



Property Overview

Lanier Plaza sits along the highly trafficked Glynn Avenue. The highly trafficked thoroughfare provides regional connectivity and excellent visibility while the property's three points of ingress/egress provide easy accessibility. Anchored by Winn-Dixie, Dollar Tree, RentA-Center and Habitat for Humanity. The majority of center's customers live within a 5-minute drive time, thousands of annual customers are observed to be traveling 10+ minutes to Lanier Plaza.

Co-Tenants

Winn Dixie
Tuesday Morning
Dollar Tree



For Leasing Information Contact

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Property Location

Located along I-95, the east coast Artery of Commerce connecting Maine to Miami. Lanier Plaza sits as the last grocery-anchored shopping center prior to the Sidney Lanier Bridge pulling consumers traveling North to the center and South towards Jekyll Island and Piney Bluff.



Marketing Demographics

Demographics	3-Mile	10-Mile	15-Mile
Total Population	8,880		
Households	3,197		
Avg. Income	\$43,487		

Traffic Count

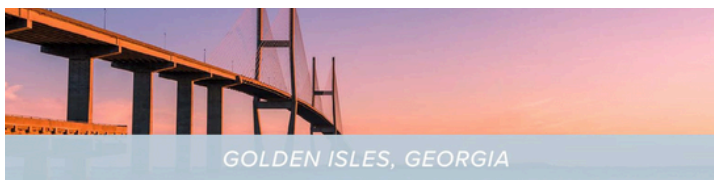


Roughly 26,000 vehicles travel per day on Glynn Avenue, connecting Main to Miami

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GOLDEN ISLES' TOP 5 EMPLOYERS BY EMPLOYEE COUNT

SE GEORGIA HEALTH SYSTEM

2,691

GLYNN COUNTY SCHOOL SYSTEM

1,941

SEA ISLAND COMPANY

1,762

