



VACANT HWY 55 FOR SALE OR LEASE

1586 Boone Street, Kingsland, GA 31548

Stand-alone Former Hwy 55 with Drive-Thru in High Traffic Location



SALE PRICE: \$1.98M

LEASE RATE: Call For Pricing



SIZE:

2,598 SF Newly Constructed in 2023
Stand-Alone with Drive-Thru
1.02 Acres



SIGNAGE:

- Large monument sign fronting Boone Street
- 23,200 AADT on E King Ave



IDEALLY LOCATED:

- Ideally located at lighted intersection along busy retail corridor
- Near Publix, Harbor Freight, Pop Shelf, Tractor Supply, Planet Fitness and more!



CASEY HOWARD

choward@harbertrealty.com | 205.202.0814

LACEY SCOTT

lscott@harbertrealty.com | 205.401.1130

For More Information: Harbert-Retail.com
2 North 20th Street, #1700, Birmingham, AL 35203

The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.

VACANT HWY 55 FOR SALE OR LEASE

1586 Boone Street, Kingsland, GA 31548

Stand-alone Former Hwy 55 with Drive-Thru in High Traffic Location

LOCATED IN ACTIVE KINGSLAND RETAIL CORRIDOR



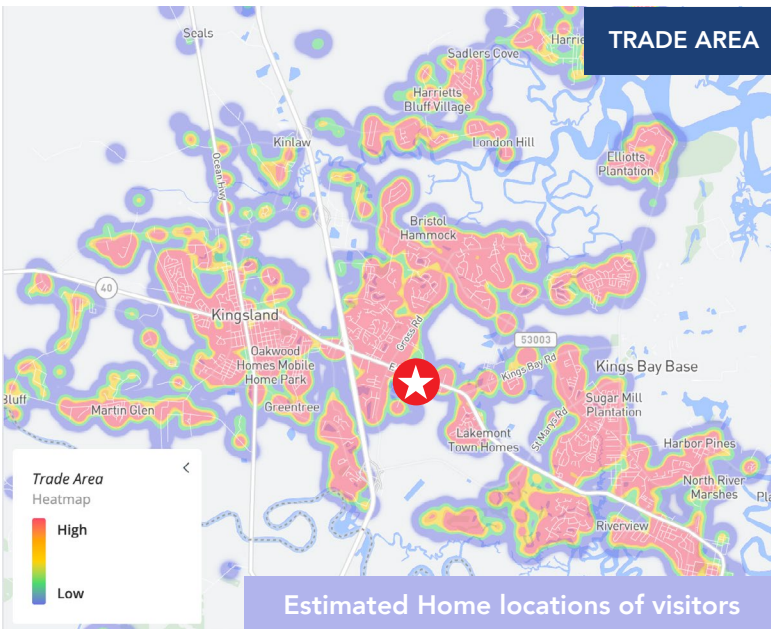
12 MONTH DEMOGRAPHICS WITHIN 1000 FT

Visits	590.7K
Visitors	115K
Visit Frequency	5.14x
Avg Dwell Time	22 minutes

590.7K
VISITS

\$86K+
AVG HH INCOME
WITHIN 1 MILE

115K
VISITORS



1,3,5 MILE DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2024 Estimated Population	2,508	19,651	39,525

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024 Estimated Households	916	7,572	14,692

INCOME	1 MILE	3 MILES	5 MILES
2024 Estimated Average Household Income	\$86,759	\$98,089	\$93,974



