

FOR SALE | FOR LEASE

±6.50 ACRES

1566 Boone Street, Kingsland, GA 31548

±3.53 ACRES OF
DEVELOPABLE LAND



±1.60 ACRES AVAILABLE FOR SALE

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

Nancy Sumner
VICE PRESIDENT
nancysumner@katzretail.com
(404) 561-9447

Katy Figg
VICE PRESIDENT
katyfigg@katzretail.com
(704) 298-9464

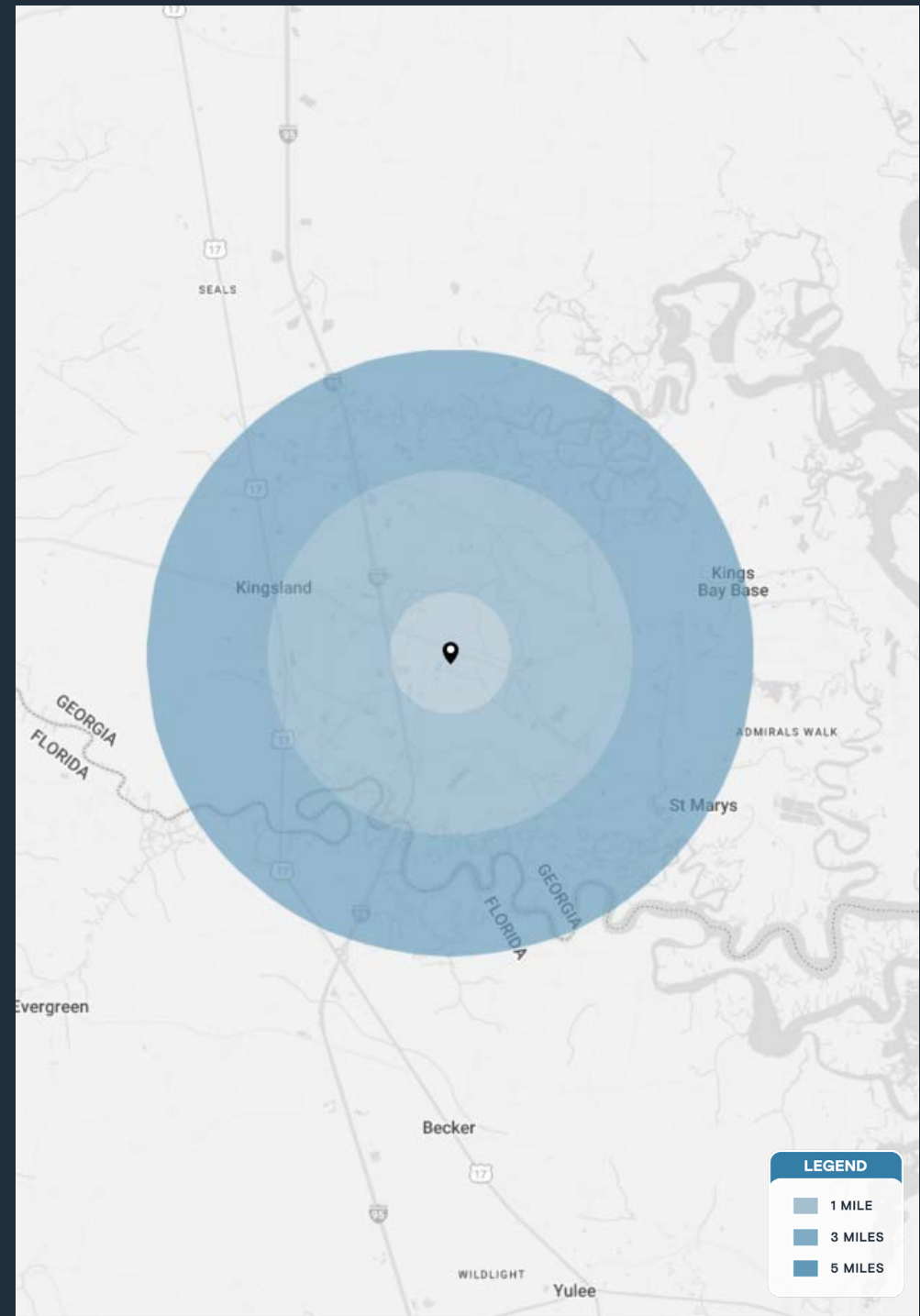
Property Overview

HIGHLIGHTS

- Total of ±6.50 acres with a total of ±3.53 acres of developable land
- ±1.60 acres available for sale
- Rail line in front of site has infrequent activity
- The site is 5.6 miles from Kings Bay Naval Base, which has an estimated population of 8,000
- Full access to Boone Street with traffic signals at Haddock Road and Middle School Road
- Southeast Georgia Health System - Camden Campus is 1.7 miles from the site and has 40 beds with approximately 130 employees
- Approximately 1.2 miles from I-95 with an estimated 64,200 AADT
- High average household income of \$88,379 within a 3 mile radius
- The daytime population within a 5 mile radius is 11,515

