

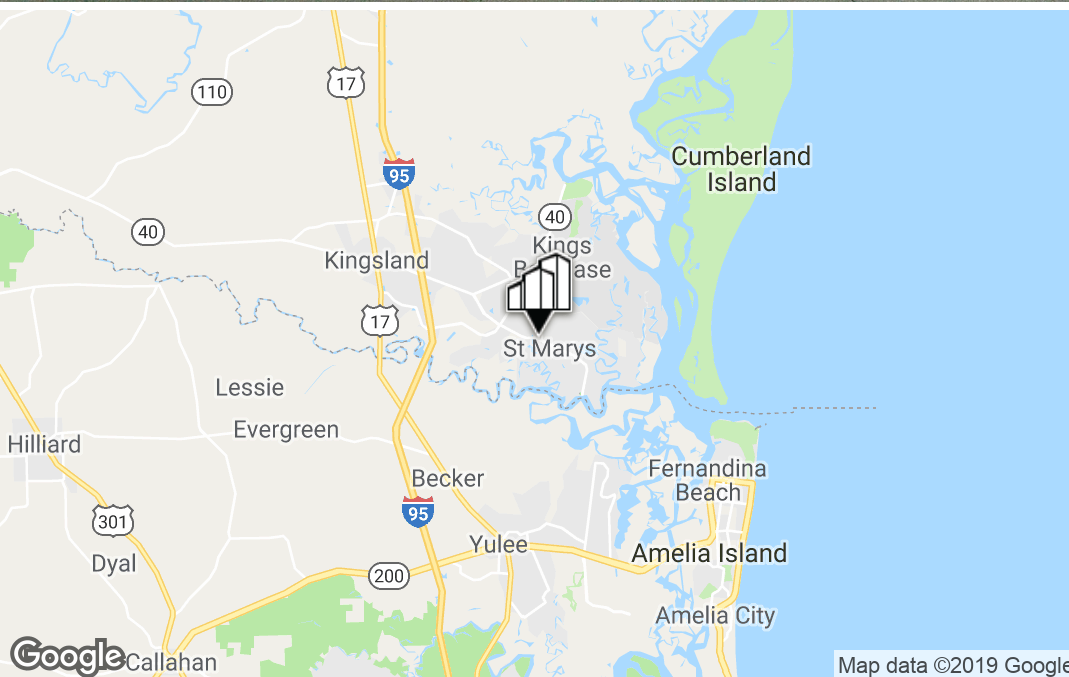
# RETAIL PROPERTY FOR SALE

## KINGS BAY VILLAGE

2603 OSBORNE ROAD , SAINT MARYS, GA 31558



PRIMEREALTY



### For More Information:

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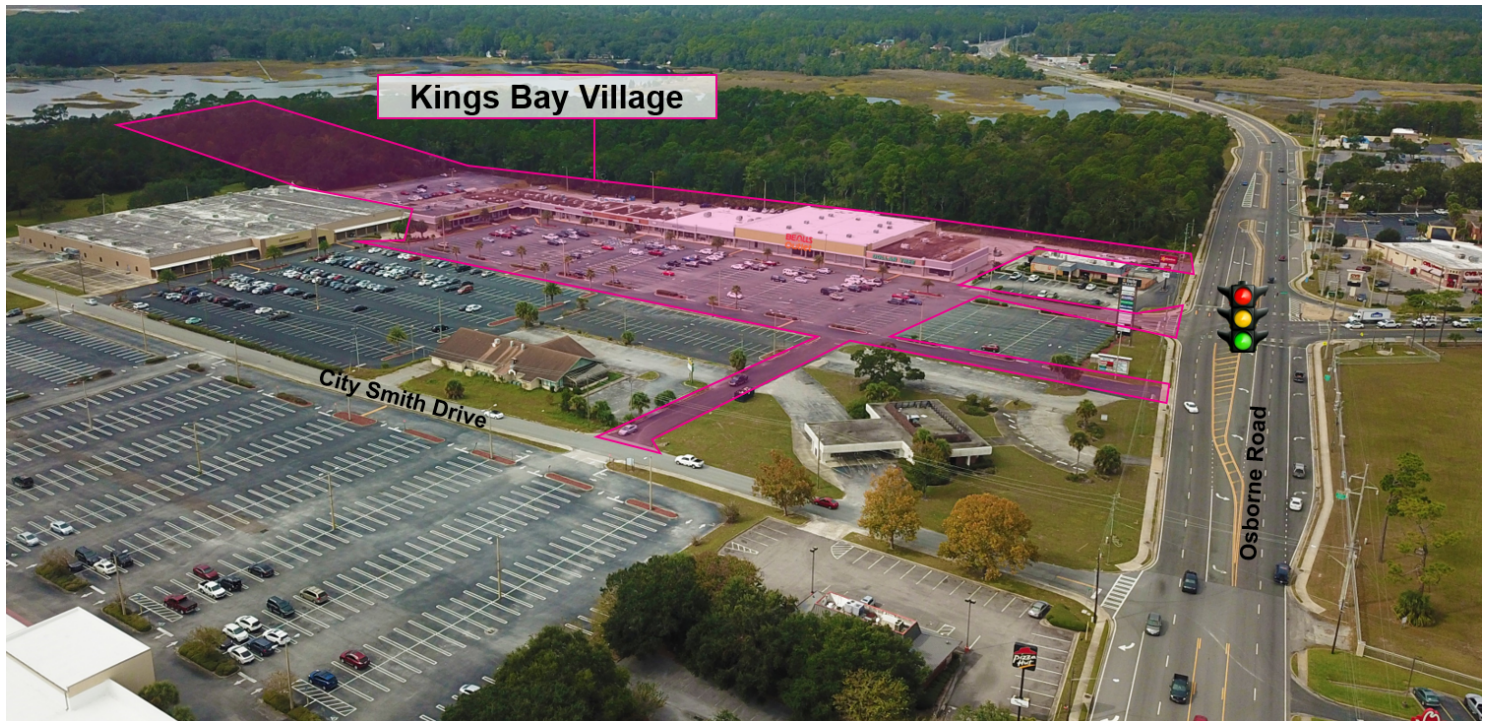
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Office | Industrial | Retail | Multi-Family | Student Housing | Hotels

Information gathered from sources deemed to be reliable. Buyer shall not rely solely on this information and should check and verify.

2603 Osborne Road , Saint Marys, GA 31558



## OFFERING SUMMARY

Price:	\$8,500,000
Cap Rate:	9.0%
Building Size:	+/- 79,492 SF
Occupancy:	90%
Year Built:	1982
Lot Size:	15.3 Acres
Zoning:	C-2
Market:	Jacksonville, FL MSA

## PROPERTY OVERVIEW

Prime Realty, as exclusive broker, is pleased to offer Kings Bay Village – a 79,493 +/- square foot neighborhood center anchored by Bealls Outlet, Dollar Tree and the new Veteran's Administration's Medical Clinic – located in St. Marys, Georgia. Strategically positioned along Hwy 20 in St. Marys main retail corridor, Kings Bay Village is surrounded by national retailers including Belk, Winn-Dixie, Advanced Auto Parts, Arby's, Taco Bell, O'Reilly Auto Parts, Burger King, Wendy's, Pizza Hut, and Hardies. Located in the former Wal-mart adjacent to Kings Bay Village, one of the area's largest employers, Express Scripts, operates it's 24-7 call center operation which effectively provides a steady flow of customers to the center.

