

SCRANTON LANDING

RETAIL AND OFFICE SPACE FOR LEASE
650 - 664 SCRANTON ROAD, BRUNSWICK GA 31520

THE PROPERTY

Location **650 - 664 Scranton Road
Brunswick, GA 31520**

County **Glynn**

HIGHLIGHTS

- Retail and office space with elevator access available for lease
- Scranton Landing is a 37,800 SQFT Commercial Complex on almost 3 acres with a wide variety of tenants including Troy University, Coastal Vein Center, Golden Isles Homecare, Island Lotus Health & Wellness, Express Employment Personnel, and many others.
- This corner property is in a highly desirable location off Scranton Road and Golden Isle Parkway.
- This is a heavily traveled area with great visibility from Golden Isle Parkway and is directly across the street from Glynn Place Mall, shopping and restaurants.
- The 2 parcels include 4 buildings with suites that vary in size from 900 SQFT to 5,400 SQFT.
- Scranton Road AADT: 9,210 cars; Golden Isle Parkway AADT: 28,100 cars



POPULATION

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| 5,251 | 30,091 | 49,867 |

AVERAGE HOUSEHOLD INCOME

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| \$68,485 | \$68,472 | \$68,117 |

NUMBER OF HOUSEHOLDS

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| 2,442 | 11,886 | 19,558 |

| Suite | Tenant | Floor | Square Feet | Rent Per SF (Annual) | Lease Type | Notes |
|---------|--------|-------|-------------|----------------------|----------------|------------------------------------|
| 650-E | Vacant | 1 | +/- 930 SF | \$14 | Modified Gross | Rent: \$1,085 per month. 1st floor |
| 664-107 | Vacant | 1 | +/- 1800 SF | \$14 | Modified Gross | Rent: \$2,100 per month. 1st floor |
| 650-M | Vacant | 1 | +/- 2400 SF | \$14 | Modified Gross | Rent: \$2,800 per month. 1st floor |

| Suite Tenant | Floor | Square Feet | Rent Per SF (Annual) | Lease Type | Notes |
|----------------------|-------|-------------|----------------------|----------------|---|
| 664-202 Vacant | 2 | +/- 1200 SF | \$14 | Modified Gross | Rent: \$1,400 per month. 2nd floor with elevator access |
| 664-203 Vacant | 2 | +/- 1200 SF | \$14 | Modified Gross | Rent: \$1,400 per month. 2nd floor with elevator access |
| 664-205 Vacant | 2 | +/- 1200 SF | \$14 | Modified Gross | Rent: \$1,400 per month. 2nd floor with elevator access |
| 664-206/207 Occupied | 2 | +/- 3000 SF | \$14 | Modified Gross | Rent: \$3,500 per month. 2nd floor with elevator access. Available 1/1/25 |

