



CAMDEN CORNERS

 1351 Boone Avenue | Kingsland, GA 31548





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PROPERTY DESCRIPTION

Camden Corners encompasses 68,424 square feet and recently completed a comprehensive exterior renovation in 2023. The building'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 property features popular tenants such as Winn-Dixie Grocery, Wingstop, and Dollar Tree, providing a variety of options for visitors. Additionally, Camden Corners is shadow-anchored by Starbucks Coffee Shop and Sunny's BBQ, offering even more choices for guests. With an impressive 319 parking spaces, it 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

68,424 SF



PARKING

319 Surface parking spaces

5.05/1,000 SF



RENOVATED

2023



LOCATION

Located in Kingsland, Georgia 1 mile from I-59



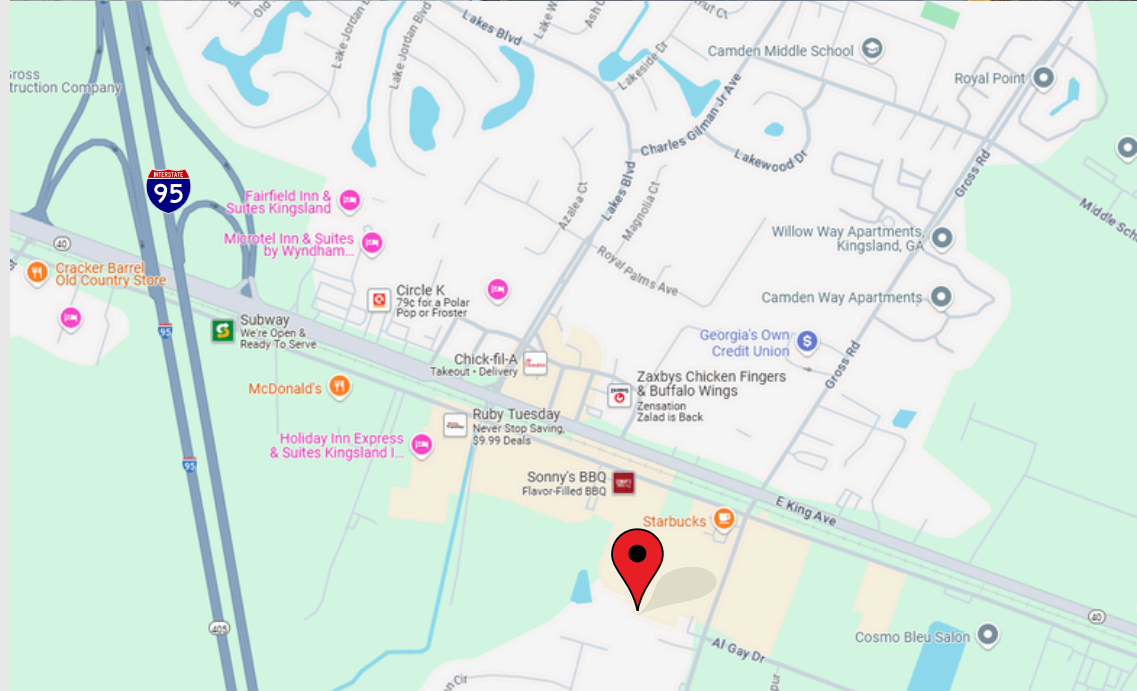
INGRESS/EGRESS

This property has 6 entry and exit points off of Kings Ave and Boone Ave with a lighted intersection.



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



 CAMDEN
CORNERS

LOCAL DEMORAPHICS

| | 2 miles | 5 miles | 10 miles |
|--|------------|-----------------|----------|
|  POPULATION | 9,211 | 34,499 | 50,726 |
|  Population Growth 2020-2024 | 3.2% | 1.7% | 1.7% |
|  AVG INCOME | \$71,585 | \$82,228 | \$81,748 |
|  DAYTIME EMPLOYMENT | 5,201 | 11,025 | 15,237 |
| Street | VPD | Distance | |
|  TRAFFIC | | | |
| E King Ave | 22,324 | 0.54 mi | |
| I-59 | 58,400 | 0.76 mi | |



