

CAMDEN WOODS

1601 HWY 40 E, KINGSLAND, GA 31548

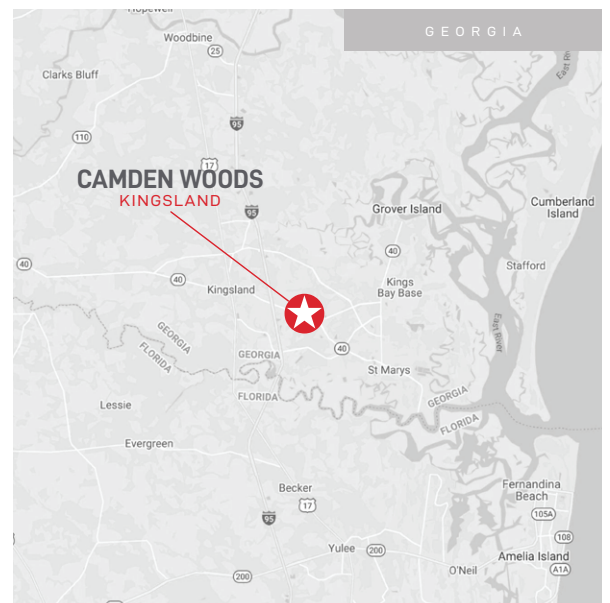


PROPERTY INFORMATION

- April 2025: Publix will relocate to a larger location across the street from Camden Woods, leaving 55,999 SF of space ideal for a grocery user
- The annual store visits to Publix exceeded 381,000 and nearby Walmart received in excess of 1,697,00 visits (data source: Unacast / REGIS)
- Other tenants: Marshalls, Harbor Freight, Ollie's, Planet Fitness, Pearle Vision, and Rack Room Shoes
- Located on the Hwy 40/I-95 interchange at the most developed exit between Jacksonville, FL and Brunswick, GA
- 22,234 +/- GA DOT daily traffic count on Hwy 40

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population 2023	2,076	19,801	38,912
Projected Population 2028	2,184	20,633	40,346
Average Household Income	\$79,910	\$81,086	\$77,143



CONTACT

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