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## Highlights

### SALE HIGHLIGHTS

- Having outgrown their space across the street, Bealls Outlet recently executed a 10-year lease in Kings Bay Village to backfill 21,000 SF previously occupied by Goody's. Renovations will be underway beginning of 2019 with a planned move-in date of April 2019. Bealls Outlet has been in the area for over 17 years.
- Recent capital improvements include new roof over Bealls Outlet and the Veteran's Administration Outpatient Clinic (+/- 38,000 SF), replacing all parking lights with high-efficiency LEDs, and completely re-landscaped the entire center.
- Over \$1,400,000 in renovations were completed to bring the new Veteran's Administration Outpatient Clinic to Kings Bay Village. Now providing medical care, counseling and lab services under one roof, the VA and its service members have benefited greatly from the center's ease of access and central location.
- Outparcels including a Hardee's, Pizza Hut and a Verizon Wireless (under development) increase traffic to the neighborhood center.
- St. Marys, Georgia serves as a bedroom community for Jacksonville, Florida and Amelia Island, Florida, both are less than 30 minutes away. Additionally, it's only a few miles from the U.S. Naval Submarine Base Kings Bay.
- Free-standing Verizon outparcel under development will deliver summer of 2019. The multi-location franchisee executed a 10-year, NNN lease. This asset is being marketed for sale separately.



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## Additional Photos



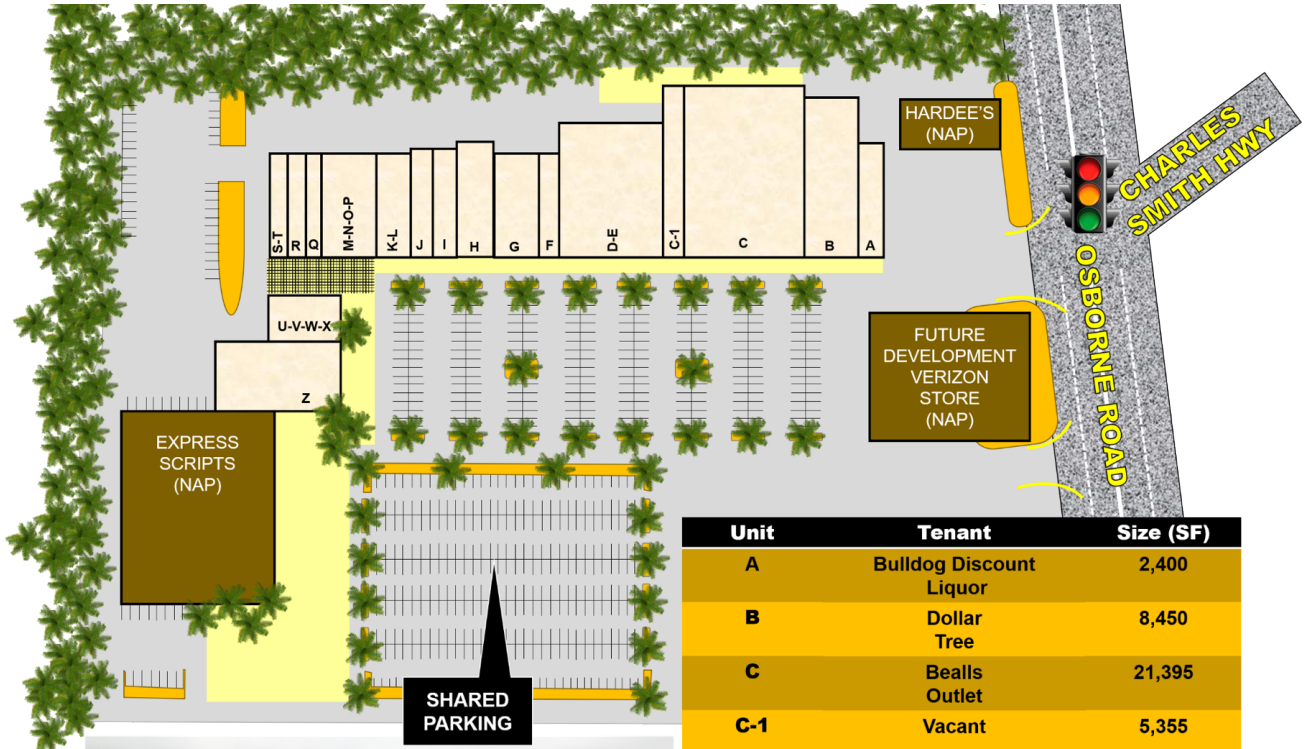
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## Site Plan



