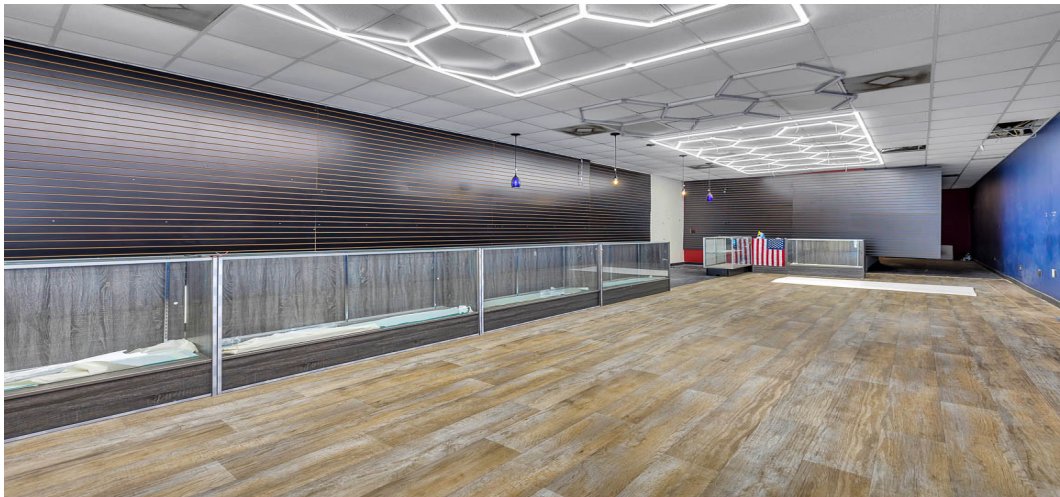


916 Kings Bay Road, St Marys, GA 31558

Unit A

FOR LEASE

Executive Summary



Offering Summary

Lease Rate	\$18.00 SF/yr
Lease Type	NNN
Center Type	Retail/Other
GSF	9,600 SF
SF Available	1,600 SF

Property Overview

Prime commercial lease opportunity at 916 Kings Bay Road, Unit A, St. Marys, GA. Unit A offers approximately 1,600 square feet of flexible retail, office, or service-based space in a high-traffic corridor with excellent visibility and easy access from major roadways. Located within a well-established multi-unit commercial building, this space benefits from strong daily traffic counts, ample parking with spaces both in front and in the rear, and neighboring complementary businesses. The property's layout allows for efficient customization to suit a variety of business needs. Ideal for tenants seeking an affordable, visible location in a growing commercial area. Schedule a showing today to explore the potential of this versatile space.

Property Highlights

- Prime location with high visibility
- Modern, well-maintained building
- Ample parking for customers and staff
- Versatile layout for various retail concepts

