



3501 - 3509 Frederica Road | St. Simons Island, Georgia 31522

\$3,500,000

7,402 SF Multi-Tenant Building

100% Leased

Built in 2022

Drive Through End Cap

Hard Signalized Intersection

21,000+ VPD

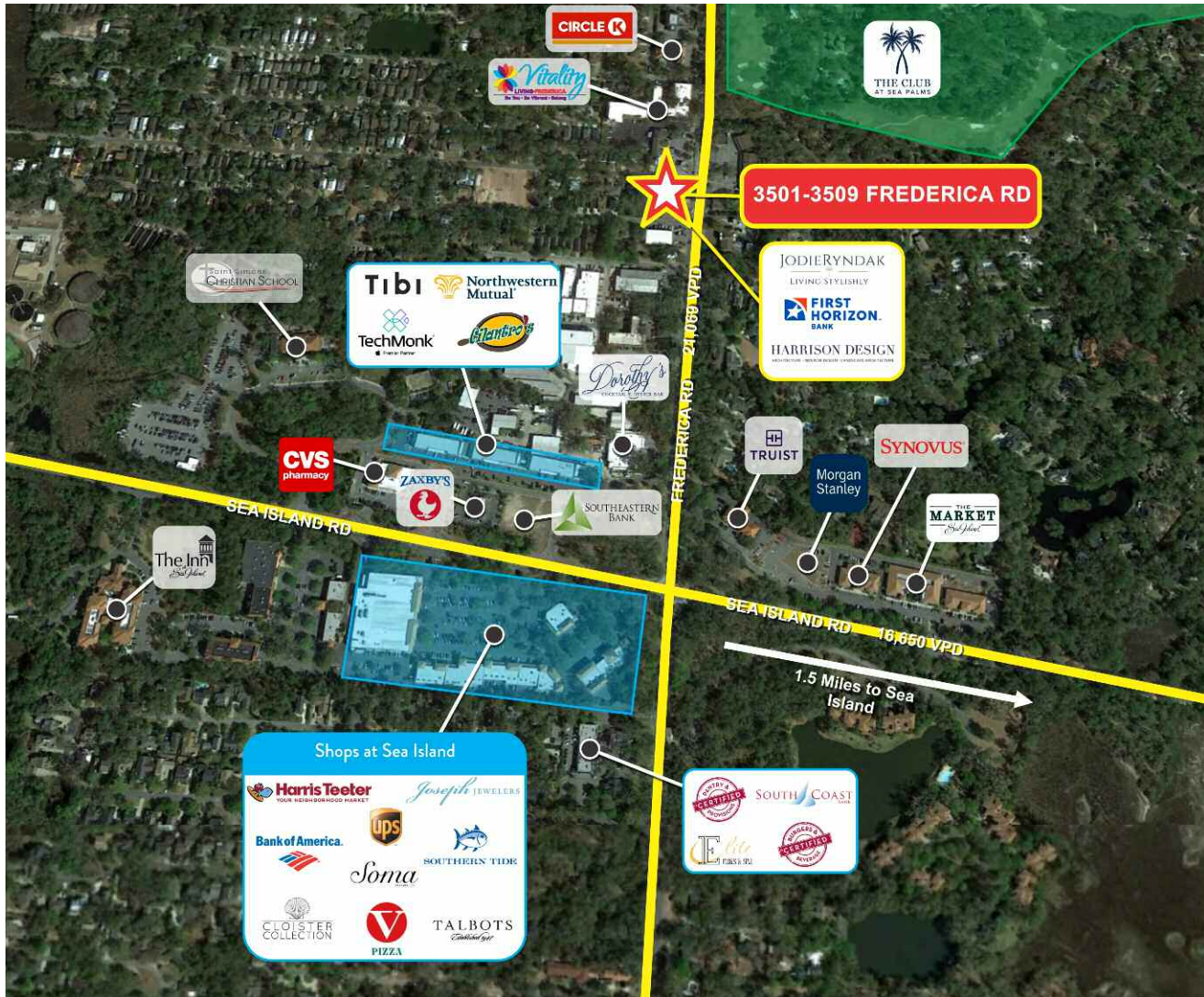
Extremely Tight Retail Market



FOR MORE
INFORMATION
PLEASE CONTACT

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DEMOGRAPHICS

	1-mile	3-mile	5-mile
Population	3,570	12,885	16,755
Households	1,575	6,064	7,964
Average HH Income	\$156,619	\$135,119	\$135,934

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