The Bakkar Group proudly presents another exceptional experience...

ST. MARYS TOWN CENTER

St. Marys, Georgia

BAKKAR group

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ST. MARYS
TOWN
CENTER

ST. MARYS, GEORGIA

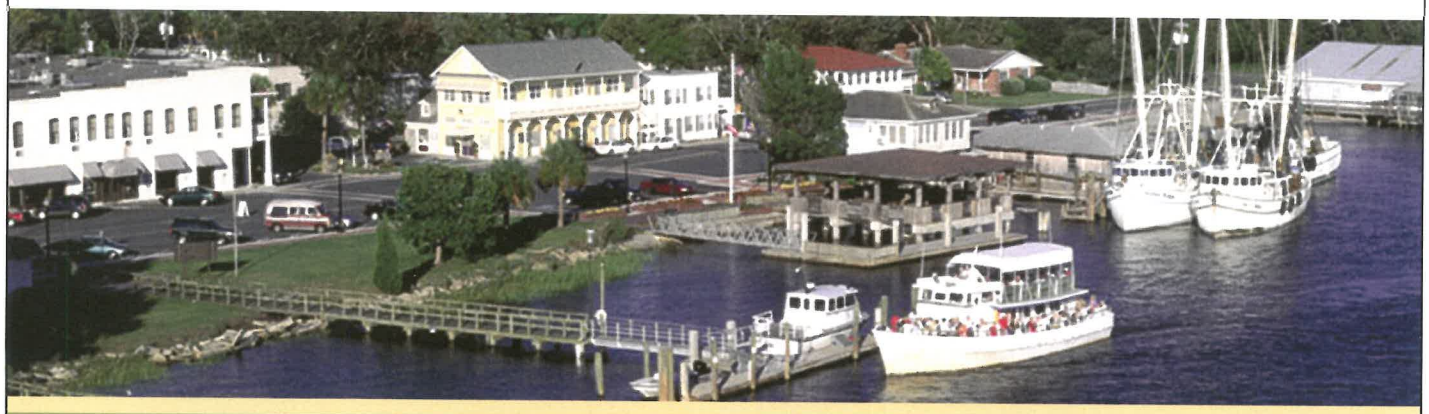
St. Marys, Georgia is a beautiful southern town where one can find quaint stores such as a coffee shop in which everyone knows one another or a neighborhood drug store where your local pharmacist cares and knows your family. A special place where families spend time with their kids playing in the front yard creating what might seem like a picturesque scene as depicted in many Norman Rockwell paintings.

This small town environment has become a destination for a thriving and growing bedroom community just minutes from Jacksonville, Florida. St. Marys offers a balanced community where many families have chosen to raise their kids as well as where retirees have chosen a lifestyle to enjoy their retirement with either a primary or secondary residence. St. Marys affords everyone the opportunity to take advantage of the enjoyable year-round weather and its natural resources such as Cumberland Island, numerous golf courses, in-shore and off-shore fishing, and other abundant outdoor activities that appeal to many people drawn to an active lifestyle or to those who enjoy the beauty and serenity of nature. The nearby Kings Bay Naval Submarine Base creates a strong patriotic fervor that helps establish St. Marys as one of the most desirable locations to work, live, play, and shop in the southeastern United States. Consequently, St. Marys continues to draw well-to-do families, young professionals, and retirees to the area to live full time, establish a second residence or visit for vacation.

ST. MARYS TOWN CENTER

St. Marys Town Center reflects the epitome of southern lifestyle and represents the largest shopping center situated between Jacksonville, Florida and Brunswick, Georgia. The vision and direction of this established shopping center helps create a centralized location for shopping, dining and entertainment needs. The thirty to forty-five minute trip that locals typically drive to find the nearest shopping center offering a variety of retail outlets, restaurants, and entertainment venues expected by today's savvy shopper helps situate St. Marys Town Center as a natural location to accommodate the needs of today's demanding public.

National retailers have recently acknowledged the need and demand for improved shopping in the area with the opening of Lowe's and Super Wal Mart. Furthermore, numerous high-end residential developments have finished their infrastructure and are beginning to market the area drawing in residents with high disposable incomes to enjoy the natural splendor of this flourishing bedroom community with historic appeal. Bakkar Group is proud to present a southern experience of charm, beauty, and hospitality – St. Marys Town Center.



ST. MARYS TOWN CENTER

PROPERTY LOCATION AND DESCRIPTION

St. Marys Town Center is only a short 30 minute drive from Jacksonville International Airport (JIA) and is approximately midway between Jacksonville, Florida and Brunswick, Georgia. St. Marys Town Center is located 6 miles east of I-95 on Georgia 40 (GA-40) and is located at 2603 Osborne Rd., St. Marys, GA 31558.

