

# CAMDEN WOODS

1601 HWY 40 E, KINGSLAND, GA 31548



## PROPERTY INFORMATION

173,404 sf retail center anchored by Publix and Marshalls

Two ground lease or build-to-suit outparcel opportunities

Other tenants: Harbor Freight, Ollie's, Planet Fitness, and Pearle Vision

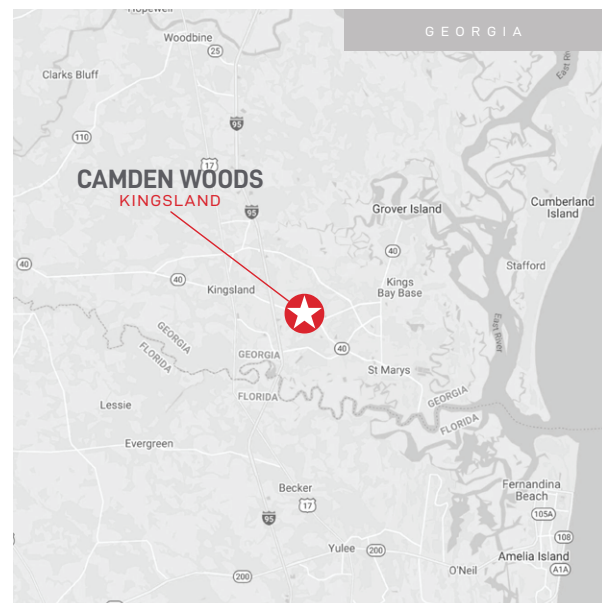
Located on the Hwy 40/I-95 interchange

Most developed exit between Jacksonville, FL and Brunswick, GA

23,400 +/- GA DOT daily traffic count

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population 2020	1,648	17,674	39,233
Projected Population 2025	1,790	19,228	42,670
Average Household Income	\$66,805	\$68,606	\$66,465



## CONTACT

Will Euart w / 404.256.9100 c / 404.434.7874 e / willeuart@staffordprop.com

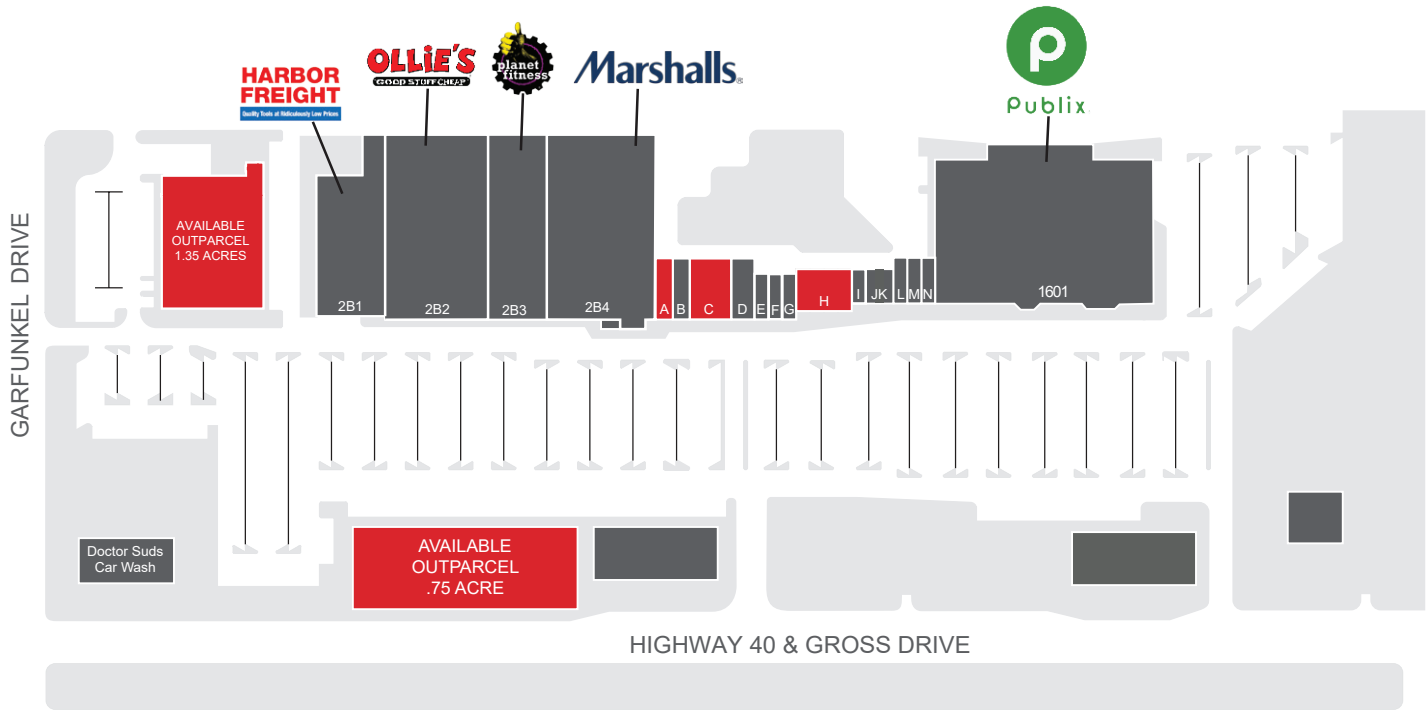


# STAFFORD

Building on the Past. Developing for the Future.

# CAMDEN WOODS

1601 HWY 40 E, KINGSLAND, GA 31548



## SUITES

SUITE	TENANT	SQ. FT.
2B1	Harbor Freight	18,853
2B2	Ollie's	30,000
2B3	Planet Fitness	16,532
2B4	Marshalls	28,800
A	AVAILABLE	1,780
B	Game Over!	1,760
C	AVAILABLE	4,440
D	Lendmark Financial Services	2,400
E	China Wok	1,080
F	H&R Block	1,080
G	Great Clips	1,080
H	AVAILABLE	3,960
I	#1 Nails	810
JK	Little Caesars Pizza	1,620
L	Albert's Jewelers	1,080
M	The UPS Store	1,080
N	Pearle Vision	1,050
1601	Publix Super Market	55,999

TOTAL GLA: 173,404



## CONTACT

Will Euart w / 404.256.9100 c / 404.434.7874 e / willeuart@staffordprop.com



# STAFFORD

Building on the Past. Developing for the Future.