



EXECUTIVE SUMMARY

DENNY'S GROUND LEASE OR SALE

1222 BOONE AVE, KINGSLAND, GA 31548



OFFERING SUMMARY

Sale Price:	\$650,000.00
Ground Lease Rate:	\$75,000 per year (NNN)
Available Building SF:	2,932 SF
Lot Size:	1.62 Acres
Year Built:	2000
Zoning:	C-4
Traffic Count:	18,132
Parking Spaces:	40
Estimated Property Tax:	\$14,476.57
APN:	095009R

[Click Here for Zoning Information](#)

PROPERTY OVERVIEW

Property is available for a ground lease opportunity or sale in a high-traffic commercial corridor, ideal for retail, medical, or a QSR Development. The sale includes the real estate only. Building will be removed by owner.

Please do not alert or contact employees of the current establishment. All showings must be scheduled through the Broker. Contact Brad Parker at (850) 566-2629 with questions.

LOCATION OVERVIEW

Located just off I-95 at Exit 3, this parcel sits in a prime travel corridor in Kingsland, GA. Positioned along Boone Avenue/U.S. Hwy 17, the property benefits from heavy interstate traffic and a consistent flow of local patrons and travelers. Surrounded by hotels, fuel stations, and national QSR brands, this area serves as a central stopping point for visitors travelling to or from Jacksonville, FL and Brunswick, GA.

PRICE REDUCED

Brad Parker
850.566.2629
brad@tlgproperty.com

TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
850.385.6363





LOCATION MAP

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Google

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RETAILER MAP

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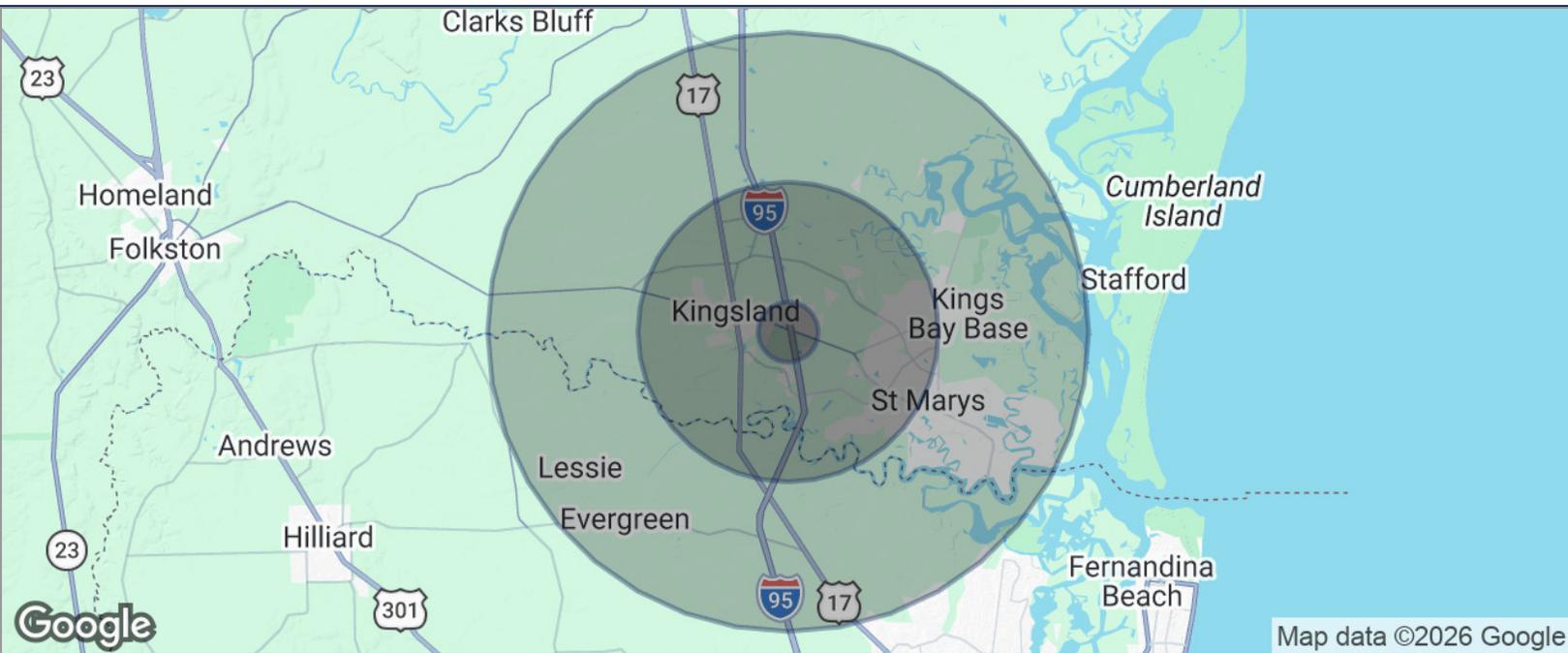




DEMOGRAPHICS MAP

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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,804	31,011	54,476
MEDIAN AGE	35	38	38
MEDIAN AGE (MALE)	34	37	37
MEDIAN AGE (FEMALE)	36	39	39
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,350	11,841	20,236
# OF PERSONS PER HH	2.8	2.6	2.7
AVERAGE HH INCOME	\$87,333	\$92,997	\$92,130
AVERAGE HOUSE VALUE	\$229,914	\$263,355	\$279,161

* Demographic data derived from 2020 ACS - US Census

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