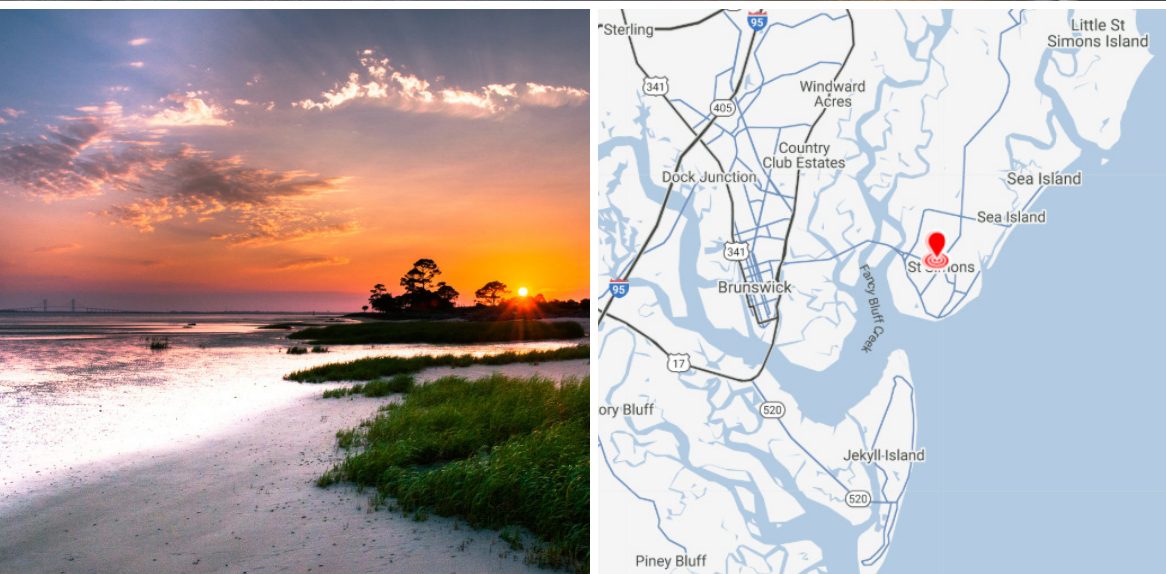


RETREAT VILLAGE

220 Retreat Village | St. Simons Island, GA 31522

RETAIL SPACE FOR LEASE



PROPERTY OVERVIEW

- » **Availability: 1,400 SF (2/1/2027) & 2,276 SF Coming Available**
- » Gateway to Sea Island and St. Simons Island
- » Center is anchored by high performing Winn Dixie at the intersection of Frederica Rd. and Demere Rd.
- » Average household incomes exceed \$154,291 in 1, 3 and 5-mile radius
- » Center pulls an estimated 980.9K visits yearly
- » Seasonal tourism destination with high traffic& incomes - Forbes ranked Five-Star Resort Community

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	5,653	14,495	19,401
Households	2,826	7,276	9,560
Daytime Pop.	5,592	13,243	17,976
Ave. HH Income	\$145,211	\$147,585	\$154,291



LICENSED REAL ESTATE BROKER
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TENANT LINE-UP

100	Lease Pending	3,915
101-102	Dollar Tree	10,592
103	Ziggy Mahoney's	10,096
105	Advance Rehab. & Consulting	4,885
106	Winn-Dixie	47,000
107	H&H Lifestyles, Inc.	8,450
108	New Fortune House	2,400
109	Edwin Watts Golf Shop	6,500
110	Great Clips	1,400
111	Marshland Credit Union	1,400
112	Subway	1,400
113	Available (2/1/2027)	1,400
114	Fox's Pizza	1,400
115	Sandy Bottom Bagels	1,520
116	Pro Nails	1,520
117	Coming Available	2,276
118	Verizon Wireless	2,100
119	Surcheros	3,080



