



BRUNSWICK WEST

5420 NEW JESUP HWY | BRUNSWICK, GA 31523



77,485± SF
Offering GLA



90.32%
Occupancy



6.50± AC
Land



\$6,500,000
\$83/SF



\$470,743
NOI

**ANCHOR
TENANTS**

Winn-Dixie  **DOLLAR TREE**

**NATIONAL
TENANT**

Jackson Hewitt
TAX SERVICES

INVESTMENT HIGHLIGHTS

ANCHORED BY WINN-DIXIE, BOLSTERED BY A RECENT 10-YR LEASE EXTENSION THROUGH 2034

Providing a long-term, valuable 'essential needs' shopping component, which draws from a wide radius on the west side of I-95 in Brunswick

PROVEN WINN-DIXIE STORE WITH A STRONG Foothold WITHIN THE COMMUNITY

Reporting strong 2024 sales, resulting in a healthy occupancy cost of 1.7% and a WALT of 7.58.

COASTAL GEORGIA LOCATION ADJACENT TO THE GOLDEN ISLES – ST. SIMONS ISLAND, JEKYL ISLAND AND SEA ISLAND

Major tourist destinations in the Southeast, with a strong year-round consumer base.

SITUATED ONE EXIT SOUTH (ON I-95) OF THE NEWEST AND LARGEST BUC-EE'S IN GA AND 4 MILES FROM TRADEWINDS TECHNOLOGY PARK

A 750-AC business park certified for accelerated development with a 500K SF warehouse facility under construction for ProDirect

EXCELLENT LEASING MOMENTUM HIGHLIGHTED BY A NEW LEASE WITH DOLLAR TREE FOR 13,500±SF

A complimentary, national credit junior anchor, which will further bolster customer traffic at the Property
Surrounding retail node includes 11 hotels within ½ of a mile and national outparcels including IHOP, Starbucks, Cracker Barrel, Wendy's, Taco Bell, Pizza Hut, Burger King, McDonald's, Krystal, KFC, Waffle House and more.

STRATEGICALLY LOCATED JUST SECONDS OFF I-95

One of the busiest thoroughfares on the Eastern Seaboard with 60,600 VPD

WITH NEW ROOFS INSTALLED IN 2014 AND RENOVATIONS AND PAINTING TO THE FACADES OF THE PROPERTY IN 2025

The Property is well-positioned for an incoming owner with minimal CapEx requirements from day one

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BRUNSWICK WEST

GROCERY-ANCHORED
MULTI-TENANT INVESTMENT
OPPORTUNITY

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REAL ESTATE INVESTMENT SERVICES

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