

CAMDEN COMMONS RETAIL CENTER

128 Acres PD/MU Commercial - Residential

SAWYER LAND DEVELOPMENT

SAWYER REALTY ♦ SAWYER & ASSOCIATES, INC. ♦ (912) 576-9003

Property INFORMATION

GENERAL SITE INFORMATION

+/- 128 Acres PD - Mixed Use

60+ Acres of Approved Commercial with Hwy 40 Frontage

60+ Acres of Approved Residential Multifamily

THE OPPORTUNITY: With thousands of new residents moving into the market, the demand for retail and commercial expansion on HWY 40 is immediate. Secure a dominant footprint today in one of Coastal Georgia's most dynamic growth corridors. Position your brand or development at the epicenter of Southeast Georgia's fastest-growing market. This 128-acre Planned Development / Mixed-Use (PD/MU) parcel sits along the premier GA Highway 40 corridor, offering unmatched scale, high visibility, and direct exposure to a surging residential population.

RESIDENTIAL STATISTICS

2024 Census, other sources

+/-8,200 Households within 5-mile radius of site

Avg. Commuter Travel Time - 29.8 minutes (Primarily Jax, Brunswick)

TRAFFIC STATISTICS

2026 Traffic Study

+23,000 daily vehicles at the GA HWY-40 / Kings Bay Road Intersection
29.82% Increase on GA HWY-40 from 2015 to 2026



Area

RESIDENTIAL GROWTH

Capitalize on Camden County's Explosive Residential Growth

Retail follows rooftops—and Camden County's rooftop growth is surging. The Seller is an active regional developer currently delivering 7 master-planned residential communities in partnership with multiple top national homebuilders, totaling over 2,500 new homes underway in the immediate market. This unprecedented housing expansion guarantees a rapidly growing, captive consumer audience with immediate demand for expanded retail, dining, healthcare, and commercial services along Highway 40.

Investment Highlights

Direct Pipeline of Demand: Over **2,500** single-family homes being built across **7** projects by leading national builders, creating immediate density to support high-volume commercial expansion.

Flexible PD/MU Zoning: Fully entitled **Planned Development / Mixed-Use** zoning allows for a seamless combination of anchor retail, commercial outparcels, medical/office, and high-density residential.

High-Traffic Retail Hub: Situated on GA Hwy 40 at Kings Bay Road—directly across from a top-performing Walmart Supercenter ranked in the **Top 10% in Georgia** for annual visits.

Unbeatable Macro Drivers: Benefiting from Jacksonville metro spillover growth, strong retiree migration, and economic stability from nearby **Naval Submarine Base Kings Bay** (~9,000 active personnel and contractors).

Developer Incentives Available: Located within a **Tax Allocation District (TAD)**, providing infrastructure reimbursement opportunities to maximize development ROI.

Camden County, GA

DEMOGRAPHICS

CAMDEN WOODS PARKWAY EXPANSION PROJECT:

Extension and realignment of CAMDEN WOODS PARKWAY to add a new traffic light at the intersection with GA HWY 40 & create a new connector from GA HWY 40 to COLERAIN ROAD.

