

FOR SALE | FOR LEASE

# ±6.50 ACRES

1566 Boone Street, Kingsland, GA 31548

±3.53 ACRES OF  
DEVELOPABLE LAND



## ±3.53 ACRES AVAILABLE FOR SALE OR LEASE

EXCLUSIVE RETAIL LEASING

### KATZ & ASSOCIATES

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# Property Overview

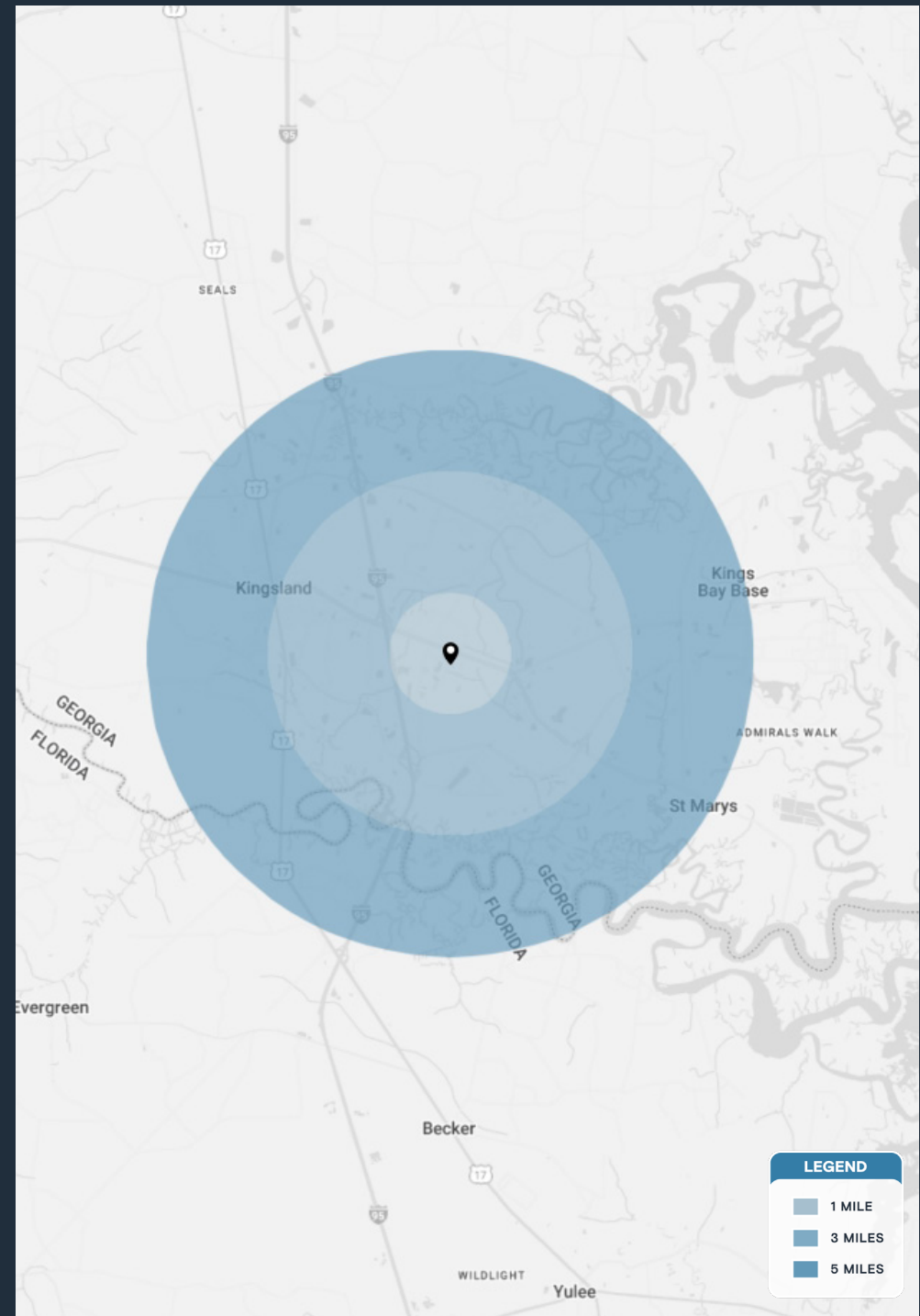
## HIGHLIGHTS

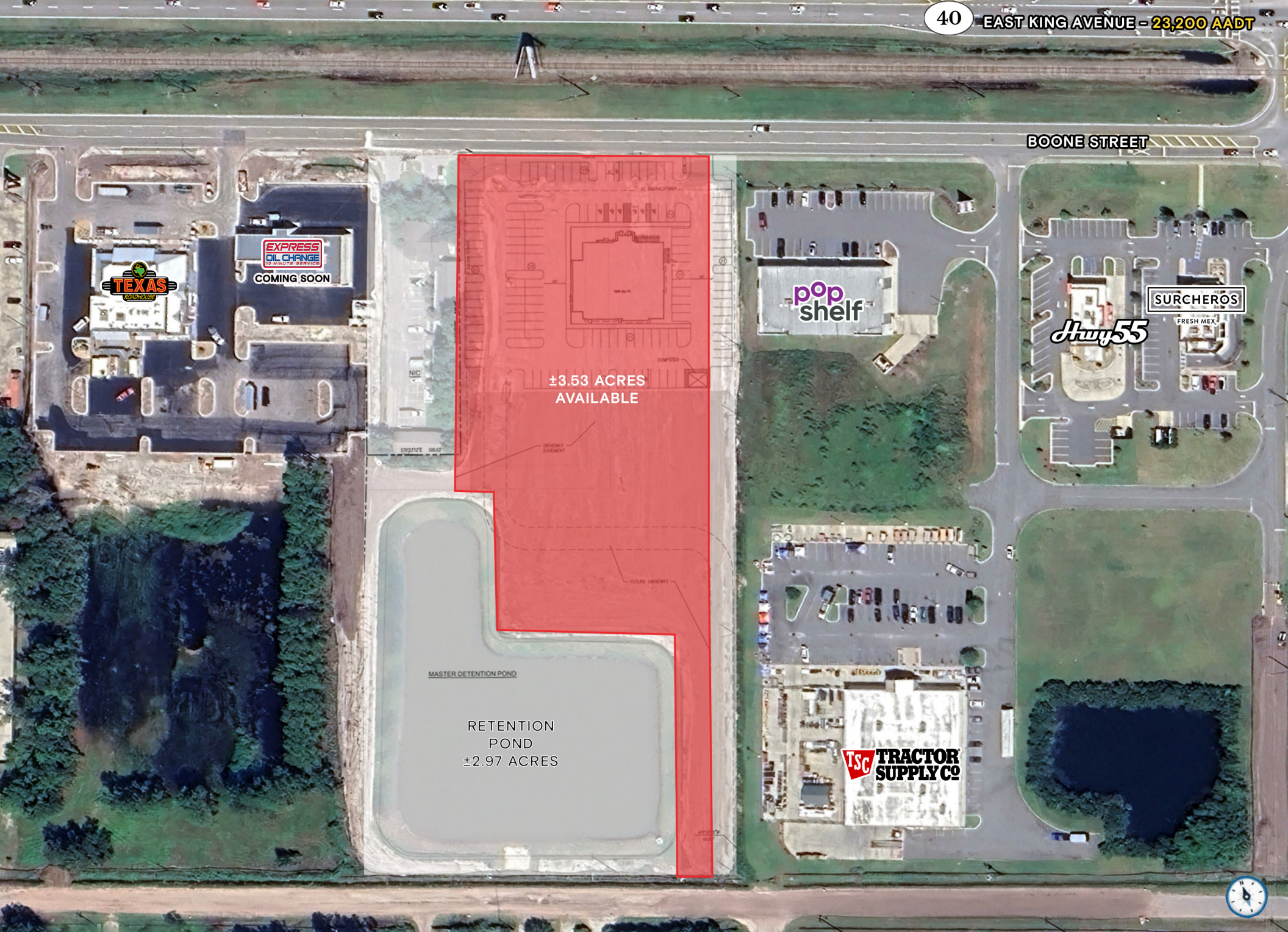
- Total of ±6.50 acres with a total of ±3.53 acres of developable land
- ±3.53 acres available for sale or lease
- Rail line in front of site has infrequent activity
- The site is 5.6 miles from Kings Bay Naval Base, which has an estimated population of 8,000
- Full access to Boone Street with traffic signals at Haddock Road and Middle School Road
- Southeast Georgia Health System - Camden Campus is 1.7 miles from the site and has 40 beds with approximately 130 employees
- Approximately 1.2 miles from I-95 with an estimated 64,200 AADT
- High average household income of \$88,379 within a 3 mile radius
- The daytime population within a 5 mile radius is 11,515

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	1,867	19,353	40,401
HOUSEHOLDS	670	7,327	14,923
EMPLOYEES	577	5,574	11,515
AVERAGE HH INCOME	\$92,011	\$88,379	\$88,067

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	6,170	28,122	42,514
HOUSEHOLDS	2,201	10,423	15,668
EMPLOYEES	1,686	8,807	14,445
AVERAGE HH INCOME	\$91,525	\$89,961	\$86,866







## Contact Brokers

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