

For Lease

4933 New Jesup Hwy | Brunswick, GA 31520



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4933 New Jesup Hwy
Brunswick, GA

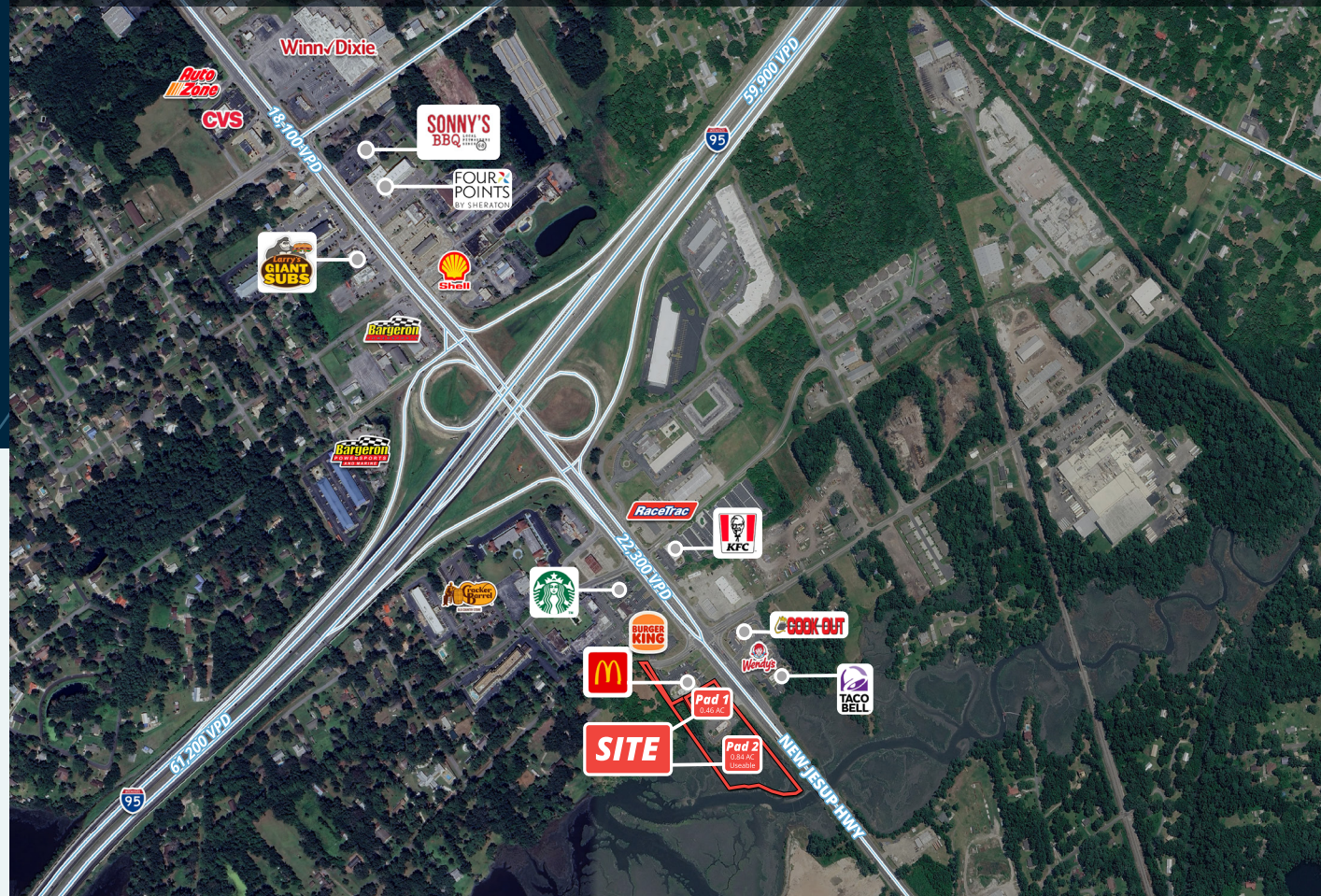
Property Specifications

FORMER POPEYES

0.84 AC Usable (5 AC Total)

RESIDUAL PAD

0.46 AC



About the Property

- Former Popeyes with drive-thru plus adjacent residual pad available along heavily trafficked New Jesup Hwy Strategically positioned just off I-95 Exit 36 with excellent visibility and convenient ingress/egress serving both local and interstate traffic
- Surrounded by a strong national retail and QSR lineup creating a dominant regional dining node
- Existing drive-thru infrastructure and established restaurant positioning
- Located within Brunswick's primary commercial corridor with strong connectivity to St. Simons Island, Sea Island, Jekyll Island, and the greater Golden Isles trade area