PROPERTY FEATURES

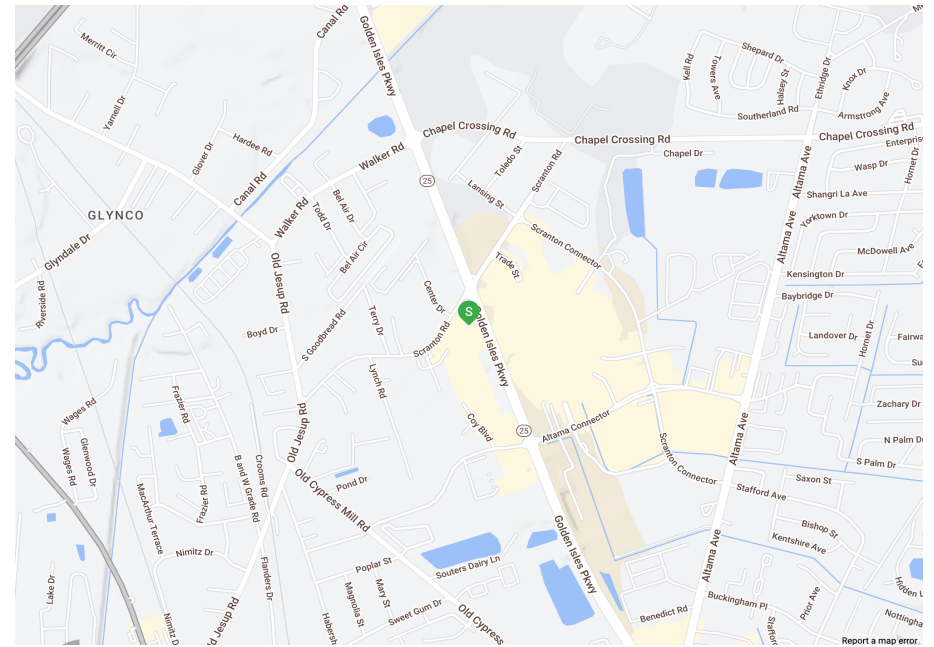
| | |
|---------------------|--------|
| BUILDING SF | 37,800 |
| LAND ACRES | 2.97 |
| YEAR BUILT | 1995 |
| ZONING TYPE | GC |
| BUILDING CLASS | C |
| NUMBER OF STORIES | 2 |
| NUMBER OF BUILDINGS | 4 |
| CORNER LOCATION | Yes |



