

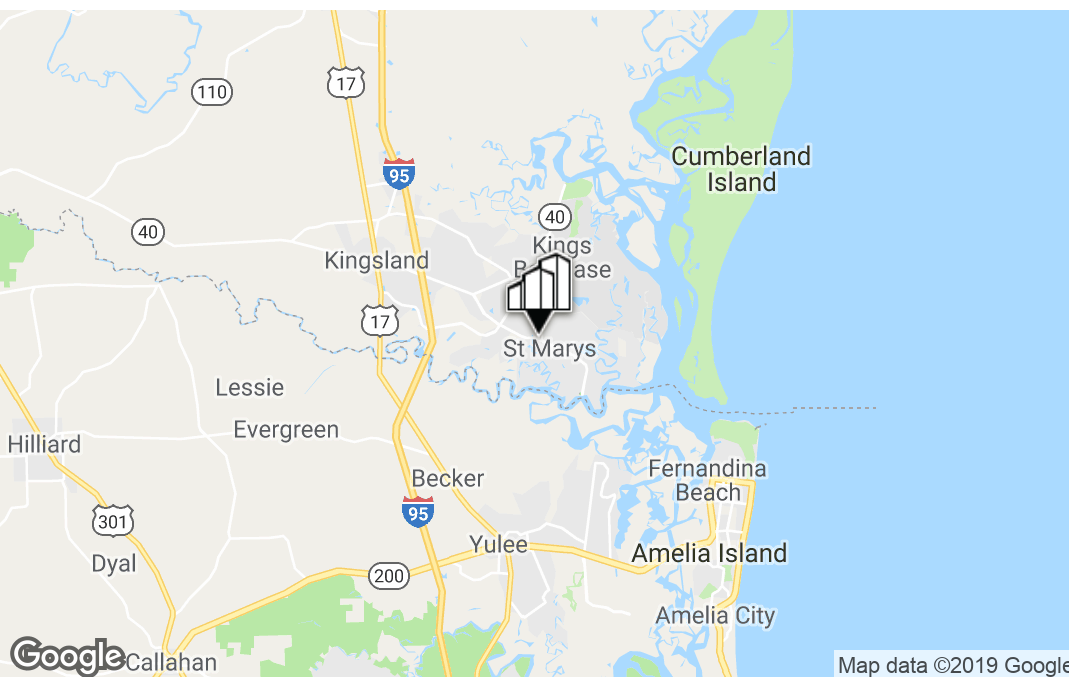
NEW CONSTRUCTION VERIZON FOR SALE

SINGLE TENANT NNN VERIZON

2603 OSBORNE ROAD, SAINT MARYS, GA 31558



PRIMEREALTY



For More Information:

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Office | Industrial | Retail | Multi-Family | Student Housing | Hotels

Information gathered from sources deemed to be reliable. Buyer shall not rely solely on this information and should check and verify.

NEW CONSTRUCTION VERIZON FOR SALE

Single Tenant NNN Verizon



Overview



OFFERING SUMMARY

Sale Price:	\$1,440,000
Cap Rate:	7.0%
NOI:	\$100,800
Lot Size:	+/- .7 Acres
Building Size:	3,600 SF
Parking:	43 Spaces
Market:	Saint Marys (Jacksonville, FL MSA)
Rent Commencement:	Summer 2019
Price / SF:	\$400.00

PROPERTY OVERVIEW

Prime Realty, as exclusive broker, is pleased to offer a NNN, new construction Verizon store at the entrance of Kings Bay Village which is anchored by a new Bealls Outlet, Petsense, Veteran Administrations Outpatient Clinic and Dollar Tree. Located only a few miles from the U.S. Naval Submarine Base Kings Bay., St. Marys, Georgia serves as a bedroom community for Jacksonville, Florida and Amelia Island, Florida.

