

# CAMDEN WOODS

1601 HWY 40 E, KINGSLAND, GA 31548

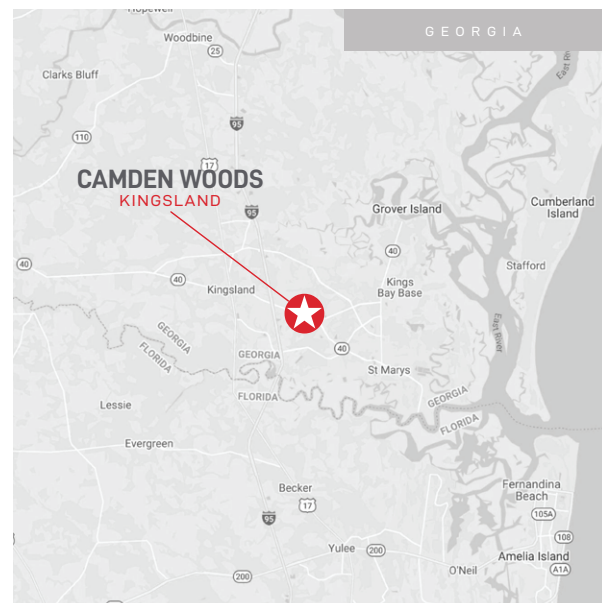


## PROPERTY INFORMATION

- December 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 467,000 and nearby Walmart received in excess of 2,096,000 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 2024	2,582	20,895	40,327
Projected Population 2029	3,124	23,630	43,853
Average Household Income	\$88,693	\$98,186	\$93,576



## CONTACT

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