

GOLDEN ISLES PLAZA

137-211 Golden Isles Parkway, Brunswick, GA 31520

EXECUTIVE SUMMARY



LOCATION OVERVIEW

Strategically located along the main retail corridor in Brunswick, the second fastest growing MSA in Georgia

PROPERTY HIGHLIGHTS

- Up to 13,000 SF available.
- Brunswick and the Golden Isles draw 1.66 million visitors annually, spending over \$964 million
- Multiple access points that include a signalized intersection
- Anchors: T.J. Maxx, Bed Bath & Beyond, Bealls Outlet, Books-A-Million, & Jo-Ann Fabric
- Traffic: Golden Isles Pkwy 22,500 AADT (north) 21,600 AADT (south)

EXCLUSIVE AGENT(S)

KELLY PULIGNANO • kelly.pulignano@tscg.com • 904.565.2635

DEMOGRAPHICS

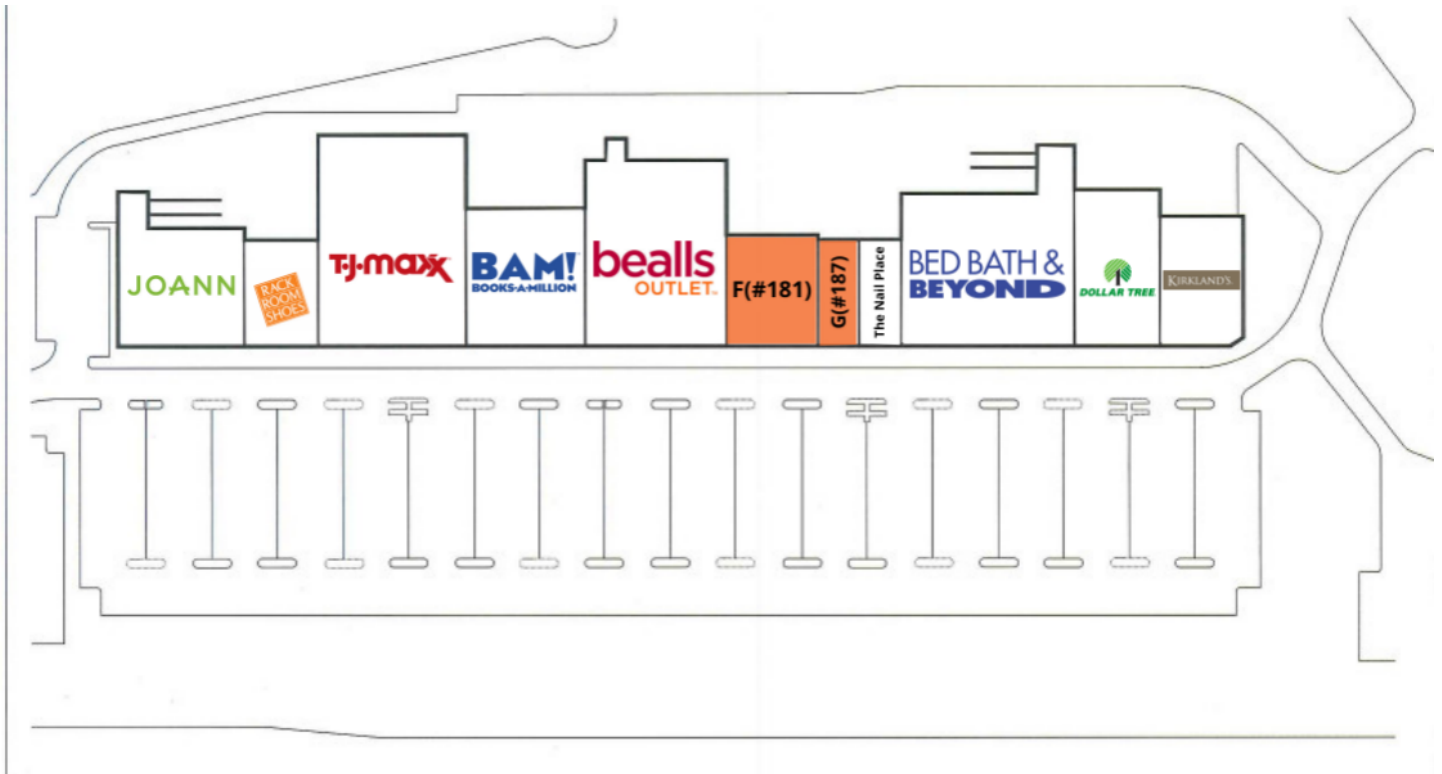
	1 MILE	5 MILES	10 MILES
2019 Population	5,549	48,572	82,896
2019 Total Households	2,356	18,510	33,095
2019 Average HH Income (\$)	47,310	59,714	81,436