PROPERTY HIGHLIGHTS

- 10 year lease with 2% annual escalations
- NNN lease
- 43 parking spaces
- 5th Verizon location for operator
- Excellent location at entrance to Kings Bay Village

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Retail Property For Sale | Single Tenant NNN Verizon



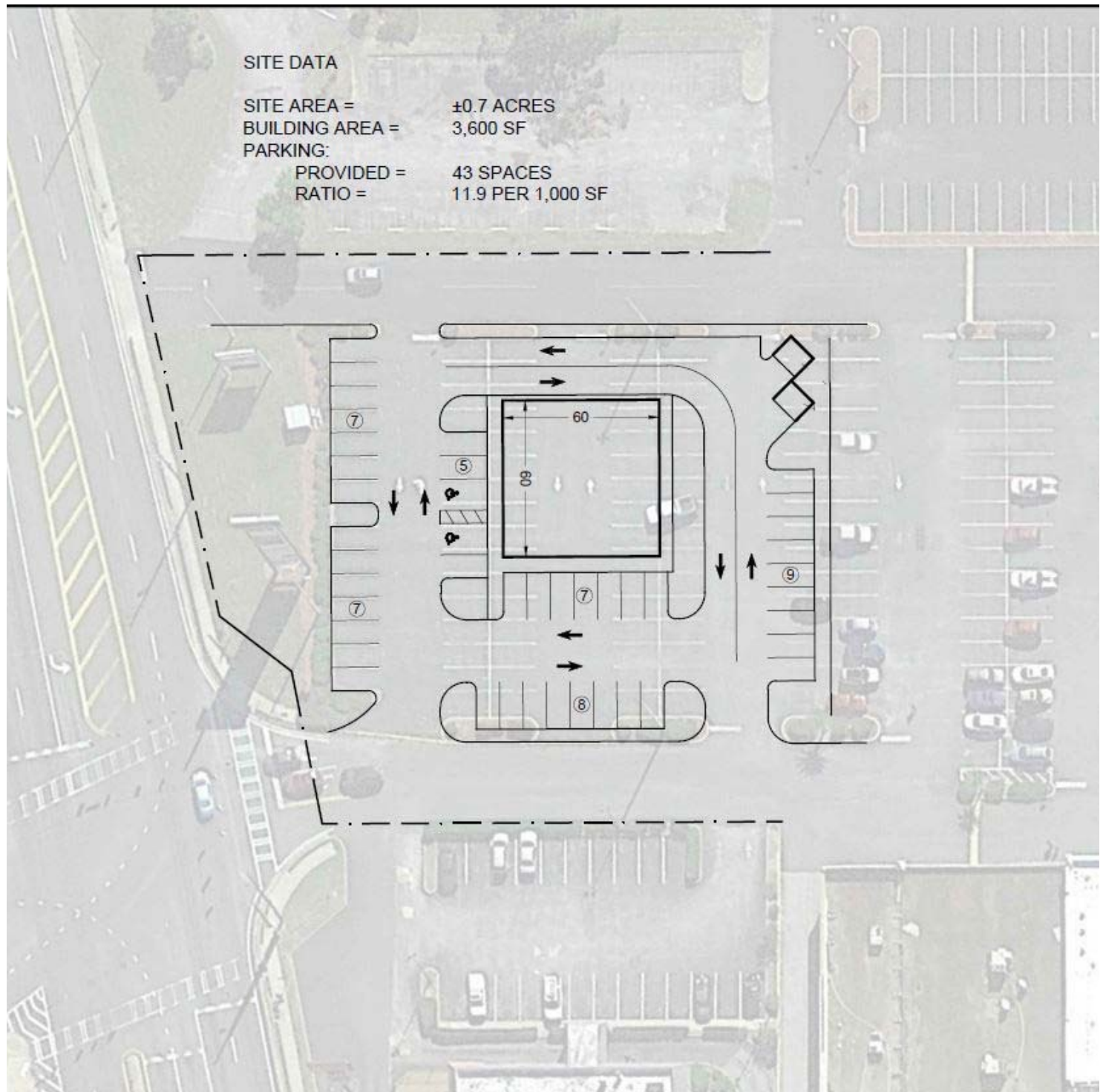
Additional Photos



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Site Plan



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Market & Sub-Market Review



ABOUT ST. MARYS, GEORGIA

Historic St. Marys Georgia offers picturesque streets lined with centuries old live-oaks and the restorative beauty of waterways and marshes. Once home to pirates, smugglers, and a robust shipping industry, today the city prides itself on a diverse blend of residents and has sustained a rich and varied history. Whether its a family vacation, girlfriend getaway, romantic weekend, wedding or a group outing there are a variety of accommodations to compliment your needs and budget.