Unit	Tenant	Size (SF)
A	Bulldog Discount Liquor	2,400
B	Dollar Tree	8,450
C	Bealls Outlet	21,395
C-1	Vacant	5,355
D-E	Department of Veteran Affairs	10,763
F	Lauren Sobala dba Mattress Clearance	1,400
G	Thai Restaurant	3,150
H	New York Nails	3,000
I	Buy Gones	1,400
J	Vacant	1,400
K-L	Mama's Beauty	1,800
M-N-O-P	Wee Pub	3,865
Q	Kings Bay Village Management	900
R	Digital Solutions, LLC	1,200
S-T	Kings Bay Cleaners & Laundry Mat	2,400
U-V-W-X	Arnold's Bedding & More	4,000
Z	National Pet Store	5,834



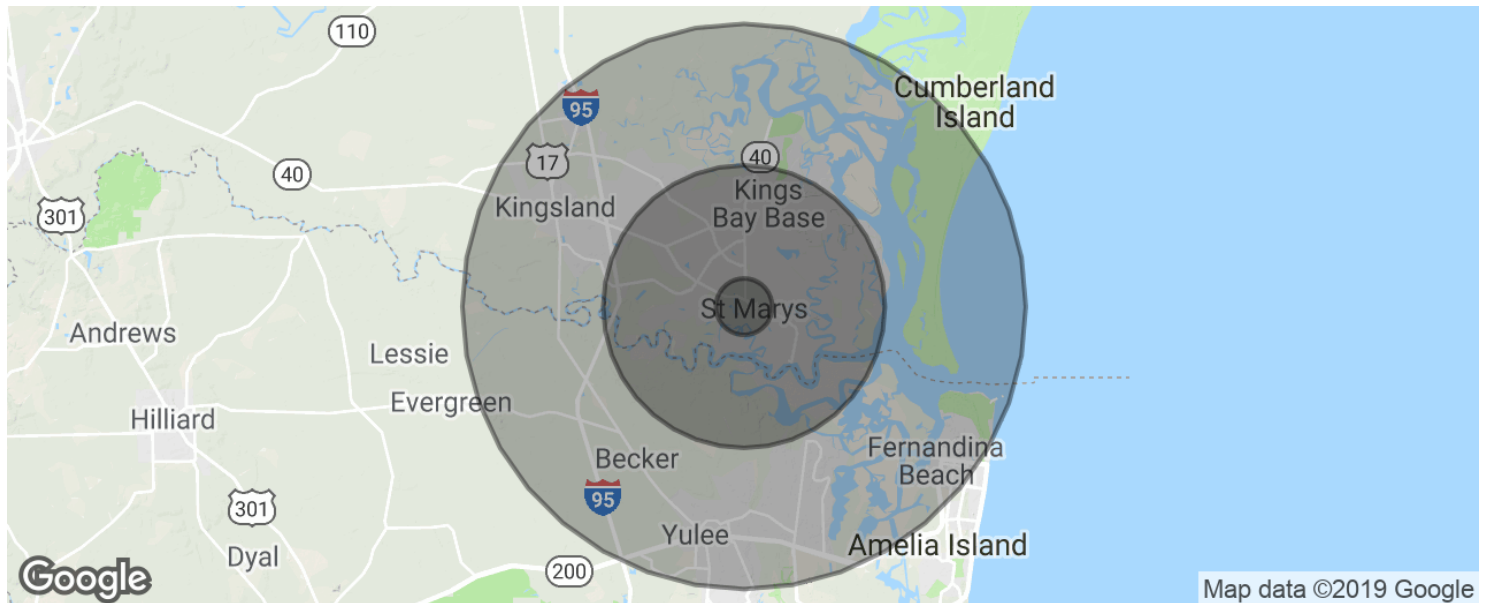
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<b>2018 - 2023 DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Current Population	2,571	16,637	26,073
Proposed 2023 Population	2,621	16,986	26,890
2018 - 2023 Population Change	0.39%	0.42%	0.62%
Households	696	5,988	9,053
Median Age	33.8	30.6	30.3
Average Household Size	2.64	2.59	2.64
Median Household Income in 2018	\$44,842	\$51,028	\$54,641
Average Household Income in 2018	\$61,806	\$64,409	\$73,744
Per Capita Income in 2018	\$24,531	\$24,793	\$24,951

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