

±3,500 SF INCOME PRODUCING PROPERTY FOR SALE

700 MALL BLVD | BRUNSWICK GA, 31525



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Broker Compensation Disclaimer: If Buyer is represented by a broker, Buyer shall be solely responsible for payment of any buyer's broker compensation or fee, unless otherwise agreed to in writing.

PROPERTY DETAILS



**±3,500 SF
Total Available**



**Easy Access To
Golden Isles Pkwy
And I-95**



**Year Built:
1998**

Property:	Prime Investment Opportunity w/ Established Credit Tenant in Place
Land:	Adjacent ±0.82-acre parcel in Great Central Glynn Location
Accessibility:	Excellent connectivity with quick access to Interstate 95 and almost direct access to Golden Isles Parkway
Location:	Surrounded by high-quality offices, hotels, retail, and dining options
Parking:	±12 Spaces
Lease:	Lease Expiration 2/28/2031 One option to renew 5 years

PROPERTY SPECIFICS

AADT 29,400 to Hwy 25/Spur Adjacent to Building

0.5 Miles From I-95 (AADT 64,500)

Zoning: PD

Heavy Commercial & Residential Development Nearby

4.1 miles to Brunswick Golden Isles Airport

Price: No Price Set, Call For Guidance

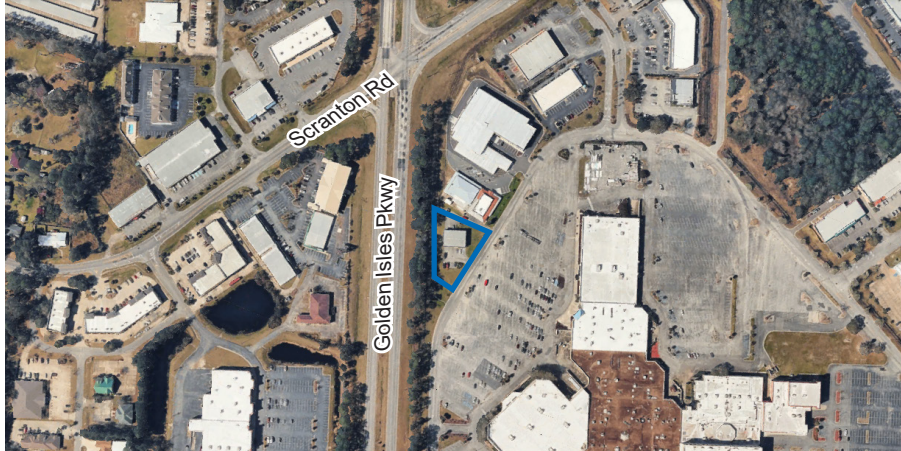
The Brunswick retail market has a vacancy rate of 4.3% as of the third quarter of 2026. Over the past year, the market's vacancy rate has changed by 1.1%, a result of 74,000 SF of net delivered space and -21,000 SF of net absorption.

As of the third quarter of 2026, there is 7,500 SF of retail space under construction in Brunswick. In comparison, the market has averaged 29,000 SF of under construction inventory over the past 10 years. The Brunswick retail market contains roughly 8.2 million SF of inventory. The market has approximately 1.3 million SF of neighborhood center inventory, 550,000 SF of power center inventory, 370,000 SF of strip center inventory, 510,000 SF of mall inventory, and 5.1 million SF of general retail.

PROPERTY PHOTOS



EXCELLENT CONNECTIVITY



Point of Interest	Time	Miles
I-95	5 mins	1.9
Golden Isles Pkwy	1 mins	0.3
Port of Brunswick	18 mins	13.4
Brunswick Golden Isles Airport	9 mins	4.1
Hwy 17	5 mins	2.3
Heart of Brunswick	12 mins	5.6
Federal Law Enforcement Training Center	6 mins	2.3



- ✓ Prime location next to Glynn Place Mall surrounded by established offices, hotels, shopping, and dining—ideal for banking and professional service visibility and convenience.
- ✓ Strategically located with immediate proximity to I-95 and Golden Isles Parkway, providing strong traffic exposure and easy client access