



KINGS BAY VILLAGE SHOPPING CENTER

101-201 City Smitty Drive, St. Marys GA. 31558

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FOR LEASE

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Kings Bay Village Shopping Center

*125,727 Square Foot Retail Center.

*Located in City of St Marys GA. on the borders of Jacksonville Florida.

*Anchored by Belk Store & City Hall of St Marys and Senior Activity Center.

*Traffic Counts of \$35,000 Approx. Vehicles per day.

*Signalized Intersection with good access.

*Middle School in front of the Plaza. 1,088 student.

Naval Submarine Base, 3.2 miles & employs approximately 9,000 active-duty.

*Nationals chain near the Shopping Center.

- | | |
|------------------|---------------|
| -Dollar Tree | -Subway |
| -Winn Dixie | -Burger King |
| -Bank of America | -Cvs Pharmacy |
| -Cvs Pharmacy | -Bealls |



WATERS LAND, LLC takes this opportunity to present our property, here are a few details... KINGS BAY VILLAGE Shopping Center is centrally located along the main retail corridor in downtown St. Mary's, a beautiful historic coastal town of Georgia, if you are not a local it's easy to get there, accessible by the heavily traveled Osborne Rd (Highway 40) and Charlie Smith Sr. Hyw (Spur 40), just a few miles from "KINGS BAY" the east coast home to "KINGS BAY NAVAL SUBMARINE BASE".

KINGS BAY VILLAGE Shopping Center is surrounded by a strong mix of national, regional, and local retailers bringing hundreds of employees and promoting crossover shopping. This Shopping Center" is a great location with signage, abundant parking (813+ spaces), and great access points, anchored by BELK DEPARTMENT STORES, some of our tenant family is comprised of the following businesses such as: "Mariner Finance" well known financial Institution, "Habitat for Humanity" community store, Details Barber (Barber Shop), bring the family to try a mix of cuisines starting with "Compa's Mexican Grill", "Golden China", "Horse & Cow Pub" and "Missy's Kitchen" (Soul Food), there's something going for every member of the family even for our 4 footed pals; and Gym 24/7. come visit "Chien D' Amour"(Groomer),and for our inner peace visit Awakening Church of Camden.

Cinema Rentable Square Feet



Details of Rentables Square Feet

- *Area Rentable of 26,804 Sq.Ft.
- *Land Area 4.34
- *Parcel parking lot 230 Approx + 800 Approx in Kings Bay Village Shopping Center.
- *Previous tenant by Georgia Theater Company contract expired 4/1/2024.
- *Building designed for Cinema.
- *9 rooms.
- *Lobby.
- *Tickets office.



Excellent opportunity for investment, includes 9 rooms with stadium-type design, large and comfortable lobby, multiple restrooms, diverse demographics in the nearby towns. The closest cinemas in the sector are located in the State of Florida, 45 minutes away in the City of Yulee Florida, the next one is in Jacksonville Florida 50 minutes away and the closest is in the state of Georgia in the City from Brunswick, 50 minutes away. This ensures that residents of the towns surrounding St Marys are potential consumers of film products.

The premise is located in a growing area on the borders of Jacksonville Florida, giving the possibility to any cinema located in this area to capture the growing population of North Jacksonville and equally the growing population of South Georgia including the City of St Marys, Kingsland, among others.

Currently the City of St Marys has acquired a parcel next to the Cinema that is projected to expand the City of St Marys headquarters, and increase the flow of people in the area.

Naval Submarine Bay "Kings Bay"

Also 7 minutes from the premise is the Naval submarine base "Kings Bay" in South Georgia with approximately 16,000 acres of area and a population of approximately 9,000 military and civilian personnel, this population is important for the film industry since there are no recreational activities in the sector and its surroundings that provide recreation for the inhabitants and their families.