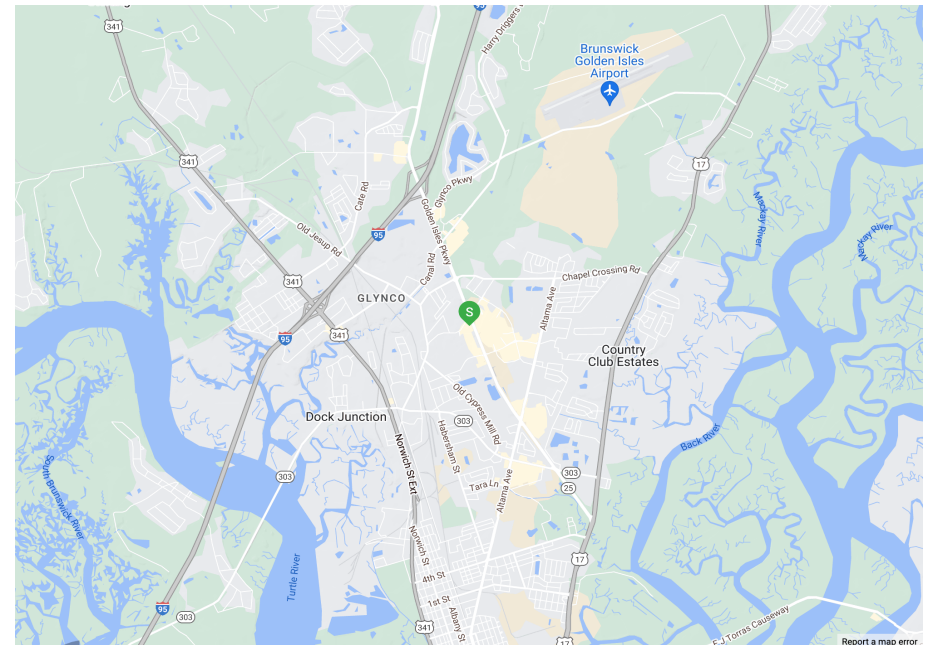
About Brunswick, GA

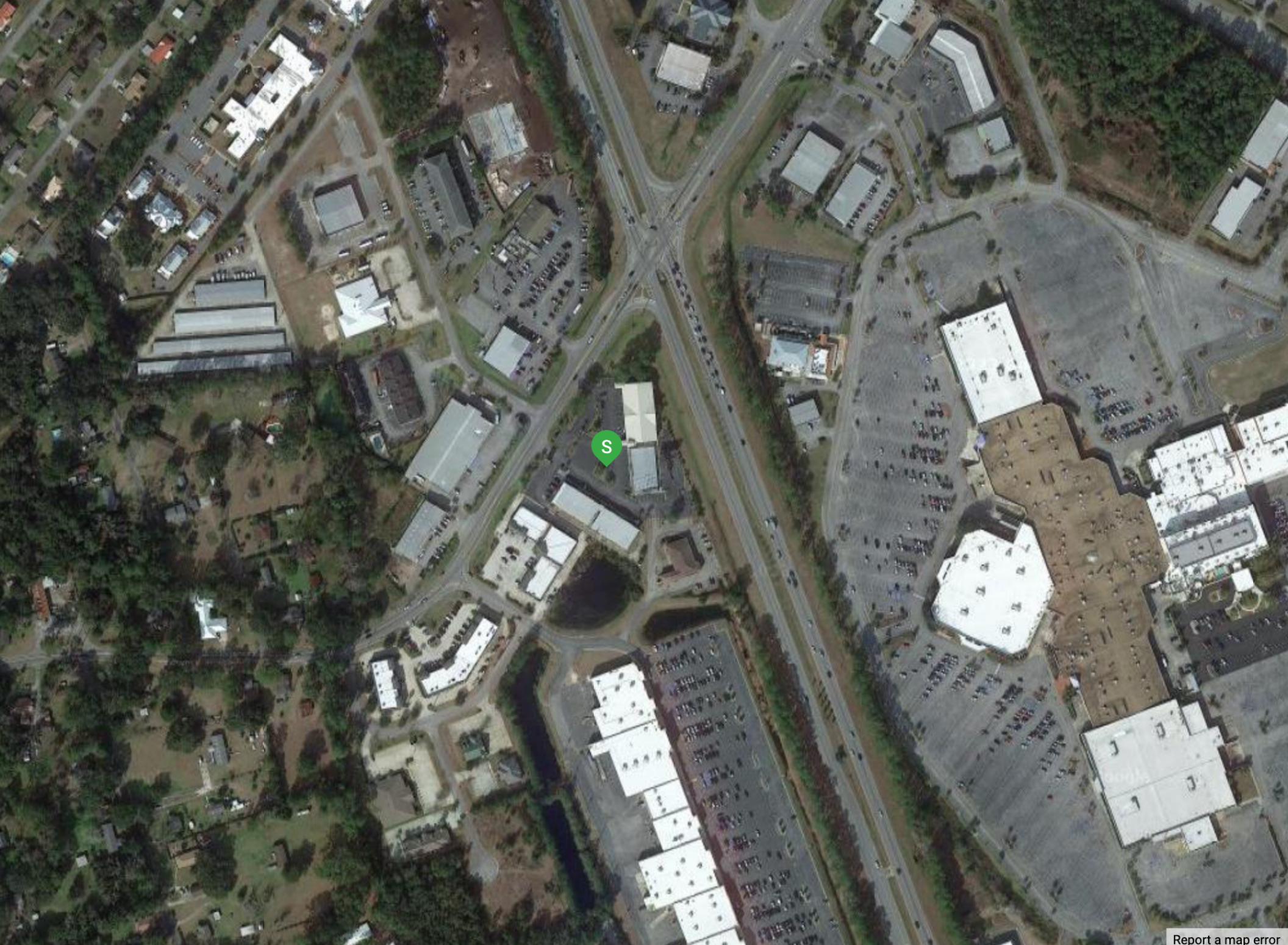
- Brunswick is situated on the mainland of Georgia, near the Atlantic Ocean. It is part of the Golden Isles, a group of barrier islands along the coast.
- The city is home to one of the busiest deepwater ports on the East Coast, the Port of Brunswick. The port plays a crucial role in the region's economy, handling a variety of cargo, including automobiles, machinery, and forest products.
- The presence of the port contributes significantly to the local economy, creating jobs and fostering trade. Industries related to shipping, manufacturing, and logistics are prominent in the area.
- Brunswick has a charming historic downtown area with Victorian-style architecture. The city's historic district is known for its picturesque streets, shops, and restaurants.
- The city is surrounded by the scenic Marshes of Glynn, which inspired the famous poem of the same name written by Sidney Lanier. The marshes are a distinctive feature of the coastal landscape.
- Brunswick is in close proximity to St. Simons Island, one of the barrier islands known for its beautiful beaches, historic sites, and outdoor recreational opportunities.
- The city is home to the College of Coastal Georgia, a public four-year institution that offers a range of undergraduate degree programs.
- Located nearby in St. Marys, Georgia, Naval Submarine Base Kings Bay is home to a strategic nuclear submarine fleet. While not in Brunswick itself, it has an impact on the broader regional economy.

