

SPACE AVAILABLE CAMDEN WOODS

1601 Highway 40 East - Kingsland, GA 31548



Property Specifics

- 170,485 sf retail center
- Anchored by Publix and Kmart
- Other tenants include:
H&R Block, Great Clips, & Sears
Optical
- Located on the Hwy 40 / I95 interchange, which is the most developed exit between Jacksonville, FL and Brunswick, GA
- 26,780 +/- daily traffic count (GA DOT 2009 count)



For more information,
contact:

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DEMOGRAPHICS

	3 Mile	5 Mile	7 Mile
Population - 2014	16,785	33,493	42,820
Projected Population - 2019	18,123	36,294	45,638
Average Household Income	\$60,975	\$62,175	\$61,686

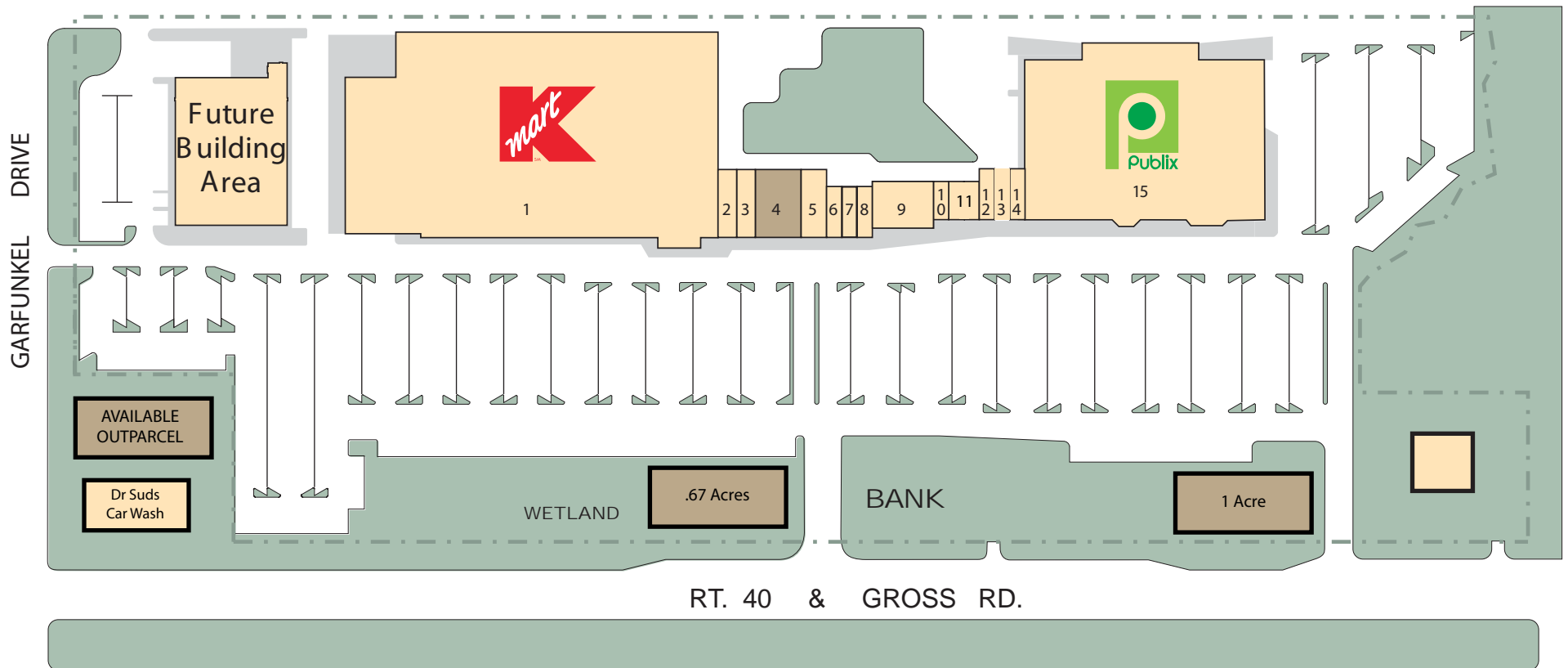
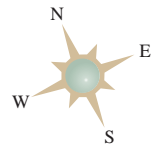
Stafford Properties, Inc
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Atlanta, GA 30305
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STAFFORD
PROPERTIES

Camden Woods

Kingsland, Georgia

Gross Leasable Area (GLA)	170,485 SF
Stores	15
Outparcels	4
1. K-Mart	91,266 SF
2. Metro PCS	1,780 SF
3. Game Over!	1,760 SF
4. AVAILABLE	4,440 SF
5. Lendmark Financial Services	2,400 SF
6. China King	1,080 SF
7. H&R Block	1,080 SF
8. Great Clips for Hair	1,080 SF
9. Satilla Board Sports	3,960 SF
10. #1 Nails	810 SF
11. Little Caesars	1,620 SF
12. Albert's Jewelers	1,080 SF
13. UPS Store	1,080 SF
14. Sears Optical	1,050 SF
15. Publix Super Market	55,999 SF





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Camden Woods



Pop-Facts: Demographic Quick Facts 2014 Report

Radius 1: CAMDEN WOODS, 1601 GA HIGHWAY 40 E, KINGSLAND, GA 31548-6500, aggregate

Radius 2: CAMDEN WOODS, 1601 GA HIGHWAY 40 E, KINGSLAND, GA 31548-6500, aggregate

Radius 3: CAMDEN WOODS, 1601 GA HIGHWAY 40 E, KINGSLAND, GA 31548-6500, aggregate