FEDERAL LAW ENFORCEMENT

1,051

GLYNN COUNTY GOVERNMENT

900

316

BEDS AT SOUTHEAST GEORGIA HEALTH SYSTEM'S BRUNSWICK HEADQUARTERS HOSPITAL

I-95

LOCATED ALONG I-95, THE EAST COAST ARTERY OF COMMERCE CONNECTING MAINE TO MIAMI

\$1.6B

ECONOMIC IMPACT OF OVERNIGHT VISITORS TO THE GOLDEN ISLES, DAY VISITORS WITH AN ADDITIONAL \$500M

1.4M

PORT OF BRUNSWICK IS THE #1 PORT FOR NEW AUTO IMPORTS WITH AN ANNUAL CAPACITY OF 1.4M VEHICLES

28%

OF GLYNN COUNTY RESIDENTS HAVE A BACHELOR'S DEGREE OR HIGHER

3.5K

3,546 STUDENTS ATTEND COLLEGE OF COASTAL GEORGIA



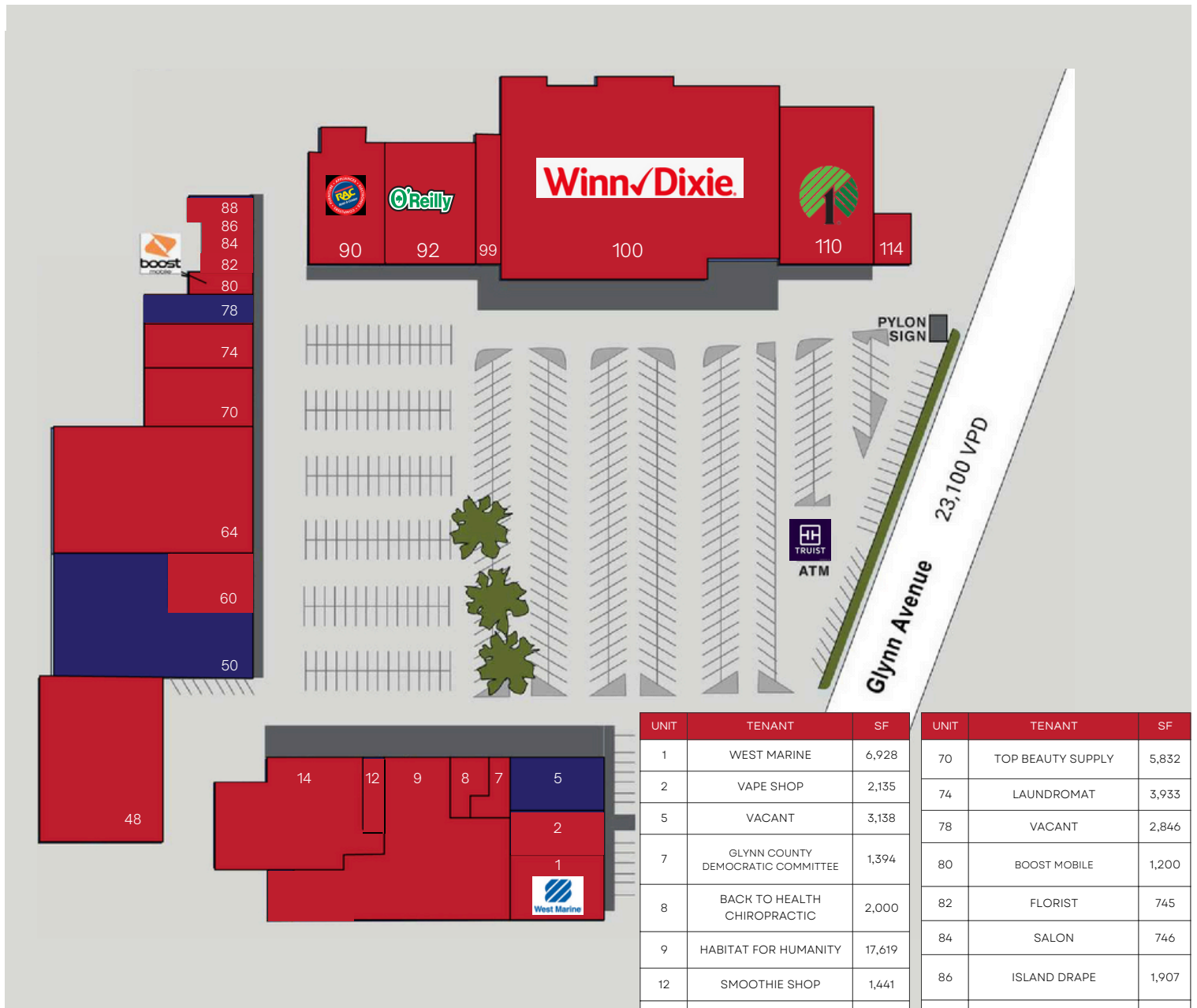
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■ Occupied ■ Vacant

UNIT	TENANT	SF	UNIT	TENANT	SF
1	WEST MARINE	6,928	70	TOP BEAUTY SUPPLY	5,832
2	VAPE SHOP	2,135	74	LAUNDROMAT	3,933
5	VACANT	3,138	78	VACANT	2,846
7	GLYNN COUNTY DEMOCRATIC COMMITTEE	1,394	80	BOOST MOBILE	1,200
8	BACK TO HEALTH CHIROPRACTIC	2,000	82	FLORIST	745
9	HABITAT FOR HUMANITY	17,619	84	SALON	746
12	SMOOTHIE SHOP	1,441	86	ISLAND DRAPE	1,907
14	DRIFTWOOD CABINETRY & WOODWORKING	9,990	90	RENT-A-CENTER	5,561
48	DECORUM CABINETRY & FLOORING	15,037	92	O'REILLY	10,896
50	VACANT	27,471	99	BRUNSWICK POLICE DEPT.	2,093
60	THRIFT SHOP	3,809	100	WINN DIXIE	44,830
64	ROSE EXPRESS	21,600	110	DOLLAR TREE	8,640
ATM	TRUIST BANK	-	114	GOLDEN ISLES LIQUOR	1,702

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