Locator Map



Regional Map






















GLYNN PLACE




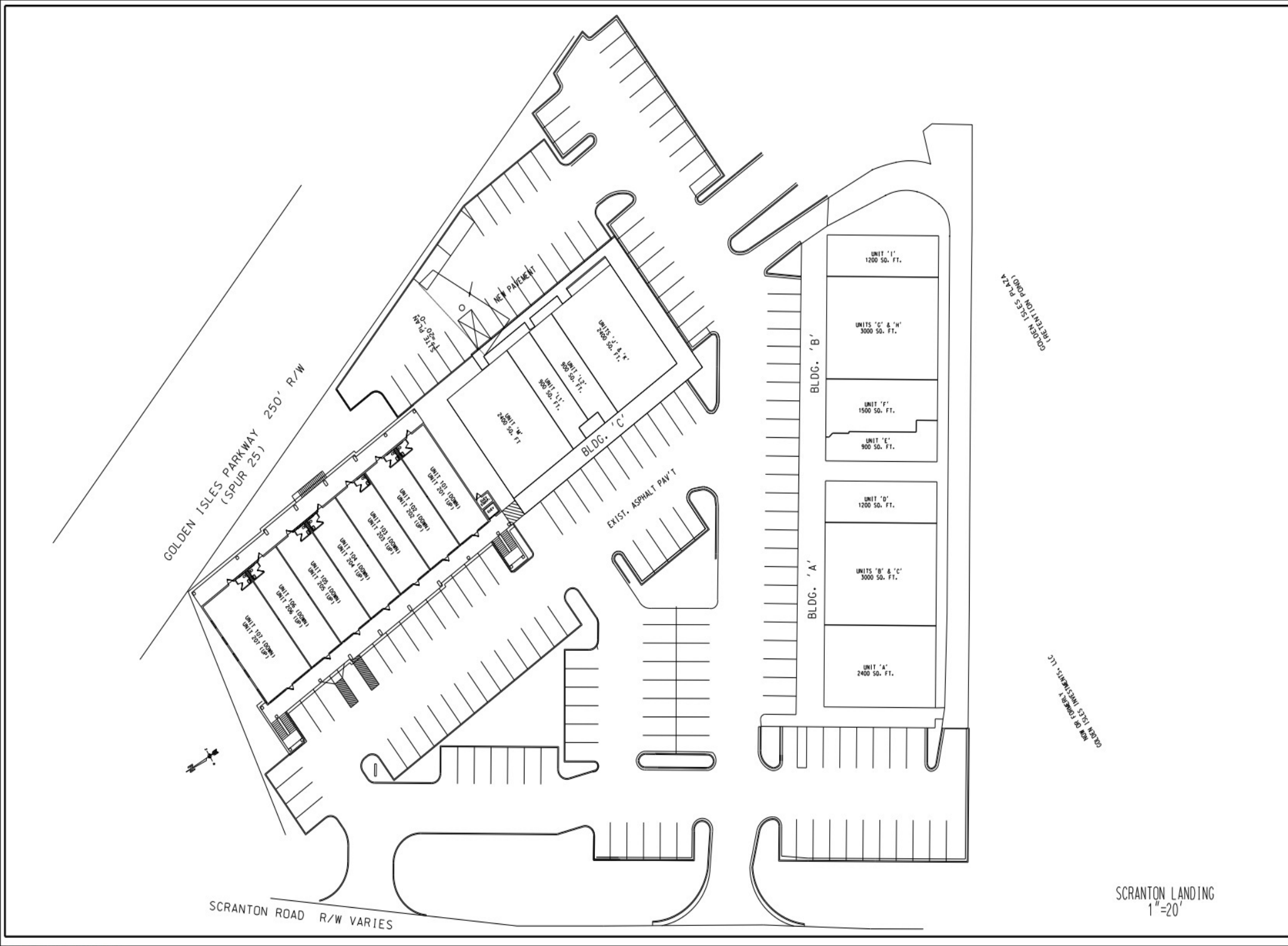




 28,100 AADT

Scranton Landing

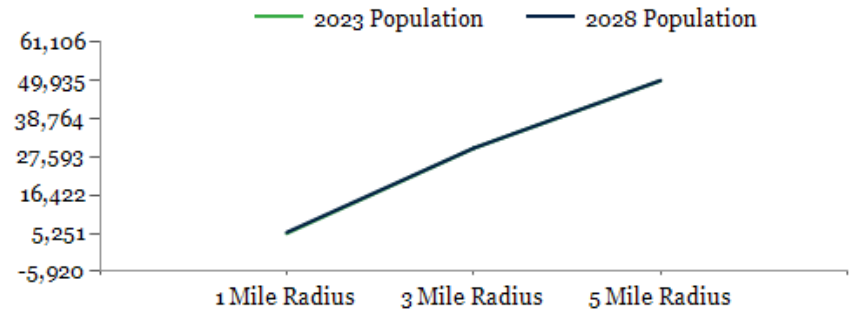
 9,210 AADT



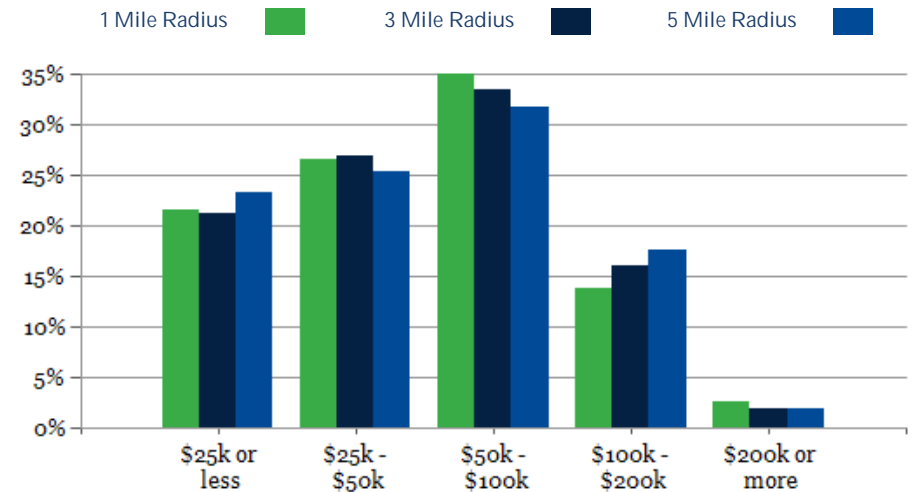
| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|--------|--------|--------|
| 2000 Population | 3,710 | 24,614 | 40,510 |
| 2010 Population | 4,718 | 28,042 | 47,684 |
| 2023 Population | 5,251 | 30,091 | 49,867 |
| 2028 Population | 5,530 | 30,160 | 49,935 |
| 2023-2028: Population: Growth Rate | 5.20% | 0.25% | 0.15% |

| 2023 HOUSEHOLD INCOME | 1 MILE | 3 MILE | 5 MILE |
|-----------------------|----------|----------|----------|
| less than \$15,000 | 291 | 1,299 | 2,533 |
| \$15,000-\$24,999 | 239 | 1,231 | 2,024 |
| \$25,000-\$34,999 | 337 | 1,159 | 2,024 |
| \$35,000-\$49,999 | 315 | 2,053 | 2,956 |
| \$50,000-\$74,999 | 418 | 2,161 | 3,327 |
| \$75,000-\$99,999 | 437 | 1,826 | 2,878 |
| \$100,000-\$149,999 | 292 | 1,526 | 2,770 |
| \$150,000-\$199,999 | 48 | 393 | 674 |
| \$200,000 or greater | 66 | 237 | 372 |
| Median HH Income | \$51,628 | \$51,576 | \$51,244 |
| Average HH Income | \$68,485 | \$68,472 | \$68,117 |

