

Super 8 Hotel

**1220 Boone Ave Ext
Kingsland, GA 31548**

An economy hotel part of the Wyndham Hotel and Resorts brand at a premier location immediate off the exit ramp of I-95 in Kingsland. The property is in a desirable location at the heart of the market and is at one of the last exit ramps prior to entering the state of Florida.



Property Features

The Super 8 hotel is situated on the busy thoroughfare of Boone Avenue Ext in Kingsland, Georgia. The 80 room property sits on 1.63 acres. It was built in 1975 and underwent renovation in 2023.

The property is situated on a main thoroughfare in Kingsland, with numerous fast casual restaurants, gas and convenience stations, as well as various hotel options.

Key amenities of the property include:

- On-site parking
- Guest laundry facilities
- Community pool
- Desirable location immediate off of I-95

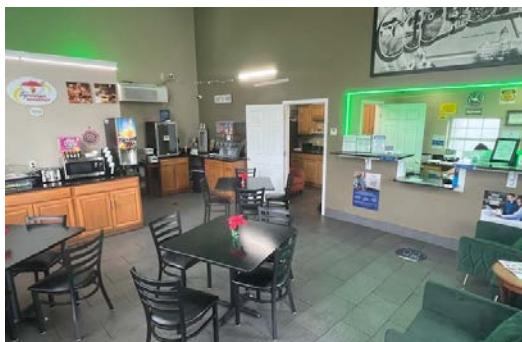
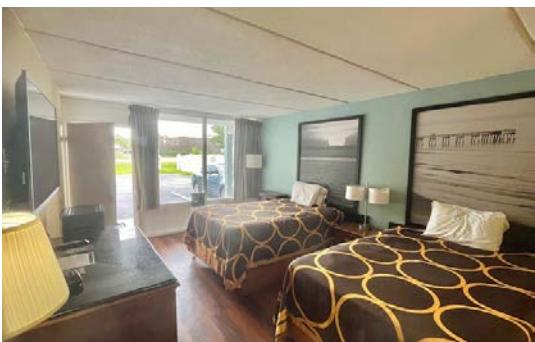
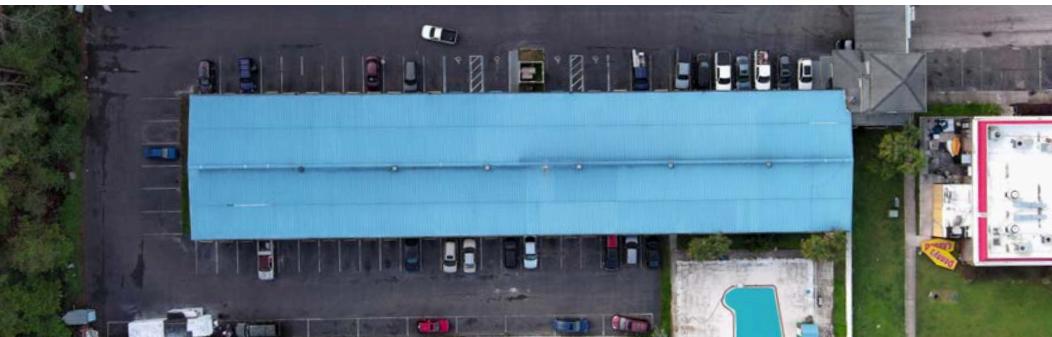
Property Details

Sale Price	\$3,500,000
Cap Rate	20.84%
2024 NOI	\$729,386
Gross Leaseable Area	±39,600 SF
Number of Rooms	80
Lot Size	±1.63 acres
Year Built/Remodeled	1975/2023

**For more information,
please contact:**

Anthony Paletta
o: 912 547 2746
e: apaletta@naisavannah.com

Rex Benton
o: 912 704 4295
e: rbenton@naisavannah.com



Kingsland Market Overview

Nestled along the southeastern coast of Georgia, Kingsland is a charming and picturesque community known for its Southern hospitality, natural beauty, and close proximity to the stunning coastal waters of the Atlantic. Situated near the Florida border, Kingsland offers a unique blend of Southern charm, strategic location, and community-focused growth, making it an ideal setting for economic development. Known for its quality of life and welcoming atmosphere, the city attracts businesses and talent alike with its combination of affordability and accessibility. Positioned near Jacksonville and major transportation routes, Kingsland is strategically located to support a range of industries, from defense and logistics to tourism.

It is also an emerging business hub with a strong economy anchored by Naval Submarine Base Kings Bay, tourism, and logistics. Its historic downtown offers a mix of retail, dining, and professional services, while proximity to I-95 and major markets enhances its appeal for distribution.

**For more information,
please contact:**

Anthony Paletta
 o: 912 547 2746
 e: apaletta@naisavannah.com

Rex Benton
 o: 912 704 4295
 e: rbenton@naisavannah.com



**For more information,
please contact:**

Anthony Paletta
o: 912 547 2746
e: apaletta@naisavannah.com

Rex Benton
o: 912 704 4295
e: rbenton@naisavannah.com