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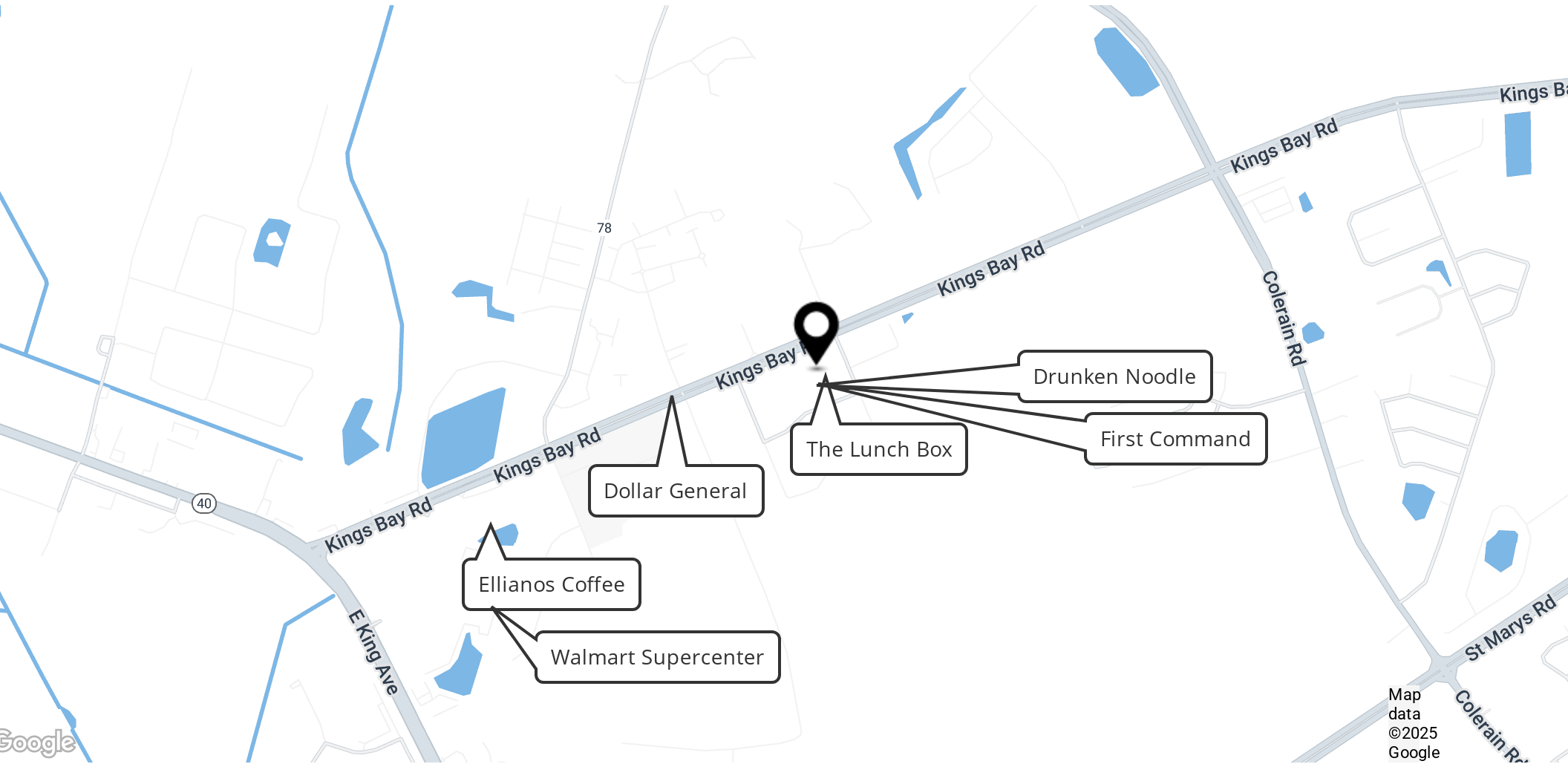
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Unit A

FOR LEASE

Location Map



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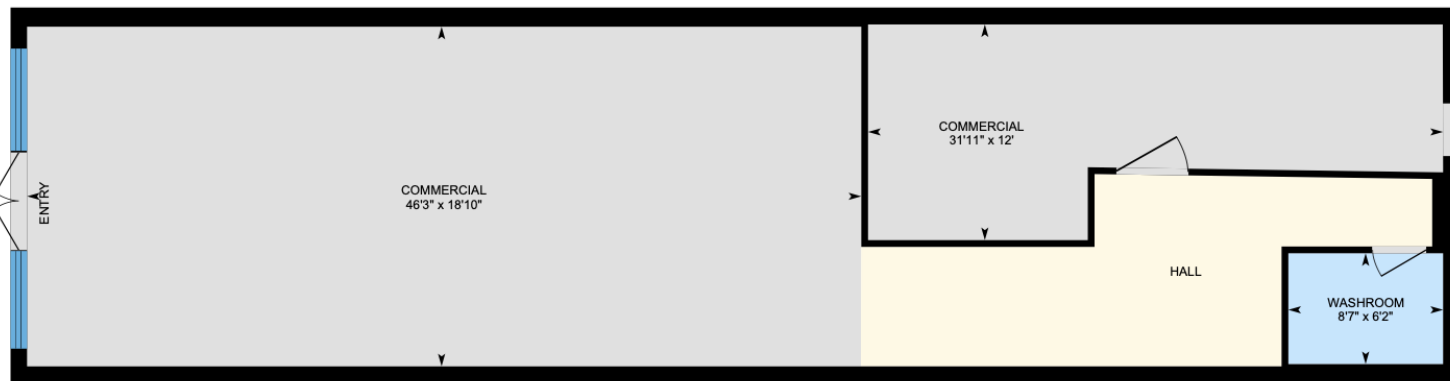
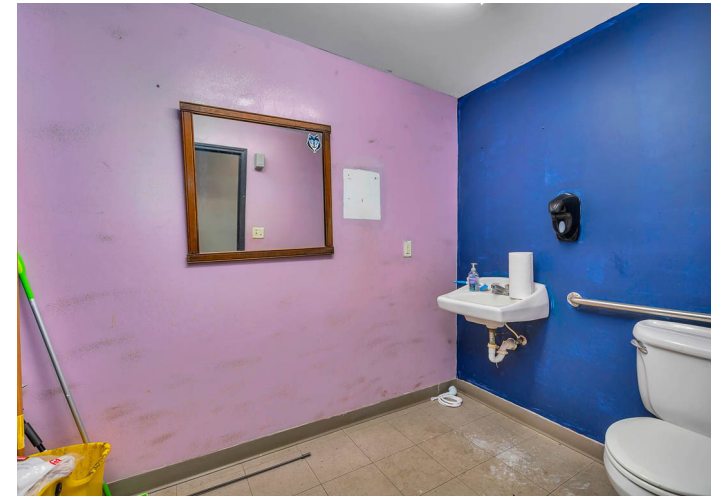
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Unit A