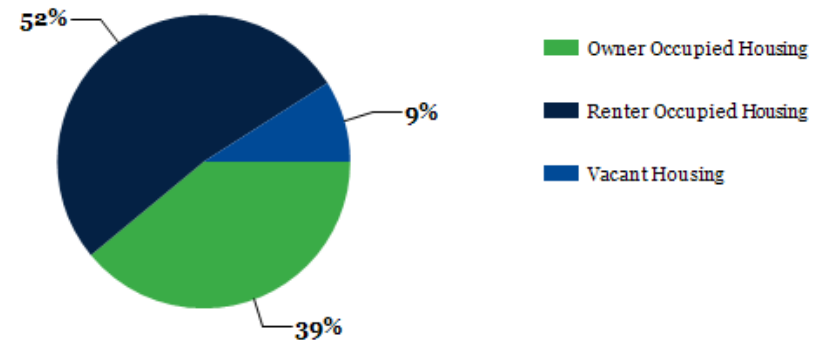
| HOUSEHOLDS | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|--------|--------|--------|
| 2000 Total Housing | 1,726 | 10,524 | 17,432 |
| 2010 Total Households | 2,034 | 10,834 | 18,111 |
| 2023 Total Households | 2,442 | 11,886 | 19,558 |
| 2028 Total Households | 2,602 | 12,069 | 19,795 |
| 2023 Average Household Size | 2.14 | 2.39 | 2.44 |
| 2023-2028: Households: Growth Rate | 6.40% | 1.55% | 1.20% |



