

# CAMDEN WOODS

1601 HWY 40 E, KINGSLAND, GA 31548

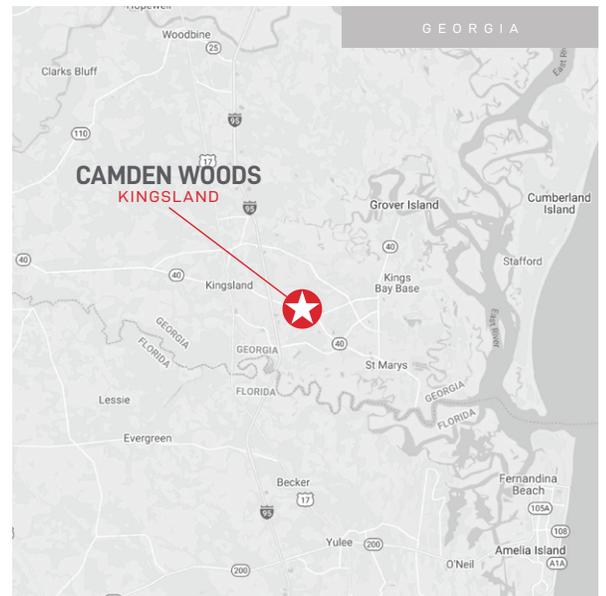


## PROPERTY INFORMATION

- Publix has relocated to a larger location across the street from Camden Woods, leaving 55,999 SF of space for a grocery user. The shopping center has a .76-acre outparcel that would be ideal for a grocery fuel station.
- In 2025, monthly visits to Camden Woods averaged 384,319 - with annual visits exceeding 4,611,800 (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 2025	2,448	21,626	41,658
Projected Population 2030	3,096	25,035	45,831
Average Household Income	\$86,835	\$99,735	\$93,856



## CONTACT

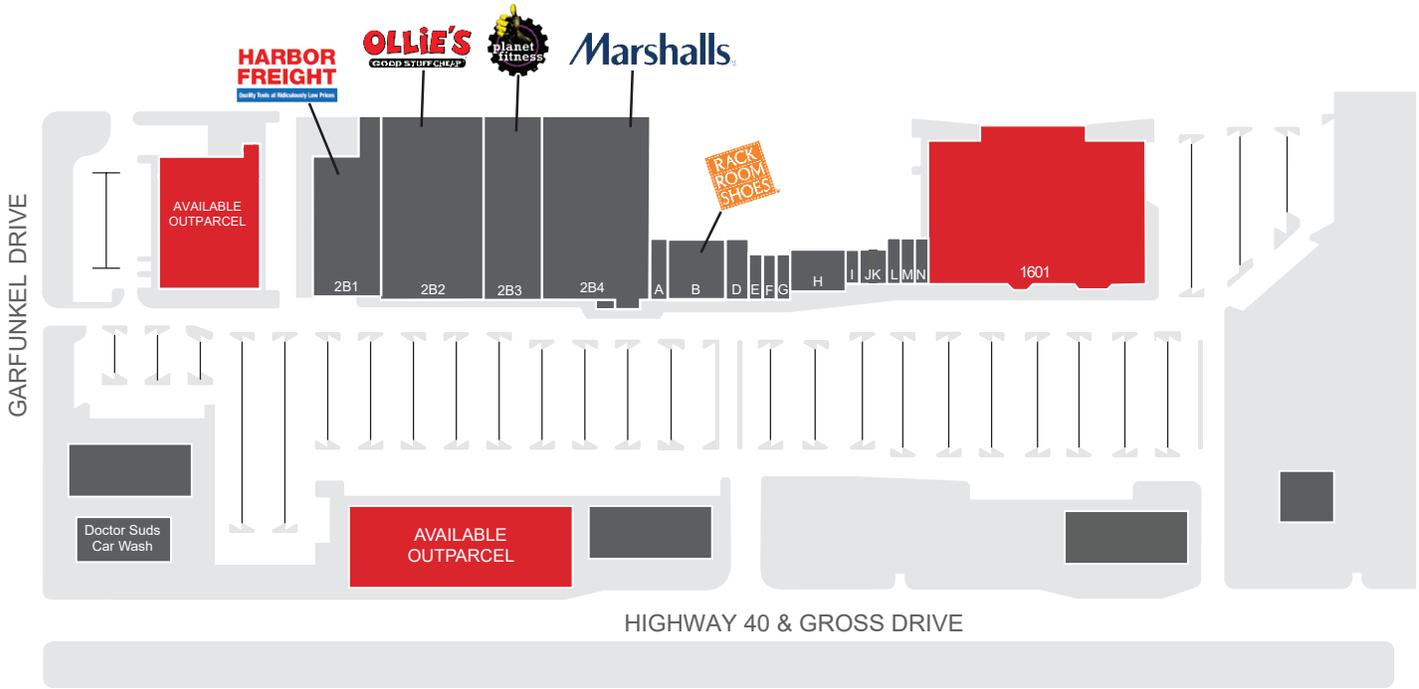
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## SUITES

SUITE	TENANT	SQ. FT.
2B1	Harbor Freight	18,853
2B2	Ollie's	30,000
2B3	Planet Fitness	16,532
2B4	Marshalls	28,800
A	Game Over!	1,780
B	Rack Room Shoes	6,200
D	Lendmark Financial Services	2,400
E	China Wok	1,080
F	H&R Block	1,080
G	Great Clips	1,080
H	K. Beauty & Wig	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	AVAILABLE (March 2026)	55,999
<b>TOTAL GLA:</b>		<b>173,404</b>



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