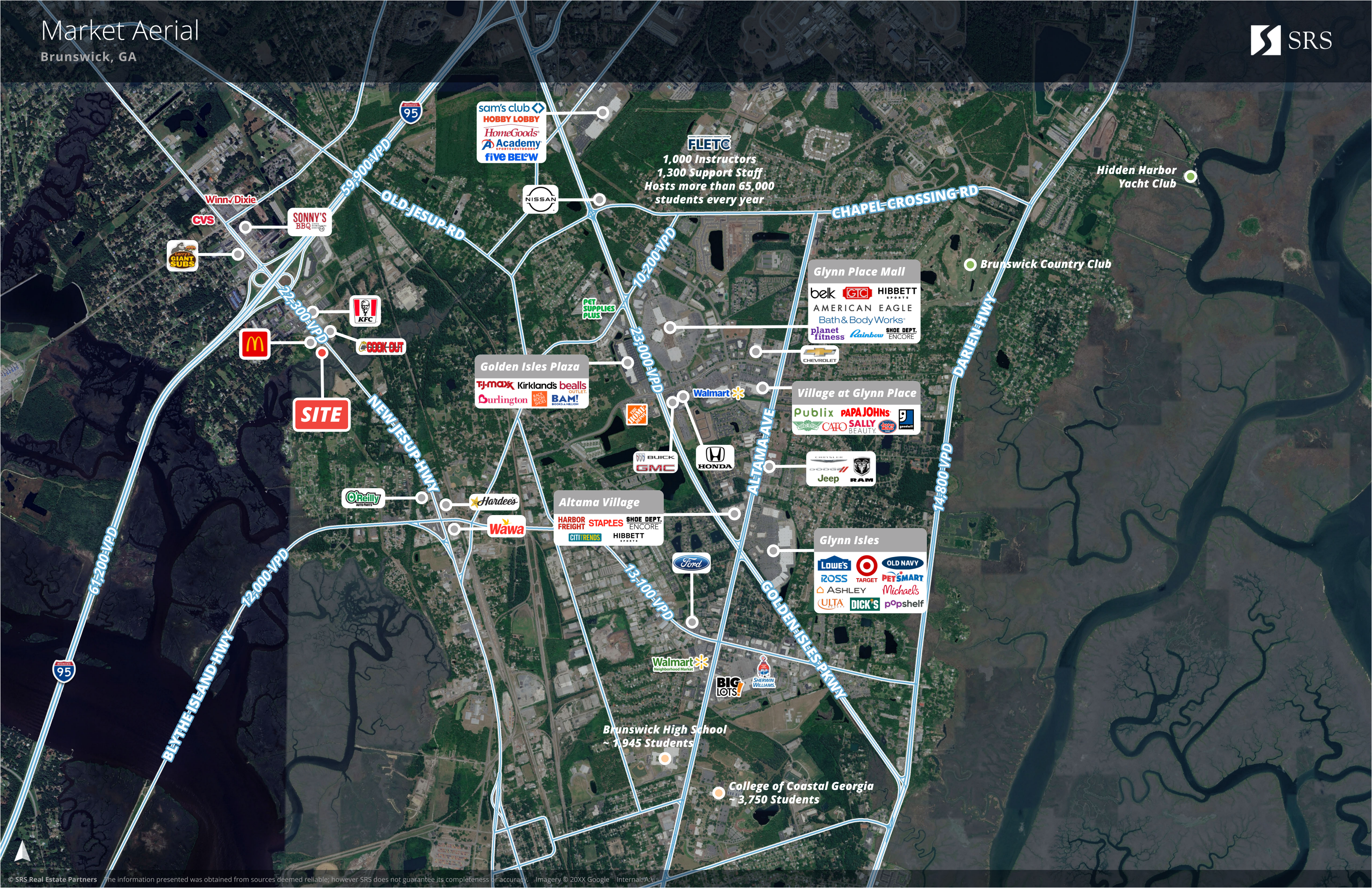
Traffic Counts

New Jesup Hwy	22,300 VPD
I-95	61,200 VPD
Blythe Island Hwy	12,000 VPD
Community Rd	16,600 VPD

