

# 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

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## Key Tenants



## Key Demographics

	5-Mile Radius	Median Age	56 years
<b>Population</b>		<b>Area Highlights</b>	
Current Estimated Population	16,071	Annual Overnight Visitors	2.9 M
Projected Population (5 Years)	16,499	Annual Tourism Dollars to Economy	\$1.4 B
<b>Households</b>		New Hotel Rooms (2018)	550
Current Estimated Households	8,186	Houses > \$400,000 (5-mile)	44.2%
Projected Households (5 Years)	8,448		
<b>Income</b>			
Average Household Income	\$131,512		
Household Income \$100,000+	46%		

## Location

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



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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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