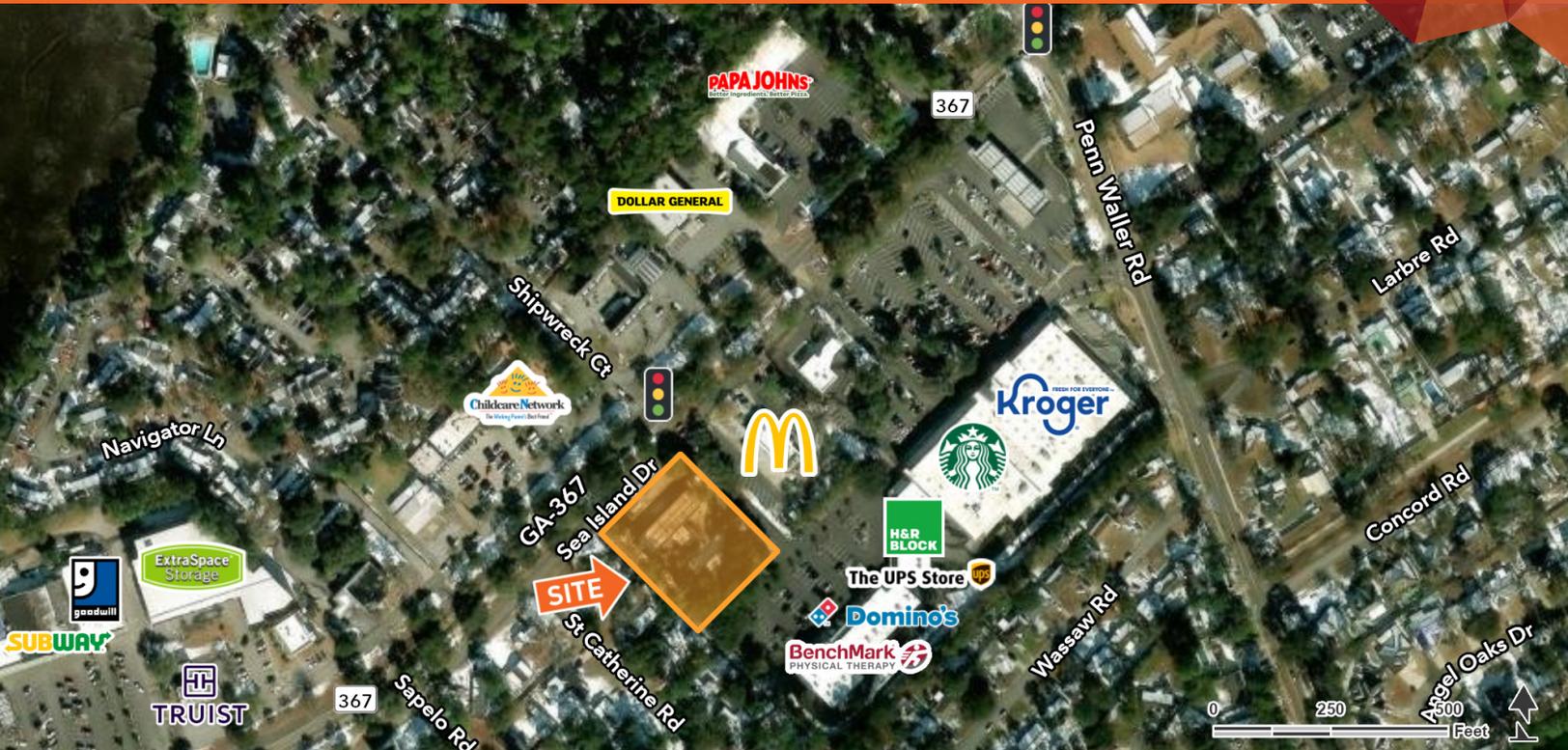


FORMER CIRCLE K

FOR LEASE

435 JOHNNY MERCER BLVD., WILMINGTON ISLAND, GA 31410



LOCATION DESCRIPTION

Situated directly on Johnny Mercer Blvd, the primary commercial corridor serving Wilmington Island in the Savannah MSA

PROPERTY HIGHLIGHTS

- Freestanding former gas station on a 1 AC pad site with dedicated monument signage
- Premier outparcel positioning in the Kroger anchored Island Shopping Center
- Strong accessibility with multiple ingress/egress at a signalized intersection
- Wilmington Island draws demand from both a stable local customer base and seasonal traffic traveling to and from Tybee Island



DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
2025 Total Population	21,513	30,811	168,254
2025 Daytime Population	15,597	22,945	199,101
2025 Median HH Income	\$97,868	\$95,170	\$67,839

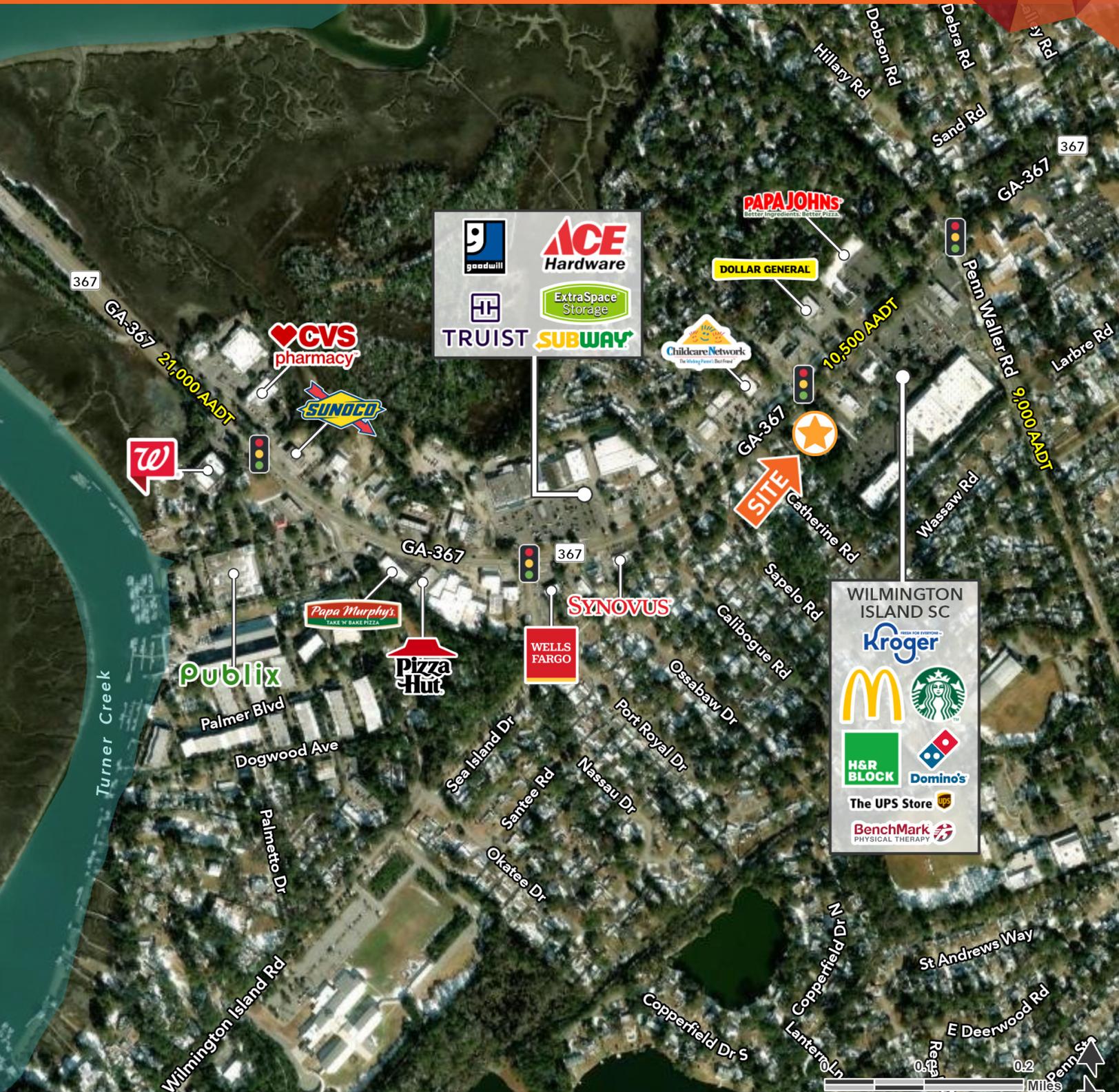


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