Year: 2025 | Source: GDOT

Nearby Retailers

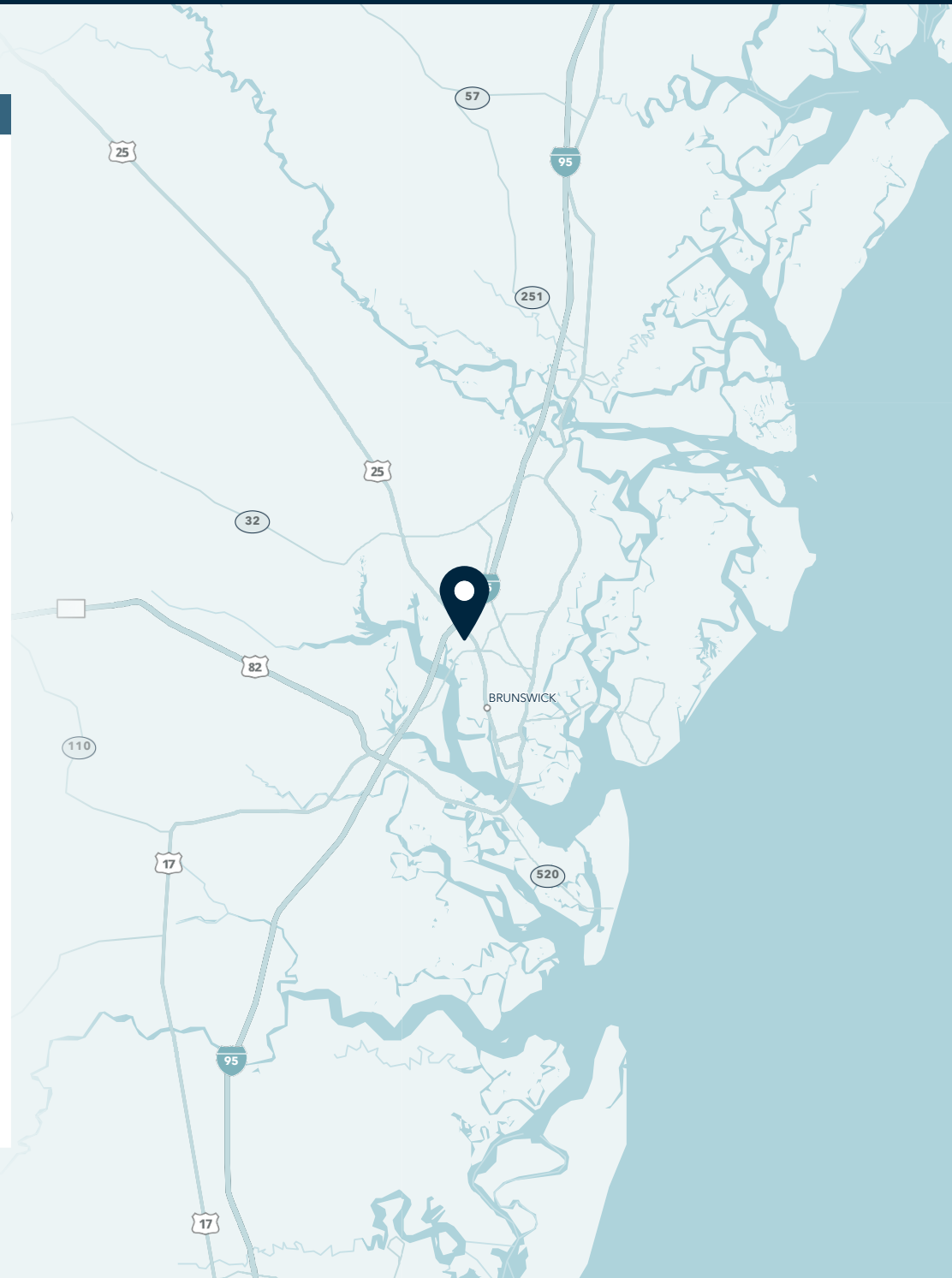






Area Snapshot

Population	1 MILE	3 MILES	5 MILES
2025 Estimated Population	3,057	26,071	51,953
2030 Projected Population	3,029	27,253	53,737
Proj. Annual Growth 2025 to 2030	-0.18%	0.89%	0.68%
Daytime Population			
2025 Daytime Population	3,089	25,510	51,857
Workers	1,461	12,928	24,818
Residents	1,628	12,582	27,039
Income			
2025 Est. Average Household Income	\$79,052	\$83,620	\$86,469
2025 Est. Median Household Income	\$67,455	\$61,583	\$61,956
Households & Growth			
2025 Estimated Households	1,326	10,944	20,572
2030 Estimated Households	1,327	11,553	21,492
Proj. Annual Growth 2025 to 2030	0.02%	1.09%	0.88%
Race & Ethnicity			
2025 Est. White	66%	52%	51%
2025 Est. Black or African American	18%	33%	34%
2025 Est. Asian or Pacific Islander	2%	3%	2%
2025 Est. American Indian or Native Alaskan	0%	1%	1%
2025 Est. Other Races	15%	12%	12%
2025 Est. Hispanic (Any Race)	12%	10%	10%



Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.



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