Vice President  
+1 904 861 1148  
matt.entriken@colliers.com

#### Chuck Diebel

+1 904 861 1112  
chuck.diebel@colliers.com

---

#### Colliers

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