ABOUT CAMDEN COUNTY

Camden County is truly "Georgia's Coastal Community of Choice". The county's prime location along the Atlantic gives its citizens the attraction of a small, quaint coastal town. Camden County is best known for its rich history, natural scenic beauty and Southern hospitality. Work and leisure depend on the sea, the forests and the mild climate, with average temperatures year-round. There are 3 incorporated cities within Camden County, including Woodbine, Kingsland and St. Marys.

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Naval Base



NAVAL SUBMARINE BASE - KINGS BAY BASE

- Kings Bay borders the cozy historic town of St. Marys, Georgia in the southeastern corner of Coastal Georgia, just north of the Florida border.
- The base's population is over 15,000, which includes navy personnel, their family members and civilians.
- Kings Bay is known as the east coast home to Trident nuclear powered submarines. Naval Submarine Base Kings Bay is the state-of-the-art home to the Atlantic Fleet's Ballistic and Guided Missile Submarines.
- Major functions of the base include the maintenance, overhaul, modernisation and repair of submarine fleet. The weapons facility provides missiles and weapons system support to the ballistic missile submarine fleet. The Emergency Management Office guides the units during emergency situations.
- As an integral part of our nation's strategic deterrence program, Kings Bay has attained and sustained award-winning results unsurpassed in Navy Region Southeast or other submarine and shore commands in the U.S. Navy.
- Kings Bay also received the Occupational Health and Safety Administration's highest safety rating in the Voluntary Protection Program and the Secretary of the Navy and Chief of Naval Operations Safety Ashore Award for the third consecutive year.
- NSB Kings Bay' mission is to provide support to the Fleet, Fighter, and Family. Naval Submarine Base Kings Bay has three major commands: Trident Training Facility (TTF), Trident Refit Facility (TRF), and Strategic Weapons Facility, Atlantic (SWFLANT).
- Naval Submarine Base Kings Bay is located alongside the Intracoastal Waterway of south-east Georgia, 45-miles north of Jacksonville, Florida. The base is spread over 6,475ha of land, of which 1,618ha is protected wetland. The submarines enter the base through a long channel.

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Saint Marys Industrial Development



INDUSTRIAL DEVELOPMENT IN SAINT MARYS

St. Marys offers a unique blend of an established industrial base and a promising potential for future growth. With an illustrious tradition of innovative manufacturing technology, bountiful natural resources, and the determination of skilled people, St. Marys has been the birthplace of a number of worldwide industries.

ST. MARYS INDUSTRIAL ESSENTIALS

- **Public Utilities:** National Fuel Gas and West Penn Power have consistently offered the lowest rates in the northeastern United States. The St. Marys public water and sewer systems are modern and efficient, with capacity to serve new and expanding industries.
- **Transportation:** Major market areas along with the eastern seaboard and the Great Lakes are easily accessible by Interstate 80, which is located 30 miles to the south. US Route 219 and PA Route 225 provide north/south highway access.
- **Trucking and Rail Service:** The St. Marys Airport serves private and corporate aircraft, while two other regional airports provide daily commercial service. The Area Transportation Authority provides public bus transportation, and Fullington Trailways offers daily commercial bus service between Buffalo and Pittsburgh.
- **Financial Incentives:** Local tax abatement, industrial loan funds, job training opportunities, and infrastructure development programs. Two industrial parks, a multi-tenant/incubator facility, plus ample industrially zoned properties, fully served by all utilities, offer a variety of alternative sites for new development.

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Diverse Industry



Today the St. Marys area offers diverse industry opportunities.

POWDER METAL CAPITAL OF THE WORLD

Approximately 56 powder metallurgy manufacturing firms provide employment for over 10,000 people. Many of these manufacturers can trace their roots to St. Marys industry. The region is now known as the "Powdered Metal Capital of the World."



LEDVANCE

The largest manufacturer (based on volume) of incandescent lamps in the world. At their St. Marys facility, they can produce up to two million lamps per day and 500 million lamps per year. Their product line includes 1,700 different lamp types for use in homes and industry.



STRAUB BREWERY

The international award-winning STRAUB BREWERY, a family-owned macro-brewery, was founded in 1872 by German immigrant Peter Straub and is the third oldest brewery in the U.S. Today the brewery operates at near capacity of 40,000 barrels annually.

