



CAMDEN CORNERS

 1351 Boone Avenue | Kingsland, GA 31548





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PROPERTY DESCRIPTION

Camden Corners encompasses 74,705 square feet across three buildings, one of which was built entirely from the ground up in 2026, on 7.34 acres that recently completed a comprehensive exterior renovation. Anchored by Aldi and shadow-anchored by Starbucks Coffee Shop and Sunny's BBQ, the center draws the consistent, high-frequency grocery traffic that lifts every tenant. Just off I-95, the property captures 60,000 vehicles per day near I-95 and serves a trade area of 37,915 residents within five miles, with an average household income of \$91,763 and a daytime employment base of 11,389.

The property's modern architecture significantly enhances its curb appeal, creating a welcoming environment for tenants and customers alike. The property management team is dedicated to maintaining high standards of cleanliness and security, ensuring a pleasant environment for all who visit.

The tenant mix includes Aldi, Wingstop, and Dollar Tree, providing a variety of options for visitors. With an impressive 319 parking spaces, Camden Corners can accommodate high traffic levels and the current number of employees.

More than just a shopping destination, Camden Corners serves as a community hub where people can gather, shop, and dine in a friendly atmosphere. Its diverse mix of tenants and amenities ensures there is something for everyone, making it an ideal location for businesses looking to flourish in a competitive market.



PROPERTY DESCRIPTION



SIZE

74,705 SF



PARKING

319 Surface parking spaces

4.27/1,000 SF



RENOVATED

EXPANSION

2023

2026



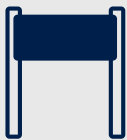
LOCATION

Located in Kingsland, Georgia 1 mile from I-95



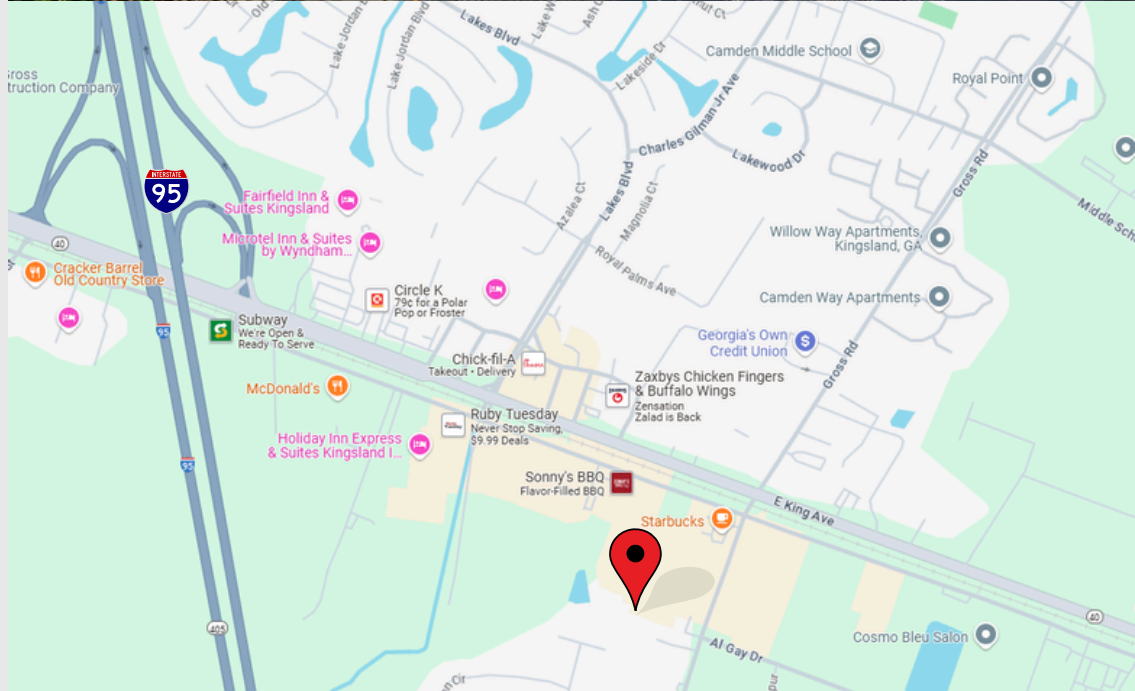
INGRESS/EGRESS

Eight entry and exit points across Kings Avenue, Boone Avenue, and Haddock Road, including a lighted intersection, keep traffic moving smoothly in and out of the center.



SIGNAGE

The property features an exterior pylon sign available for clients to advertise their businesses. Additionally, clients can choose to display their sign on the exterior of the building.



