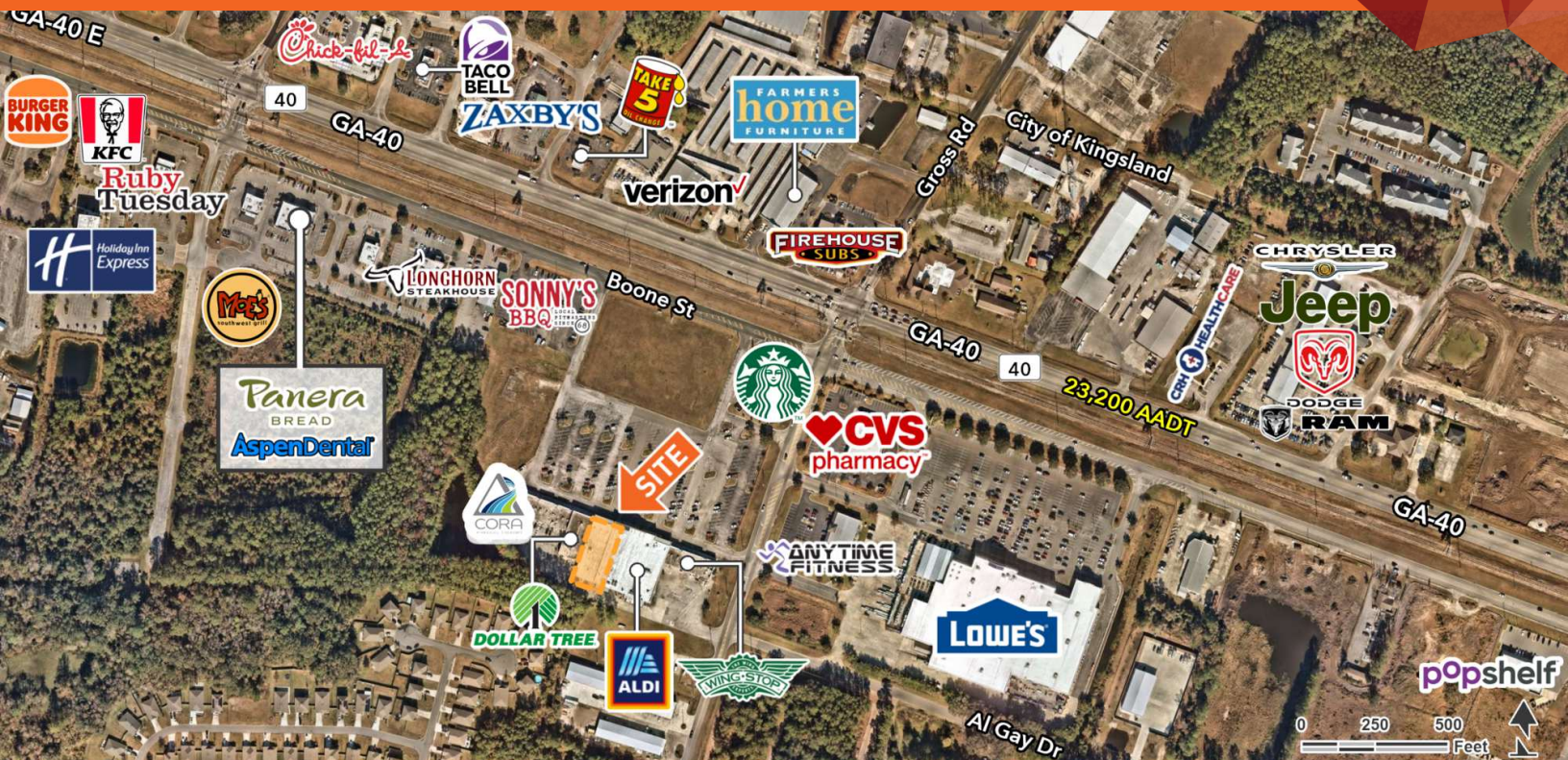


# ALDI EXCESS

# FOR LEASE

1390 BOONE ST., KINGSLAND, GA 31548



## LOCATION DESCRIPTION

Located in Camden Corners Shopping Center along heavily trafficked GA Hwy 40

## PROPERTY HIGHLIGHTS

- 17,828 SF junior anchor box available for sublease
- Prominently located along GA Hwy 40, the primary retail corridor in Kingsland, less than .5 miles from I-95 interchange
- Surrounded by many regional/national restaurants and retailers including Aldi, Lowes, Starbucks, Wingstop and more.
- Close proximity to Kings Bay Naval Base employing approx. 5,400 personnel
- Traffic Counts: GA Hwy 40 - 23,200 AADT; I-95 - 64,200 AADT



DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
2024 Total Population	19,783	38,336	54,100
2024 Median HH Income	\$85,034	\$93,182	\$93,027
2024 Daytime Population	14,975	40,901	53,237



**KELLY PULIGNANO**

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