Estimated Completion: February 2027

Camden County, GA – Market Snapshot

Population: ~60,143

10-Year Growth: ~19% Population Increase since 2015

Long-Term Growth: ~38% Population Increase since 2000

Annual Growth Rate: ~1.9% average annual growth since 2010

Demographics & Workforce

Median Age: ~34.7

Median Household Income: ~\$74,378

Working-Age Population: ~61% ages 18–64

Economic & Housing Indicators ZILLOW

Median Home Value: ~\$261,400

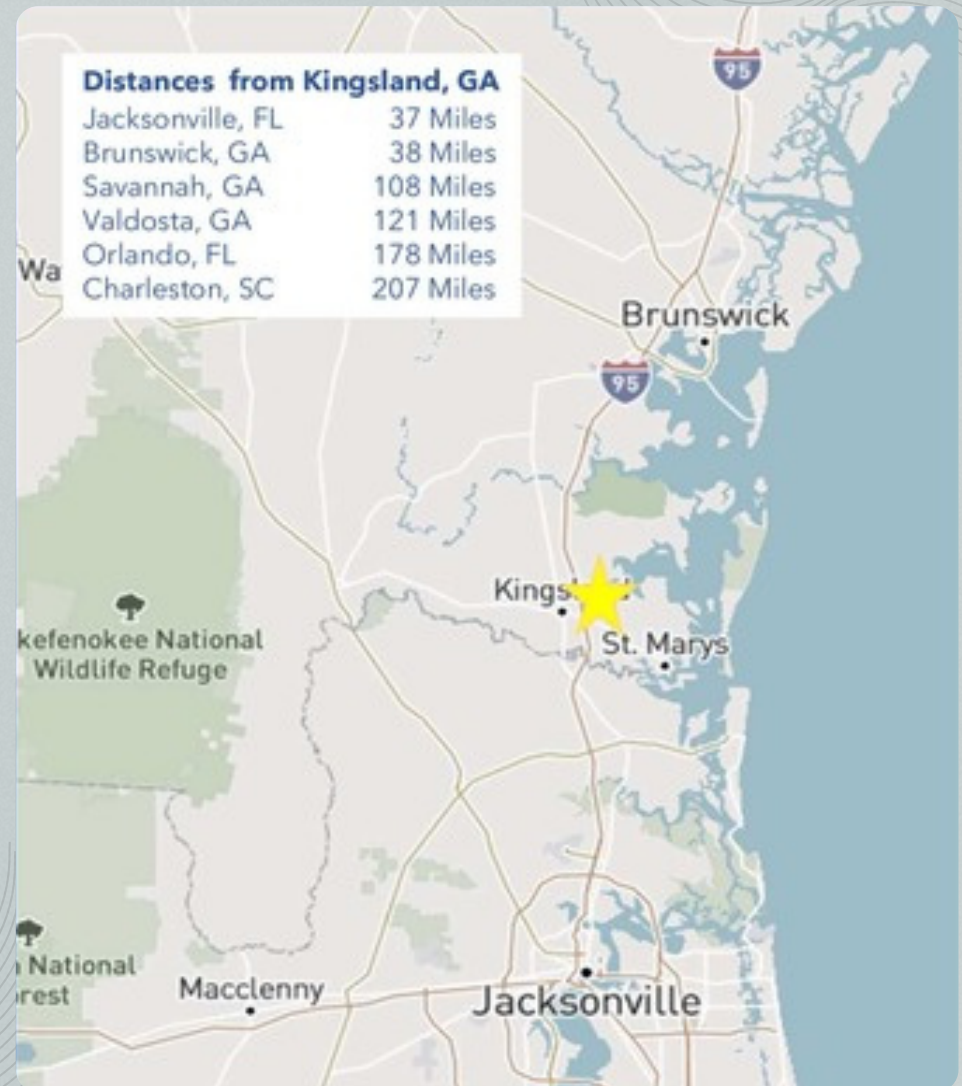
Poverty Rate: ~11.1%

Homeownership Rate: ~67.8%

Median Gross Rent: ~\$1,235

Retail Sales: ~\$1.03 billion annually

Employer Establishments: ~947



Statistics based on 2024 US Census Report

Area

COMMERCIAL GROWTH & POTENTIAL

Kingsland has experienced tremendous retail growth in the last 5 years, with continued development supported and encouraged by local municipalities. CAMDEN COMMONS offers a central, high traffic location for big box retail that is missing from SE Georgia.

LOCAL COMMERCIAL DEVELOPMENT

RECENT OPENINGS:

Texas Roadhouse: Popular national steakhouse chain

Cook Out: Fast-growing regional burger chain known for its char-grilled burgers, BBQ, hot dogs, milkshakes, and value menu.

Publix (Market at Kings Bay Retail Center):

(Opened January 2026)
+/-55,000 sq. ft. anchor retail center with pharmacy, deli, bakery, and full-service grocery offerings. Market at Kings Bay offers additional retail spaces connected to the main Publix location, with new restaurants and retail confirmed and under construction.

ALDI: Grocery chain expansion into the market.

Marshalls: National off-price retail chain added to local shopping options.

COMING SOON:

Publix (Market at Laurel Island):
Estimated to start construction in the next 12 months. Located at the corner of Laurel Island Parkway and Gross Road



Map Of AREA RETAIL - BUSINESS - BUILDERS



Why CAMDEN COUNTY, GEORGIA?

Direct Access to I-95, with Close Proximity to Jacksonville, Savannah, and the Georgia Ports

Easy access to Rail and Airport Services

Pro-Business Climate and Available Workforce

Active Support from Local Leadership and Development Authorities

Affordable Land and Space for Growth

Strong Partnerships with Education, Workforce Training Institutions, & the Kings Bay Naval Base