"Kings Bay Naval Submarine Base, located at St. Marys, in Camden County on the south Georgia coast, is the home port for the Atlantic Fleet's most modern nuclear ballistic submarines, the Trident or Ohio-class subs. It is the only navy base with the capability to support the Trident II missile, the most sophisticated nuclear missile designed to be launched from a submarine. The highly secure facility encompasses approximately 16,000 acres, 4,000 of which are protected wetlands."

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Kings bay Village Shopping Center Rentable Sq.Ft Cinema



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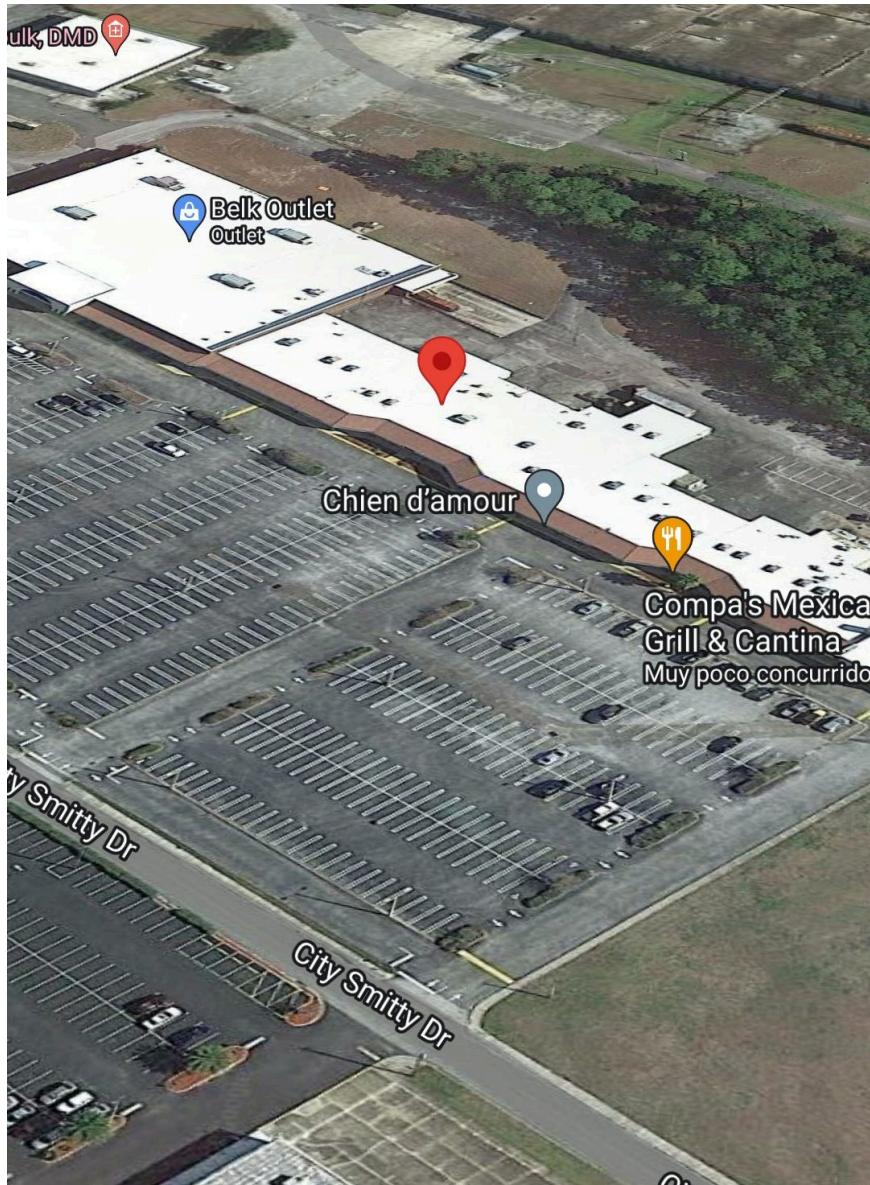
Kings Bay Village Shopping Center Photos



Kings Bay Village Shopping Center Photos



Property Map



Kings Bay Village Shopping Center Anchored Stores



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