Shops at Sea Island

St. Simons Island, Georgia | 99,889 square feet



Shops at Sea Island is located on the border of St. Simons Island and Sea Island, an area that attracts the wealthiest families from across the globe and features some of the finest beaches and resort facilities in the world. Tourism, the area's top industry sector, continues to impact the economy with increased number of annual visitors and dollars spent. Shops at Sea Island is anchored by Georgia's only Harris Teeter and is the premier retail development on the island, featuring a great mix of national, regional and local merchants. Excellent demographics and a premier location make Shops at Sea Island an exceptional opportunity for expanding retailers.

Leasing Contact

Rich Roy <u>RRoy@castoinfo.com</u> 919.234.6708 Direct | 919.467.8880 Office

Kristen Dykes <u>KDykes@castoinfo.com</u> 919.234.6709 Direct | 919.467.8880 Office

Key Tenants



Location

St. Simons Sound

Sea Island Road and Frederica Road, St. Simons Island, Georgia (31.1833976, -81.3794661) Click to navigate to Google Maps

Traffic Counts

Frederica Road: 15,855 Sea Island Road: 13,514 F.J. Torras Causeway: 31,502

Key Demographics

| Population | 5-Mile Radius |
|--------------------------------|---------------|
| Current Estimated Population | 16,071 |
| Projected Population (5 Years) | 16,499 |
| Households | |
| Current Estimated Households | 8,186 |
| Projected Households (5 Years) | 8,448 |
| Income | |
| Average Household Income | \$131,512 |
| Household Income \$100,000+ | 46% |
| | |

| s | Median Age | 56 years |
|---|--------------------------------------|----------|
| 1 | Area Highlights | |
| 9 | Annual Overnight Visitors | 2.9 M |
| ŝ | Annual Tourism Dollars to Economy | \$1.4 B |
| 3 | New Hotel Rooms (2018) | 550 |
| 5 | Houses > \$400,000 (5-mile) | 44.2% |
| | | |



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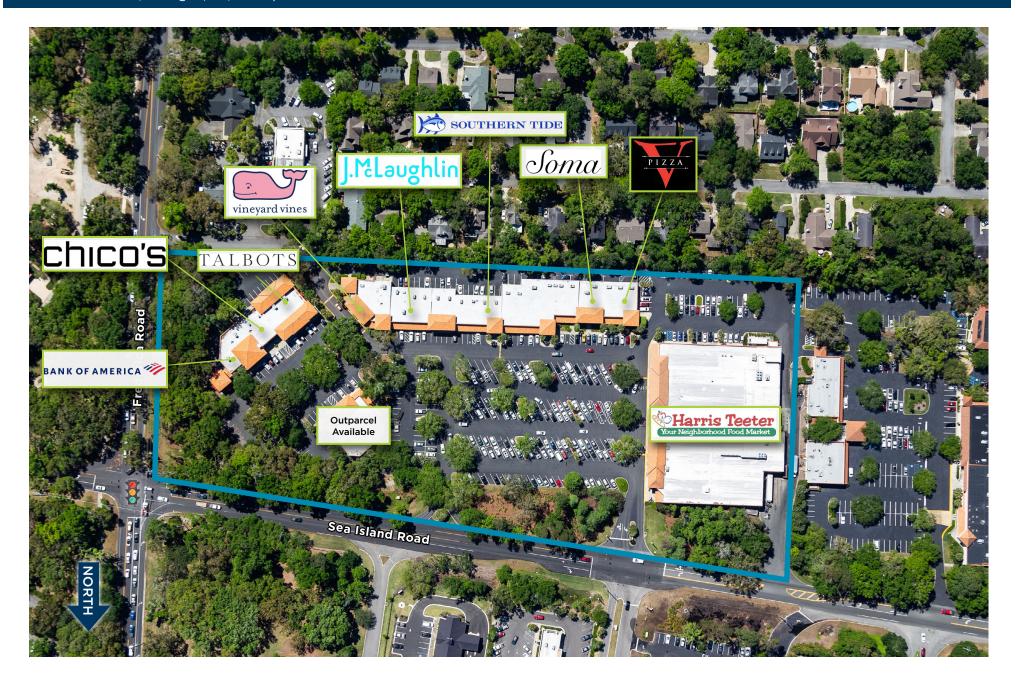
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| Space | Tenant | Size |
|-------|------------------------|-------------|
| 1-3 | V Pizza | 3,600 s.f. |
| 4-5 | Soma | 2,400 s.f. |
| 6-7 | G.J. Ford Bookshop | 2,400 s.f. |
| 8 | Gentlemen's Outfitters | 3,800 s.f. |
| 9A | Whippersnappers | 1,400 s.f. |
| 9B | Stretch Zone | 1,400 s.f. |
| 10-11 | Southern Tide | 2,000 s.f. |
| 12 | Spartina 449 | 1,000 s.f. |
| 13-15 | Cloister Collection | 3,400 s.f. |
| 16 | Joseph Jewelers | 1,200 s.f. |
| 17 | Sara Campbell | 1,200 s.f. |
| 18 | J. McLaughlin | 1,250 s.f. |
| 19 | Vineyard Vines | 3,000 s.f. |
| 20 | The UPS Store | 1,615 s.f. |
| 21-23 | Harris Teeter | 52,952 s.f. |
| 24 | Bank of America | 3,550 s.f. |
| 25-26 | Chico's | 2,460 s.f. |
| 27 | Talbots | 5,040 s.f. |
| 28 | AVAILABLE | 6,222 s.f. |

Tenant names, building sizes and shopping center configuration are subject to change.







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