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	1,867	19,353	40,401
HOUSEHOLDS	670	7,327	14,923
EMPLOYEES	577	5,574	11,515
AVERAGE HH INCOME	\$92,011	\$88,379	\$88,067

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	6,170	28,122	42,514
HOUSEHOLDS	2,201	10,423	15,668
EMPLOYEES	1,686	8,807	14,445
AVERAGE HH INCOME	\$91,525	\$89,961	\$86,866



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EAST KING AVENUE - 23,200 AADT

TEXAS
COMING SOON

EXPRESS
OIL CHANGE
COMING SOON

FRONT PARCEL
±1.93 ACRES
NEG. LOI

REAR PARCEL
±1.60 ACRES
FOR SALE

RETENTION
POND
±2.97 ACRES

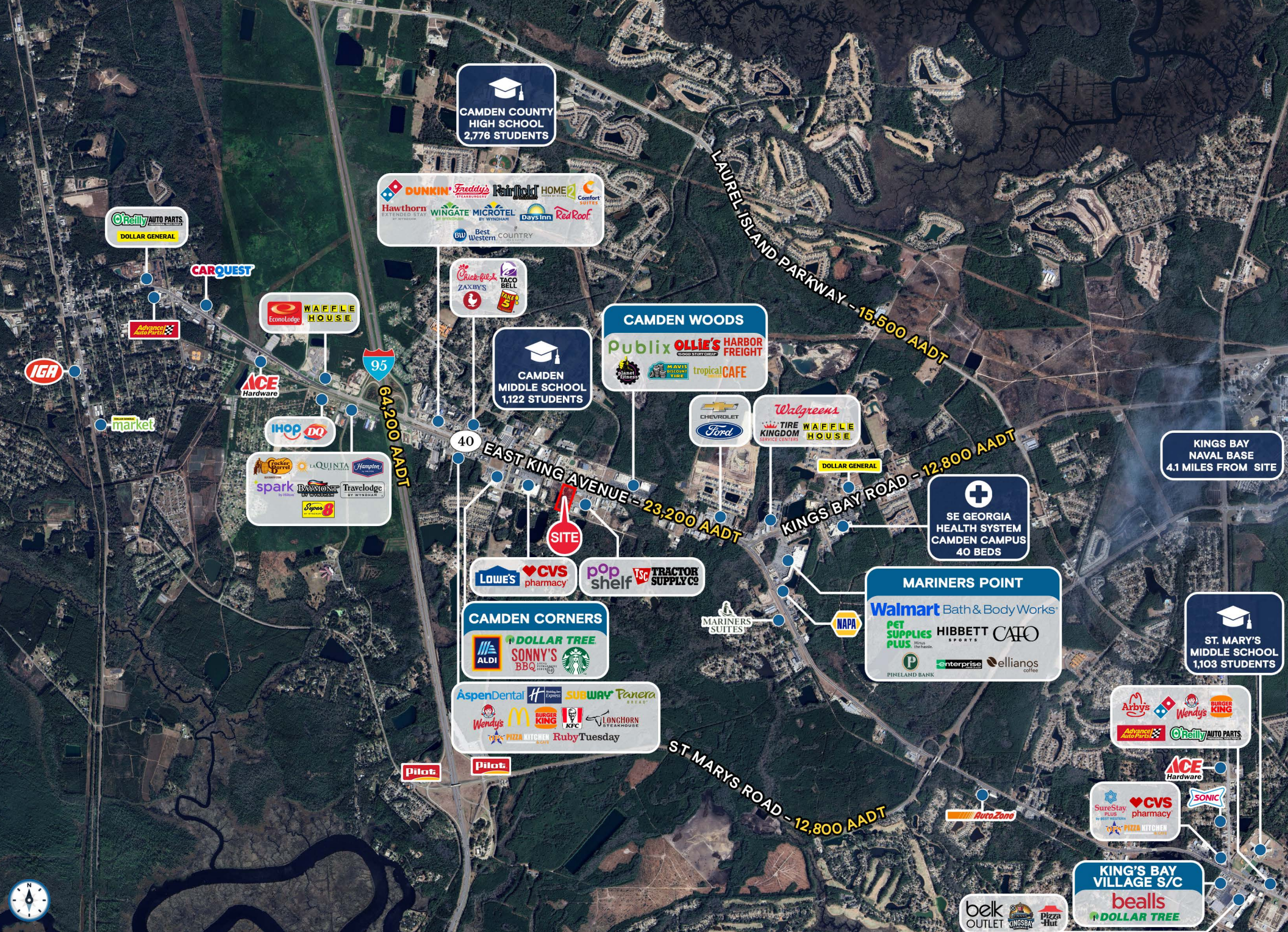
pop
shelf

SURCHEROS

Hwy 55

FRESH MEX

TSC TRACTOR
SUPPLY CO



Contact Brokers

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katyfigg@katzretail.com

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