CURRENT AVAILABILITY

| | UNIT | SQ FT |
|--|------|-------|
|--|------|-------|

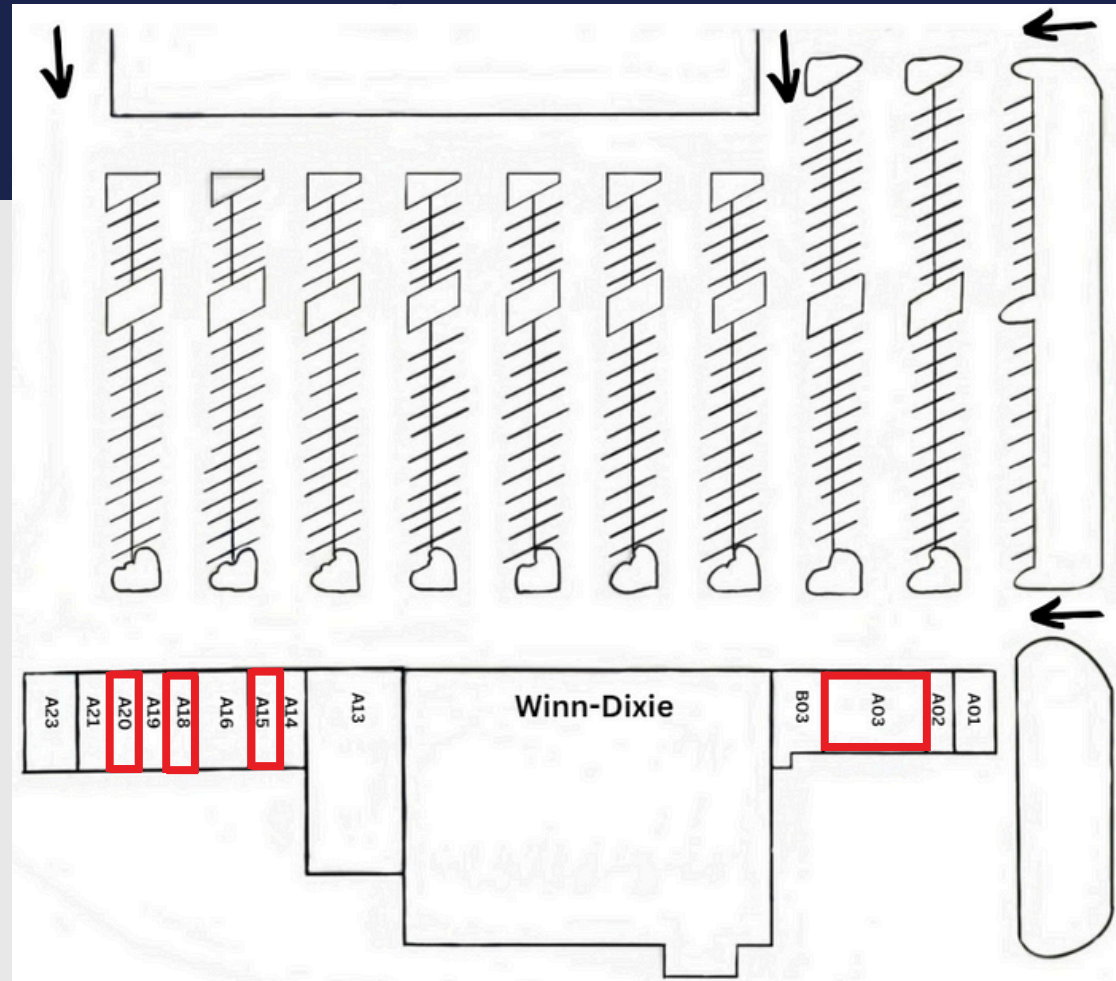
| | | |
|---|-----|-------|
| ➤ | A03 | 3,400 |
| ➤ | A15 | 900 |
| ➤ | A18 | 1,200 |
| ➤ | A20 | 1,200 |



**BRAND NEW
RENOVATION**

HIGHLIGHTS

- Customize your space with flexible buildout options to fit your company's unique needs.
- Multiple entry and exit points throughout the large parking lot.
- 319 Surface Parking Spaces



TENANT OVERVIEW



UNIT | TENANT | SQ FT

| | | |
|----|--------------------------------|-------|
| 1 | Osaka Japanese Restaurant | 1,150 |
| 2 | Elegance & Style Barber Lounge | 850 |
| 3 | Available | 3,400 |
| 13 | Dollar Tree | 8,450 |
| 14 | Freeway Insurance | 900 |
| 15 | Available | 900 |
| 16 | Krab N Go | 1,800 |
| 18 | Available | 1,200 |
| 19 | Solar Nails | 1,200 |
| 20 | Available | 1,200 |
| 21 | China King | 1,200 |
| 23 | Effingham Rehab Services | 2,400 |



Elegance & Style Barber Lounge



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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