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SITE PLAN



SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
A(#137)	Jo-Ann Fabrics	14,643 SF	G(#187)	Available	4,000 SF
B(#145)	Rack Room Shoes	7,000 SF	H(#189)	The Nail Place	4,000 SF
C(#114)	TJ Maxx	28,000 SF	J(#197)	Bed Bath & Beyond	25,000 SF
D(#163)	Books-A-Million	15,000 SF	K(#207)	Dollar Tree Stores	12,000 SF
E(#171)	Beads Outlet	24,070 SF	L(#211)	Kirkland's	10,000 SF
F(#181)	Available	9,000 SF			

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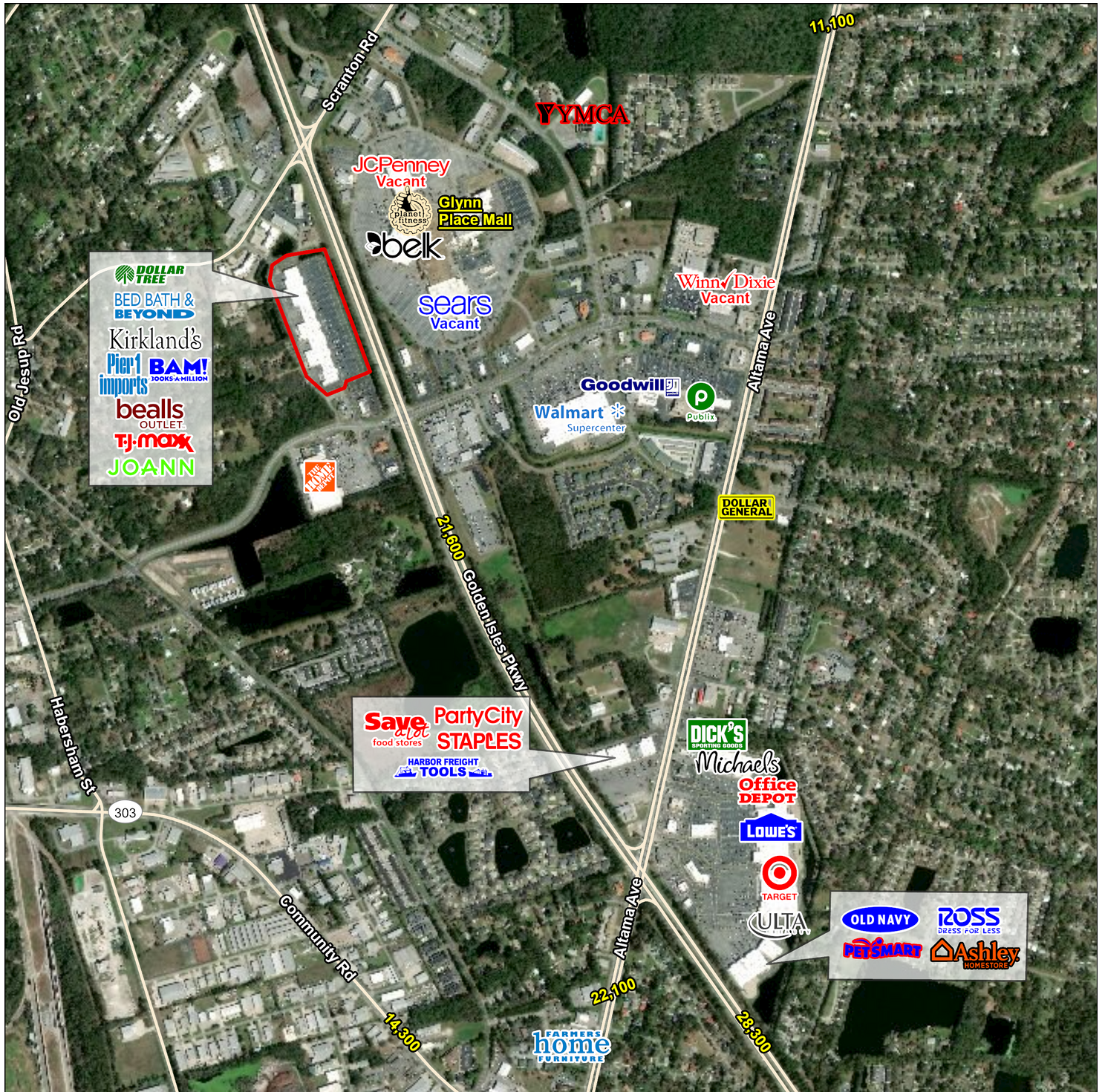
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RETAIL AERIAL



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