AREA MAP



LOCAL DEMOGRAPHICS

	2 miles	5 miles	10 miles
 POPULATION	10,092	37,915	55,601
 Population Growth 2020-2024	1.2%	1.2%	2.0%
 AVG INCOME	\$88,002	\$91,763	\$90,794
 DAYTIME EMPLOYMENT	5,234	11,389	15,836
	Street	VPD	Distance
 TRAFFIC	E King Ave	23,200	0.42 mi
	I-95	63,474	0.71 mi
	I-95	66,172	0.73 mi



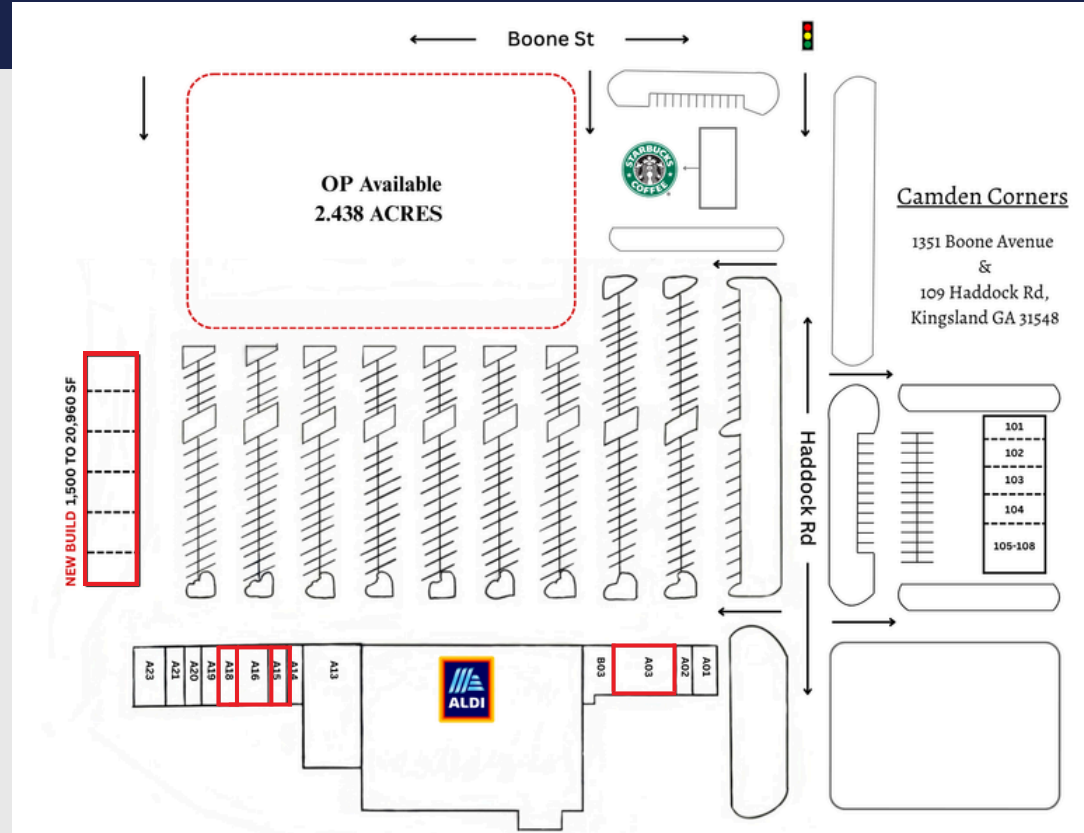
CURRENT AVAILABILITY

	UNIT	SQ FT
➤	A03	3,400
➤	A15	900
➤	A16	1,800
➤	A18	1,200
➤	NEW BUILD	1,500 - 20,960
➤	LAND	2.43 ACRES

BRAND NEW BUILDING

HIGHLIGHTS

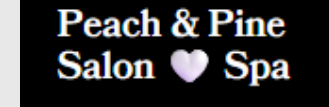
- Flexible buildout options so you can customize your space around your company's needs.
- Eight entry and exit points that keep traffic moving through the parking lot across Kings Avenue, Boone Avenue, and Haddock Road.
- 319 surface parking spaces with room to handle peak traffic and employee needs.
- Anchored by Aldi with national co-tenants like Wingstop and Dollar Tree.
- A brand-new building completed in 2026, offering modern space with prominent visibility just off I-95.



TENANT OVERVIEW

UNIT | TENANT | SQ FT

A01	Thai & Osaka Sushi Bar	1,150
A02	Elegance & Style Barber Lounge	850
A03	Available	3,400
B03	Wingstop	1,600
A13	Dollar Tree	8,450
GRCY	ALDI	15,595
A14	Freeway Insurance	900
A15	Available	900
A16	Available	1,800
A18	Available	1,200
A19	Solar Nails	1,200
A20	1st Franklin Financial Corporation	1,200
A21	China King	1,200
A23	Effingham Rehab Services	2,400
105-108	Anytime Fitness	6,300
104	Peach and Pine Salon & Spa	1,400
103	Luxury Nails	1,400
102	TNT Teriyaki	1,400
101	World Finance	1,400
NEW BUILD OP	Brand New Building Outparcel Available	1,500-20,960 2.438 Acres



LEASING TEAM



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ABOUT US

25 +

YEARS OF
EXPERIENCE

Making Connections - One Investment at a Time

Hakimian Holdings dates back over 20 years, born from the initial success of property investments made by founder and Chief Executive Officer Benjamin Hakimian.

Mr. Hakimian achieved his success through tenacity and hard work, as well as a fierce entrepreneurial spirit, he started a successful auto parts company before shifting to real estate full-time in 1999. He built Hakimian Holdings from the ground up by following a straightforward strategy: acquire quality properties, make upgrades if necessary, and operate within the community as a good neighbor who learns from the past, while continually striving toward a better future.

Our hands-on approach to adding value means that we are involved at every step of the way, from acquisition to leasing to property management. This strategy has served us well and Hakimian Holdings continues to expand as a leading investor, redeveloper, and manager of commercial retail and office space in the Southeastern United States.





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