St. Marys Town Center is centrally located to area points of interest. The shopping center is situated approximately five miles northwest of historic downtown St. Marys on GA-40 where daily ferry rides are available to visit Cumberland Island National Seashore. Kings Bay Naval Submarine Base is about 3 miles north of St. Marys Town Center on Spur 40.

St. Marys Town Center is currently situated on just over 32 acres with primary access from Osborne Road (GA-40) and Charlie Smith Sr. Hwy (Spur 40). Access is gained at a lighted intersection and two additional curb cuts. There is about 1,350 linear feet of frontage with five established out parcels.

ANCHORS

As of early 2007, anchors include: Belk Department Store, Beall's Outlet, Goody's, CVS, and Kings Bay 9 Cinemas.

ZONING

St. Marys Town Center is zoned C-2 (Highway Commercial District).

TRAFFIC COUNT:

The 2005 Annual Average Daily Traffic (AADT) near St. Marys Town Center is:

#0148 approximately 1.2 miles west of center – 17,280 AADT
#0149 approximately 0.9 miles east of center – 16,170 AADT
#0202 approximately 0.4 miles north of center – 12,740 AADT

CURRENT SIZE

St. Marys Town Center currently includes two separate shopping centers together called Kings Bay Village which were built in 1985 and 1990. The two centers combined are 200,000+ square feet.

SHOPPING CENTER RENOVATION/EXPANSION

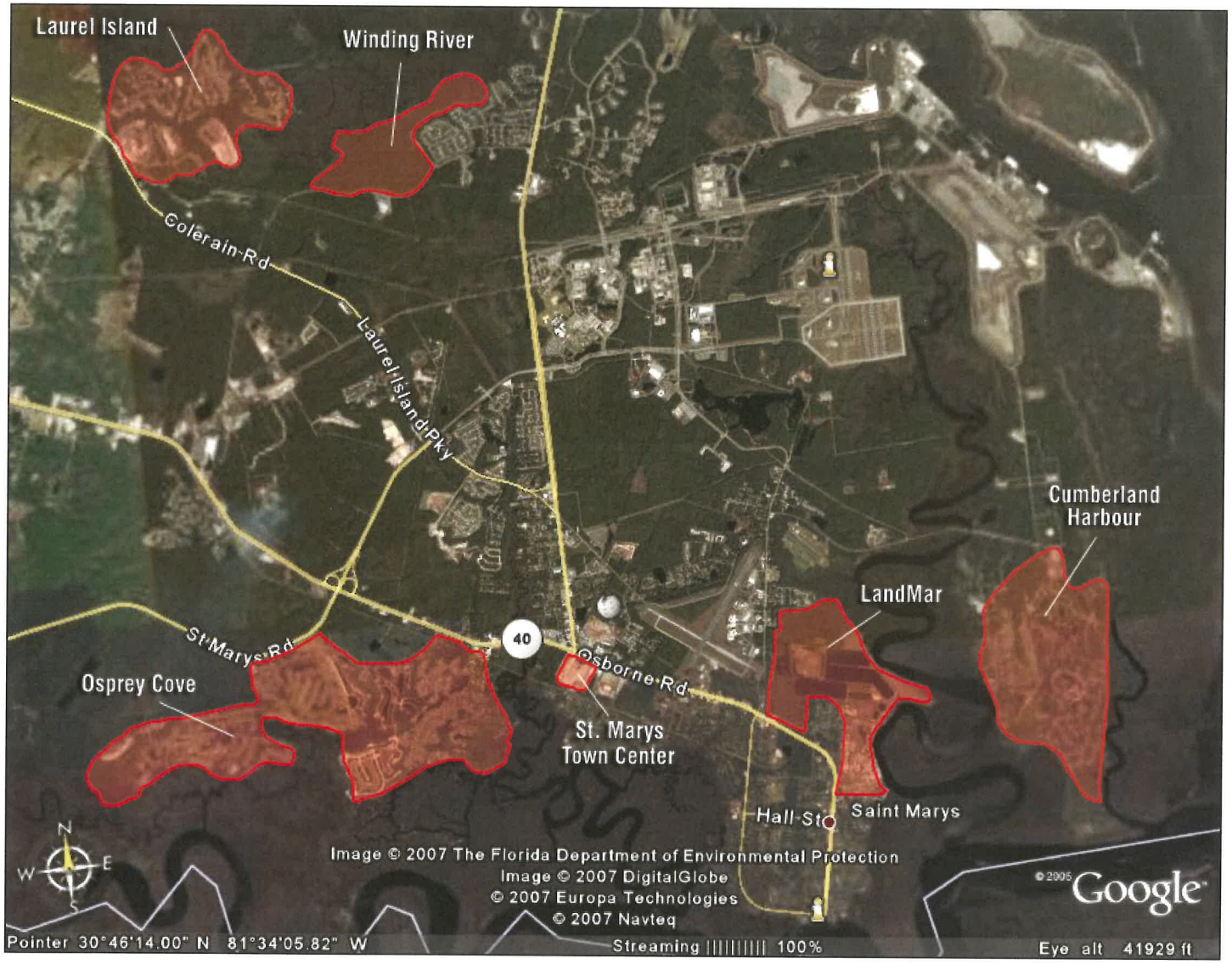
The center will begin renovation plans in 2008 and will thereafter expand approximately 100,000+ square feet of which 30,000 to 45,000 square feet will be in-line space to create a fully functional 300,000+ shopping center with more than eight planned anchors and a stadium theater. Approximately, four to six additional anchors ranging in size from 15,000 up to 40,000 square feet are planned for the St. Marys Town Center.