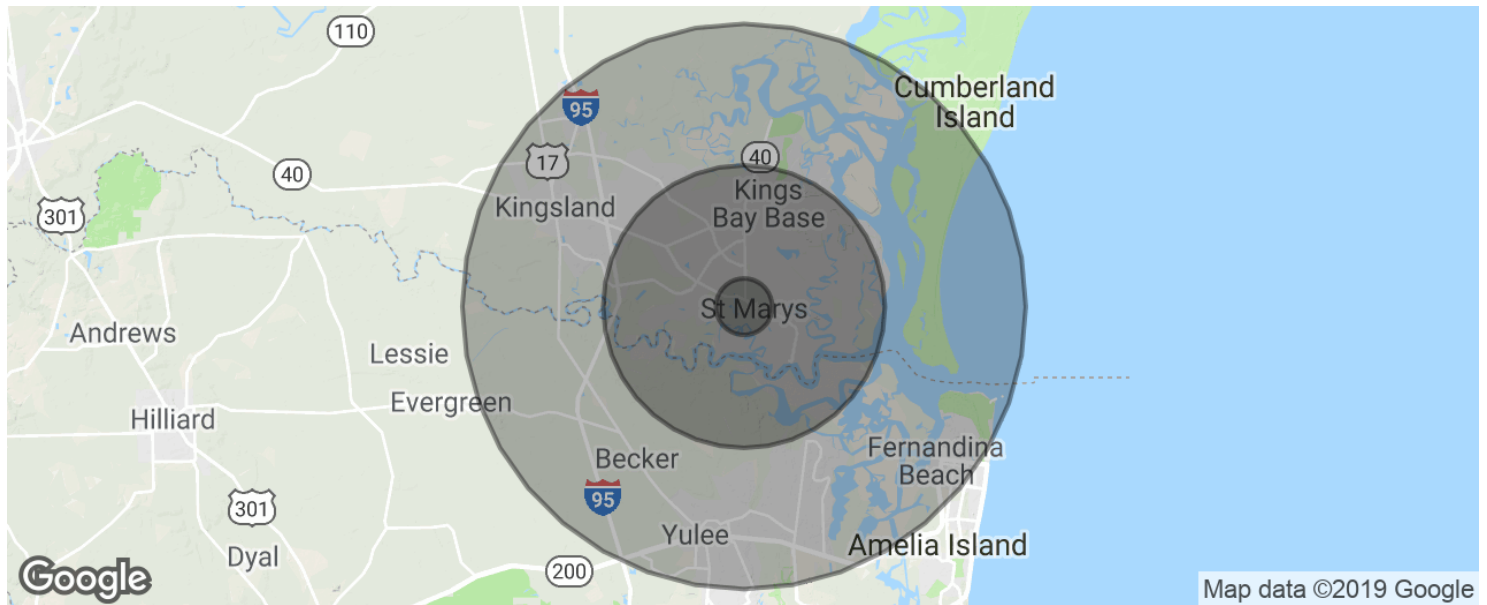
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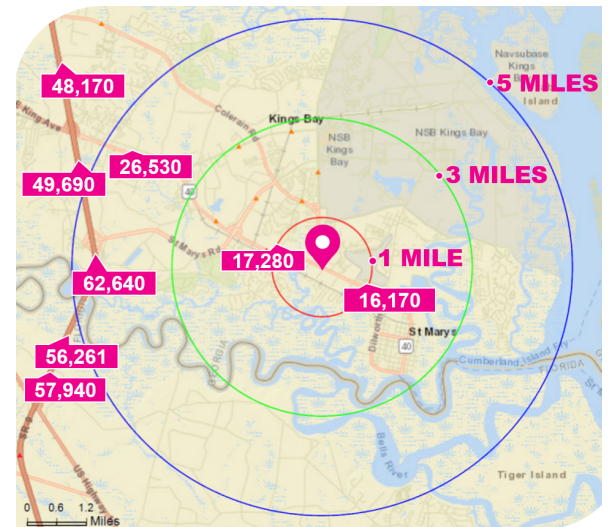
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Demographics



2018 - 2023 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Current Population	2,571	16,637	26,073
Proposed 2023 Population	2,621	16,986	26,890
2018 - 2023 Population Change	0.39%	0.42%	0.62%
Households	696	5,988	9,053
Median Age	33.8	30.6	30.3
Average Household Size	2.64	2.59	2.64
Median Household Income in 2018	\$44,842	\$51,028	\$54,641
Average Household Income in 2018	\$61,806	\$64,409	\$73,744
Per Capita Income in 2018	\$24,531	\$24,793	\$24,951



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