FOR LEASE

Photos & Floor Plan



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Unit A

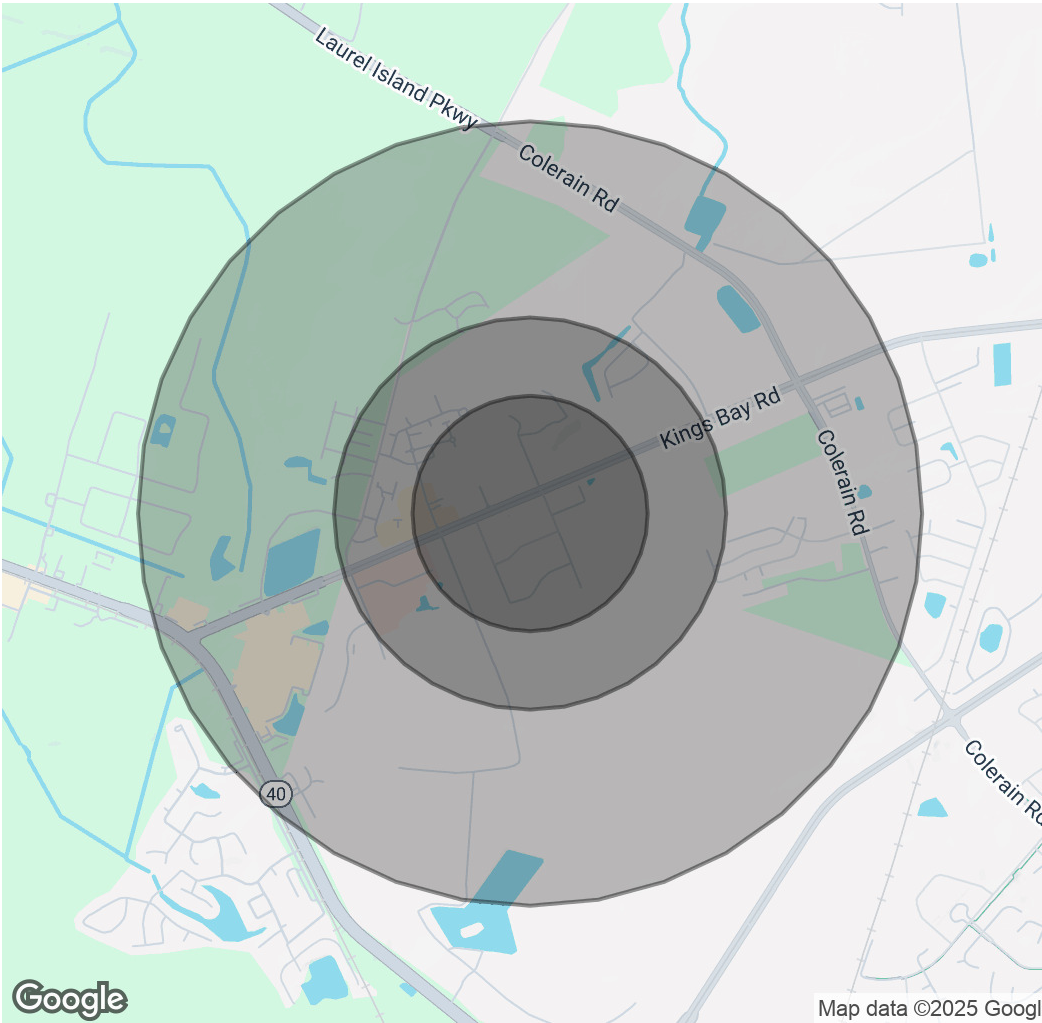
FOR LEASE

Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	209	339	1,226
Average Age	34	34	34
Average Age (Male)	31	31	31
Average Age (Female)	38	37	37

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	93	150	533
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$66,040	\$66,041	\$67,249
Average House Value	\$253,017	\$253,266	\$255,958

Demographics data derived from AlphaMap



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