2023 Household Income

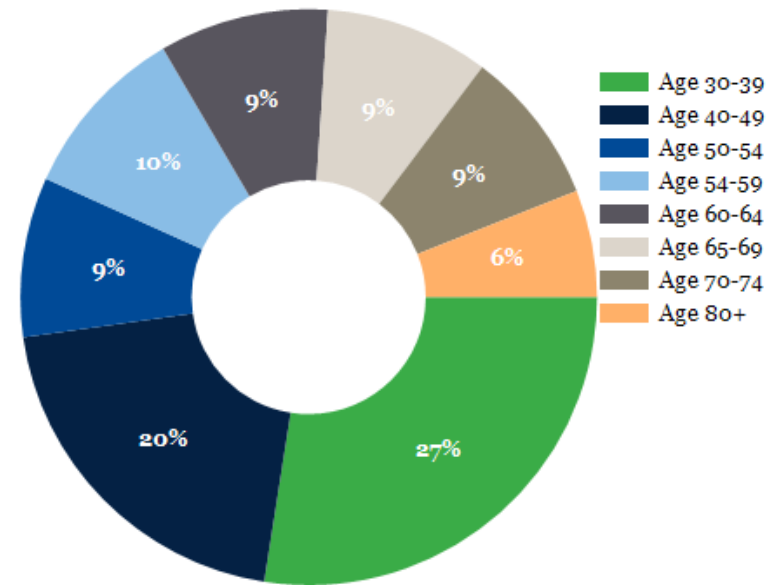


2023 Own vs. Rent - 1 Mile Radius

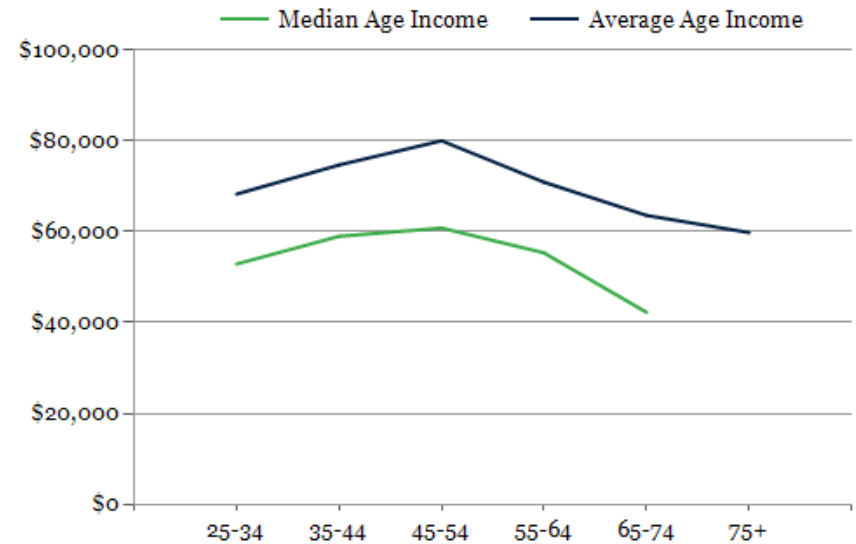


Source: esri

| 2023 POPULATION BY AGE | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|--------|--------|--------|
| 2023 Population Age 30-34 | 446 | 2,180 | 3,457 |
| 2023 Population Age 35-39 | 362 | 1,952 | 3,175 |
| 2023 Population Age 40-44 | 314 | 1,795 | 3,038 |
| 2023 Population Age 45-49 | 283 | 1,633 | 2,719 |
| 2023 Population Age 50-54 | 264 | 1,683 | 2,870 |
| 2023 Population Age 55-59 | 289 | 1,755 | 3,005 |
| 2023 Population Age 60-64 | 279 | 1,762 | 3,100 |
| 2023 Population Age 65-69 | 271 | 1,643 | 2,827 |
| 2023 Population Age 70-74 | 256 | 1,474 | 2,428 |
| 2023 Population Age 75-79 | 177 | 1,054 | 1,687 |
| 2023 Population Age 80-84 | 129 | 826 | 1,223 |
| 2023 Population Age 85+ | 113 | 998 | 1,358 |
| 2023 Population Age 18+ | 4,034 | 23,462 | 38,409 |
| 2023 Median Age | 37 | 39 | 39 |
| 2028 Median Age | 38 | 40 | 40 |



| 2023 INCOME BY AGE | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|----------|----------|----------|
| Median Household Income 25-34 | \$52,894 | \$54,248 | \$53,987 |
| Average Household Income 25-34 | \$68,295 | \$68,543 | \$67,680 |
| Median Household Income 35-44 | \$58,997 | \$58,437 | \$58,646 |
| Average Household Income 35-44 | \$74,715 | \$76,445 | \$76,124 |
| Median Household Income 45-54 | \$60,819 | \$62,447 | \$64,078 |
| Average Household Income 45-54 | \$80,037 | \$80,543 | \$80,980 |
| Median Household Income 55-64 | \$55,348 | \$55,604 | \$55,387 |
| Average Household Income 55-64 | \$70,916 | \$71,933 | \$72,148 |
| Median Household Income 65-74 | \$42,254 | \$44,307 | \$44,404 |
| Average Household Income 65-74 | \$63,608 | \$61,923 | \$62,229 |
| Average Household Income 75+ | \$59,824 | \$53,606 | \$51,006 |



Scranton Landing

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from One Alliance Companies and it should not be made available to any other person or entity without the written consent of One Alliance Companies.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to One Alliance Companies. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective tenants, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. One Alliance Companies has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, One Alliance Companies has not verified, and will not verify, any of the information contained herein, nor has One Alliance Companies conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Listed By



Kasandra Brew Blum

One Alliance Companies
Leasing Specialist
(704) 765-4620
leasing@onealliancecompanies.com

