

Frederica at St. Simons



1600 Frederica Road, St. Simons Island, GA 31522

LOCATION ZONE: GLYNN COUNTY, GA



Located directly on Frederica Rad with high traffic counts

High income area

Multiple national tenants

TENANTS

- CVS
- Domino's Pizza
- Larry's Giant Subs
- Wells Fargo Bank

LEASING CONTACT

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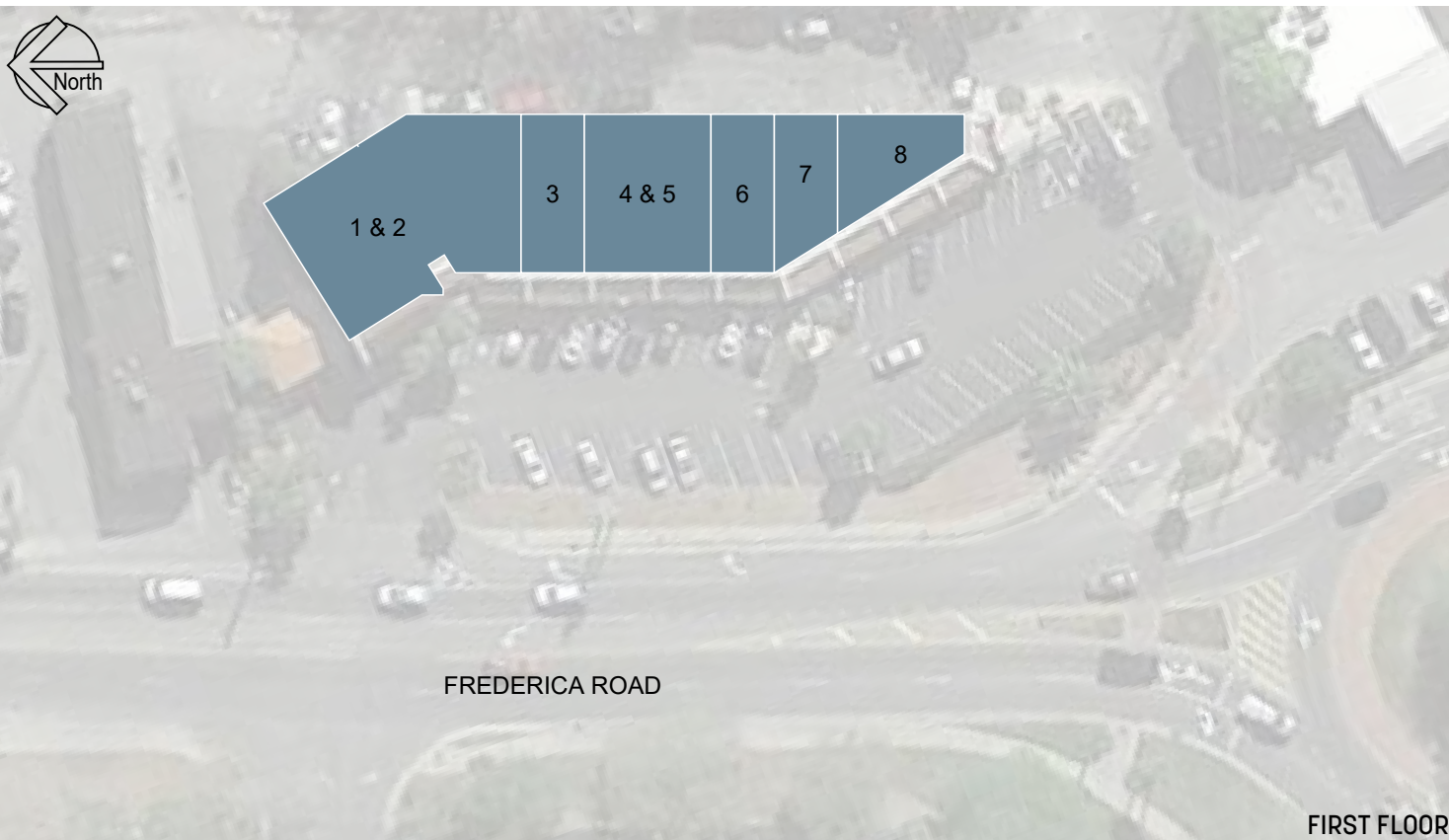


DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	6,410	12,469	16,227
2025 Population Projected	6,419	12,760	16,491
	-	0.5%	0.3%
Income	\$119,013	\$116,700	\$117,844
Households	3,294	6,605	8,439
Median Age	54.1	55.6	55.5

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FIRST FLOOR - SITE SUMMARY

TENANT	UNIT	SIZE
WELLS FARGO	1 & 2	4,496 sf
GLAMOUR NAILS	3	1,000 sf
LARRY'S GIANT SUBS	4 & 5	2,000 sf
SMALLCAKES CUPCAKERY	6	1,000 sf
DOMINO'S PIZZA	7	875 sf
GOLF CART RENTALS	8	1,012 sf

SECOND FLOOR - SITE SUMMARY

TENANT	UNIT	SIZE
CVS	10 & 11	1,675 sf
ROYAL POOLS	12	1,000 sf



This site plan is presented solely for the purpose of identifying the approximate location and size of the building presently contemplated by the owner. Building sizes, site dimensions, access and parking areas, existing tenant locations and identities are subject to changes without notice and at the owners discretion. Unit numbers as indicated are not necessarily the actual suite number and are intended for use as reference only.