CASEY HOWARD
choward@harbertrealty.com | 205.202.0814

LACEY SCOTT
lscott@harbertrealty.com | 205.401.1130

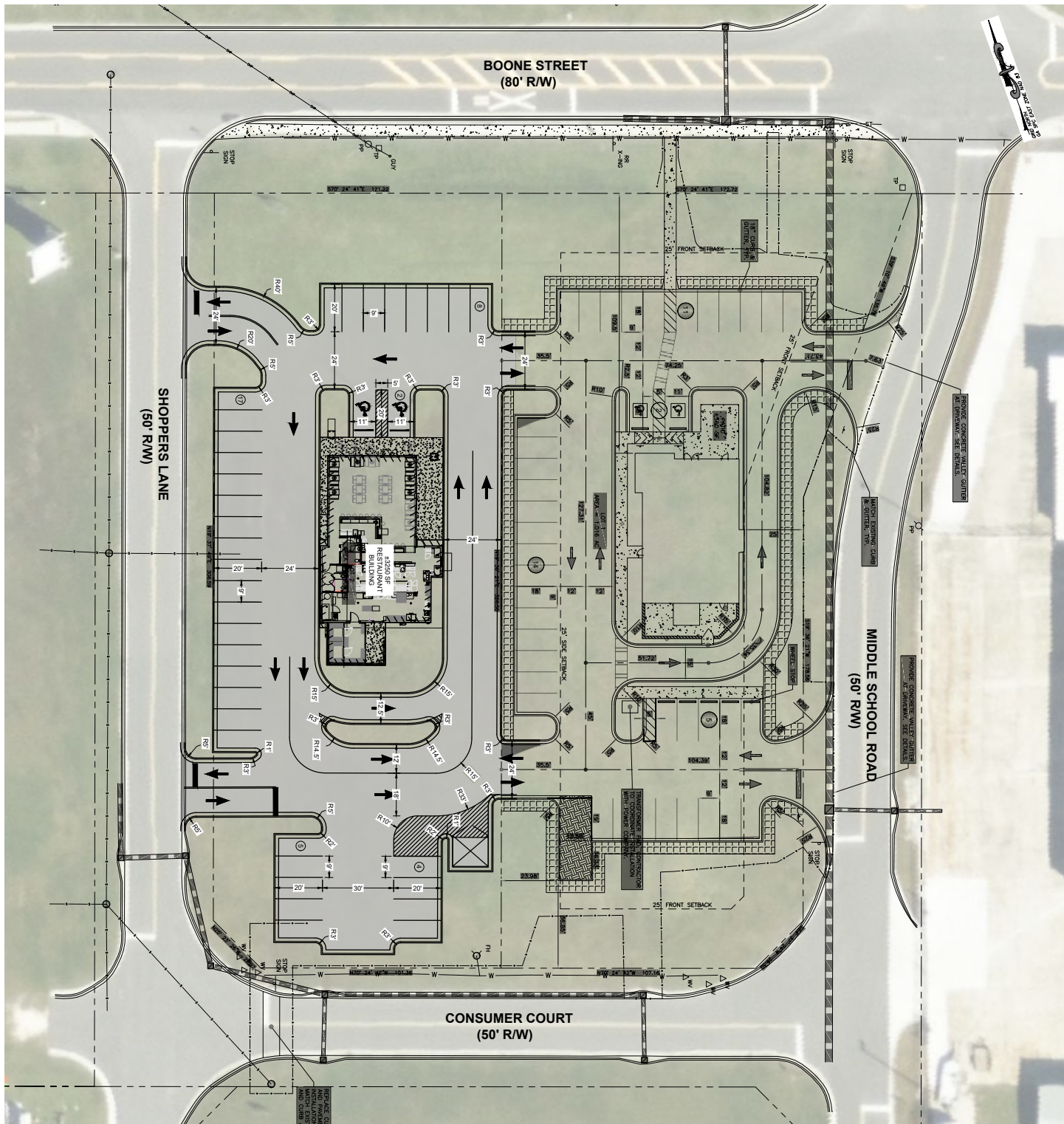
For More Information: Harbert-Retail.com
2 North 20th Street, #1700, Birmingham, AL 35203

The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.

VACANT HWY 55 FOR SALE OR LEASE

1586 Boone Street, Kingsland, GA 31548

Stand-alone Former Hwy 55 with Drive-Thru in High Traffic Location



HARBERT
RETAIL

CASEY HOWARD

choward@harbertrealty.com | 205.202.0814

LACEY SCOTT

lscott@harbertrealty.com | 205.401.1130

For More Information: Harbert-Retail.com

2 North 20th Street, #1700, Birmingham, AL 35203

The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.