

Camden Corners

1351 Boone Avenue
Kingsland, GA 31548

Property Highlights

- › Building Size: 26,250 SF
- › Year Built: 1987
- › Land Area: 7.34 acres
- › Zoning: C3 - General Commercial District
- › Number of Parking Spaces - 183
- › Tax ID # - 107-007G-003, 107-007G-004
- › Current Occupancy: 74.9%



26,250 Square Foot
Value-Add Shadow
Grocery-Anchored
Shopping Center

For more information:



Daniel Burkhardt
NAI Hallmark
+1 904 404 4455
db@naihallmark.com



Luke Feldman
NAI Hallmark
+1 904 404 4461
lf@naihallmark.com



Keith Goldfaden
NAI Hallmark
+1 904 404 4474
kg@naihallmark.com



Tony Lembeck
NAI Mopper Benton
+1 912 358 5600
tlembeck@naisavannah.com



Investment Highlights



Value Add Opportunity - Shadow Grocery

With vacancy currently at 25%, there is an opportunity to increase occupancy at the Property, which is located in a tight submarket with an average occupancy of over 93%. There is also room for additional NOI growth through rental rate increases. Retail market rates in Camden County average \$13.44 NNN.

Diversified and Long Standing Tenancy

The Property has a diversified, internet-resistant rent roll. Excluding two new tenants that signed leases in 2019, all the current tenants have been at the Property for over 9 years.

Proximate to Major Roads

The Property is located less than a mile from I-95 and is situated off East King Avenue. I-95 and East King Avenue average 55,800 and 30,000 daily trips per day, respectively. The property includes four access points: two on Boone Avenue and two on Haddock Road.

Synergies with Surrounding Retail

The in-line space is anchored by market leading grocer Winn-Dixie (not included as part of sale), which drives traffic to the center. The Property is also in immediate proximity to other national retailers such as Lowes, CVS, Chick-fil-a, Zaxby's, McDonalds, and many others. Additionally, a Starbucks outparcel with a drive-thru is currently being developed at the corner of Boone Avenue and Haddock Road (at the former location of the Car Wash), which highlights the quality of the real estate.

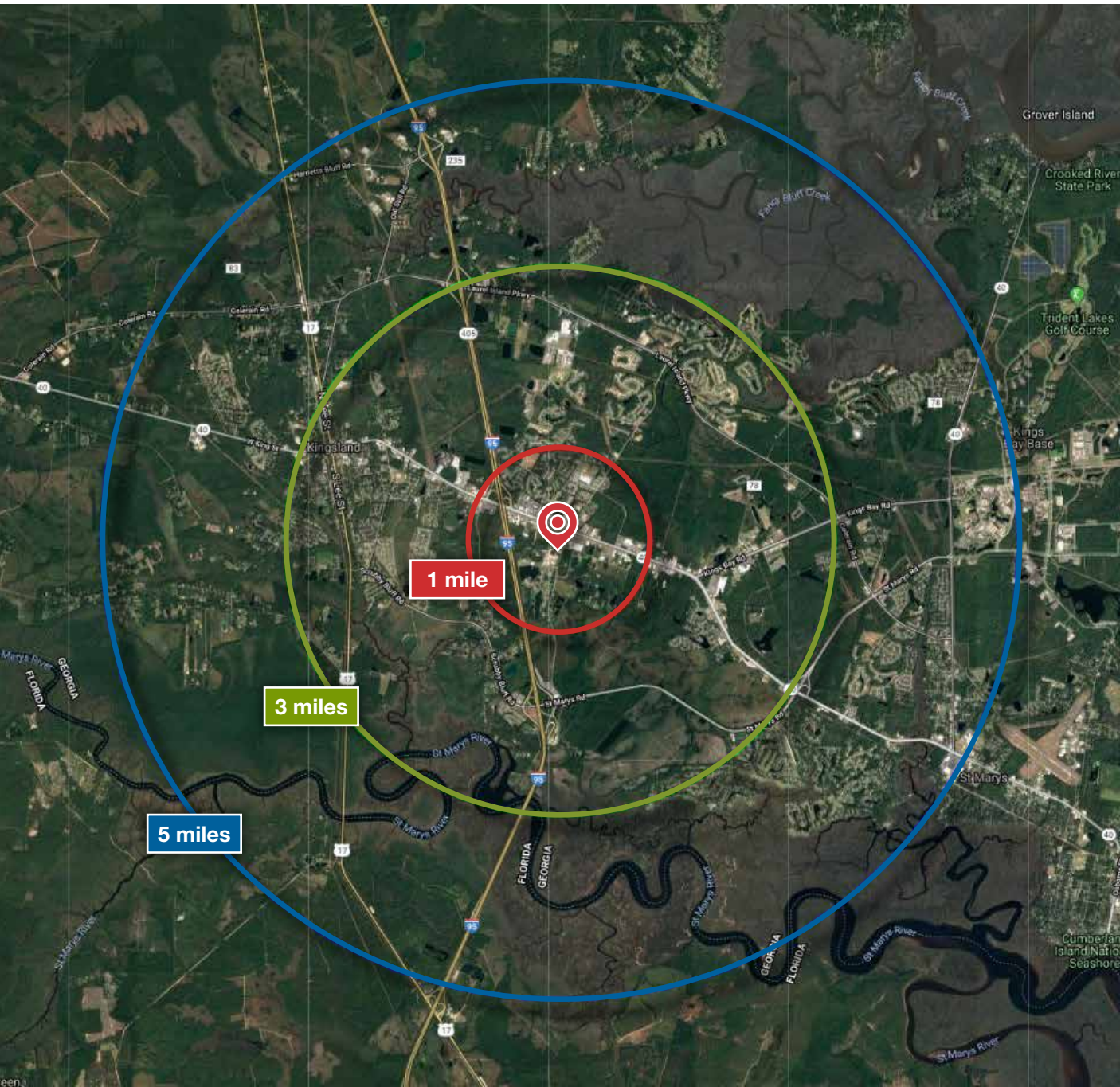
Control of Land Parcel in Front of the Property

The owner of the Property has control rights over the unowned piece of land along Boone Ave between Sonny's BBQ and the soon to be Starbucks.

Below Replacement Cost

The asset is on the market for \$95.24/SF, which is significantly below retail replacement cost.

Demographic Overview



Population	1-Mile	3-Mile	5-Mile
2018 Estimate	2,213	15,946	34,669
2023 Projection	2,270	16,320	35,629
Growth 2018-2023	2.51%	2.29%	2.69%
Average Age	31.1	32.3	31.5
Households	1-Mile	3-Mile	5-Mile
2018 Estimate	864	5,889	12,118
Growth 2018-2023	2.59%	2.64%	3.04%
Average Income	\$68,338	\$64,344	\$66,719



View Looking West