Description	0.00 - 3.00 miles <i>Radius 1</i>		0.00 - 5.00 miles <i>Radius 2</i>		0.00 - 7.00 miles <i>Radius 3</i>	
	%	%	%	%	%	%
Population						
2019 Projection	18,123		36,294		45,638	
2014 Estimate	16,785		33,493		42,820	
2010 Census	15,845		31,417		40,901	
2000 Census	11,469		22,229		32,425	
Growth 2000 - 2010	38.15%		41.33%		26.14%	
Growth 2010 - 2014	5.93%		6.61%		4.69%	
Growth 2014 - 2019	7.97%		8.36%		6.58%	
Households						
2019 Projection	6,694		12,874		16,361	
2014 Estimate	6,190		11,833		15,246	
2010 Census	5,784		10,964		14,342	
2000 Census	3,956		7,308		10,615	
Growth 2000 - 2010	46.20%		50.02%		35.11%	
Growth 2010 - 2014	7.01%		7.93%		6.31%	
Growth 2014 - 2019	8.14%		8.80%		7.32%	
2014 Est. Population by Single Classification Race						
White Alone	11,498	68.50	24,045	71.79	31,255	72.99
Black or African American Alone	3,848	22.93	6,907	20.62	8,365	19.54
American Indian and Alaska Native Alone	73	0.43	150	0.45	191	0.45
Asian Alone	433	2.58	676	2.02	782	1.83
Native Hawaiian and Other Pacific Islander Alone	40	0.24	61	0.18	77	0.18
Some Other Race Alone	234	1.39	461	1.38	616	1.44
Two or More Races	659	3.93	1,192	3.56	1,534	3.58
2014 Est. Population Hispanic or Latino						
Hispanic or Latino	1,126	6.71	2,221	6.63	2,866	6.69
Not Hispanic or Latino	15,659	93.29	31,272	93.37	39,954	93.31
2014 Tenure of Occupied Housing Units						
Owner Occupied	3,814	61.62	7,592	64.16	9,515	62.41
Renter Occupied	2,376	38.38	4,241	35.84	5,731	37.59
2014 Average Household Size						
	2.71		2.74		2.70	

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Radius 3: CAMDEN WOODS, 1601 GA HIGHWAY 40 E, KINGSLAND, GA 31548-6500, aggregate

Description	0.00 - 3.00 miles		0.00 - 5.00 miles		0.00 - 7.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%

2014 Est. Households by Household Income	6,190		11,833		15,246	
CY HHs, Inc < \$15,000	939	15.17	1,675	14.16	2,054	13.47
CY HHs, Inc \$15,000 - \$24,999	523	8.45	948	8.01	1,382	9.06
CY HHs, Inc \$25,000 - \$34,999	442	7.14	869	7.34	1,164	7.63
CY HHs, Inc \$35,000 - \$49,999	839	13.55	1,757	14.85	2,305	15.12
CY HHs, Inc \$50,000 - \$74,999	1,527	24.67	2,794	23.61	3,581	23.49
CY HHs, Inc \$75,000 - \$99,999	973	15.72	1,873	15.83	2,365	15.51
CY HHs, Inc \$100,000 - \$124,999	503	8.13	967	8.17	1,201	7.88
CY HHs, Inc \$125,000 - \$149,999	248	4.01	538	4.55	660	4.33
CY HHs, Inc \$150,000 - \$199,999	143	2.31	312	2.64	394	2.58
CY HHs, Inc \$200,000 - \$249,999	32	0.52	63	0.53	87	0.57
CY HHs, Inc \$250,000 - \$499,999	20	0.32	36	0.30	52	0.34
CY HHs, Inc \$500,000+	1	0.02	2	0.02	2	0.01

2014 Est. Average Household Income	\$60,975		\$62,175		\$61,686	
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2014 Est. Median Household Income	\$55,763		\$55,975		\$55,019	
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2014 Median HH Inc by Single Race Class or Ethn						
White Alone	58,602		58,466		57,900	
Black or African American Alone	39,214		39,991		35,416	
American Indian and Alaska Native Alone	63,649		63,194		63,579	
Asian Alone	42,471		43,123		44,057	
Native Hawaiian and Other Pacific Islander Alone	41,871		42,164		42,667	
Some Other Race Alone	88,774		88,635		89,787	
Two or More Races	67,196		67,189		65,953	
Hispanic or Latino	62,001		58,837		53,134	
Not Hispanic or Latino	55,099		55,619		55,207	

Pop-Facts: Demographic Quick Facts 2014 Report

Appendix: Area Listing

Area Name: CAMDEN WOODS

Type: Radius 1

Reporting Detail: Aggregate

Reporting Level: Block Group

Radius Definition:

1601 GA HIGHWAY 40 E
KINGSLAND, GA 31548-6500

Latitude/Longitude 30.788236 -81.651780

Radius 0.00 - 3.00

Area Name: CAMDEN WOODS

Type: Radius 2

Reporting Detail: Aggregate

Reporting Level: Block Group

Radius Definition:

1601 GA HIGHWAY 40 E
KINGSLAND, GA 31548-6500

Latitude/Longitude 30.788236 -81.651780

Radius 0.00 - 5.00

Area Name: CAMDEN WOODS

Type: Radius 3

Reporting Detail: Aggregate

Reporting Level: Block Group

Radius Definition:

1601 GA HIGHWAY 40 E
KINGSLAND, GA 31548-6500

Latitude/Longitude 30.788236 -81.651780

Radius 0.00 - 7.00

Project Information:

Site: 1

Order Number: 973218774