PARKING

1,523 parking spaces including ADA accessible parking spaces are planned for the expanded shopping center. A parking ratio of approximately 5 parking spaces per 1,000 square feet of gross leasable area will be maintained throughout the renovation and expansion periods.

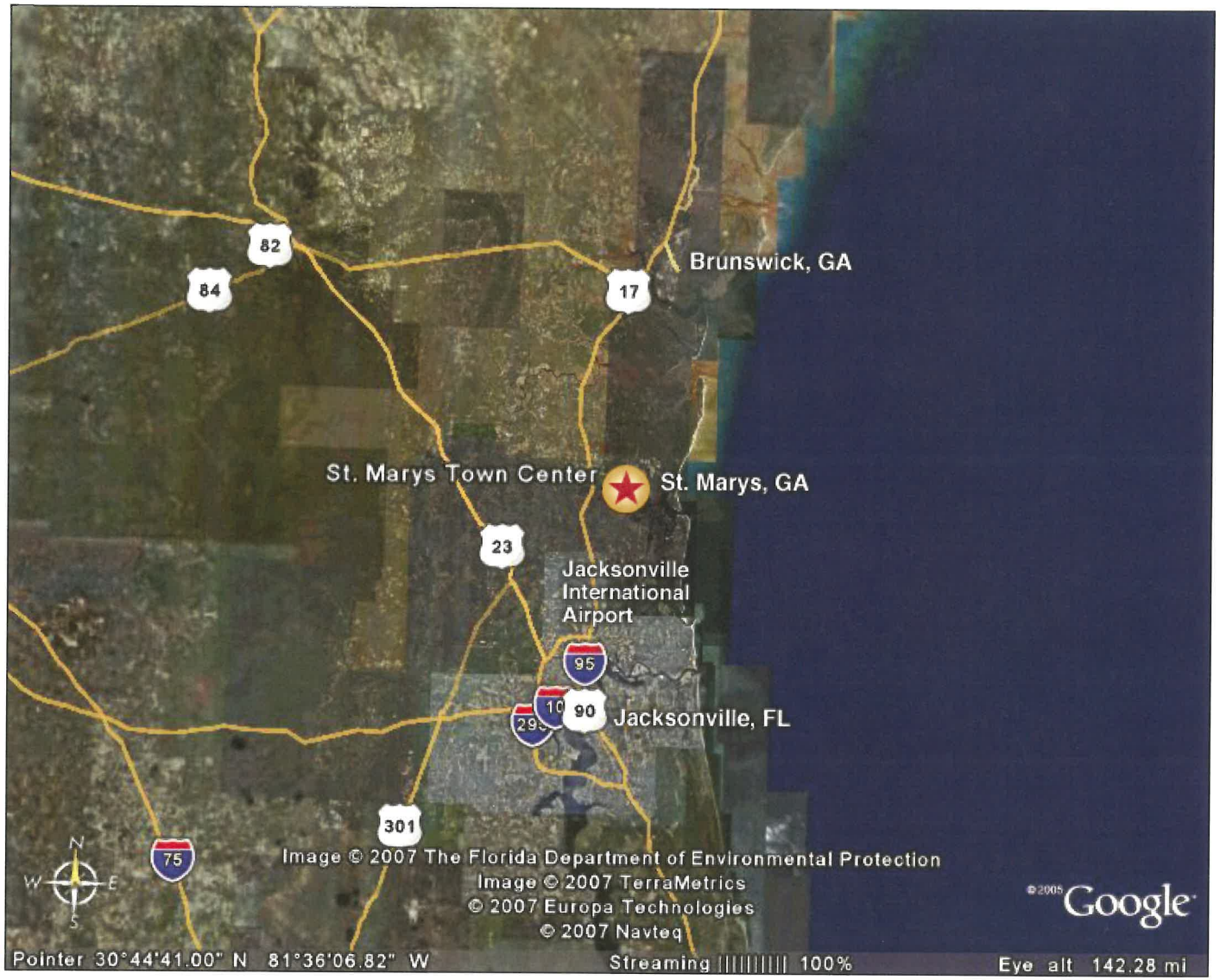
ST. MARYS TOWN CENTER

RESIDENTIAL DEVELOPMENT MAP



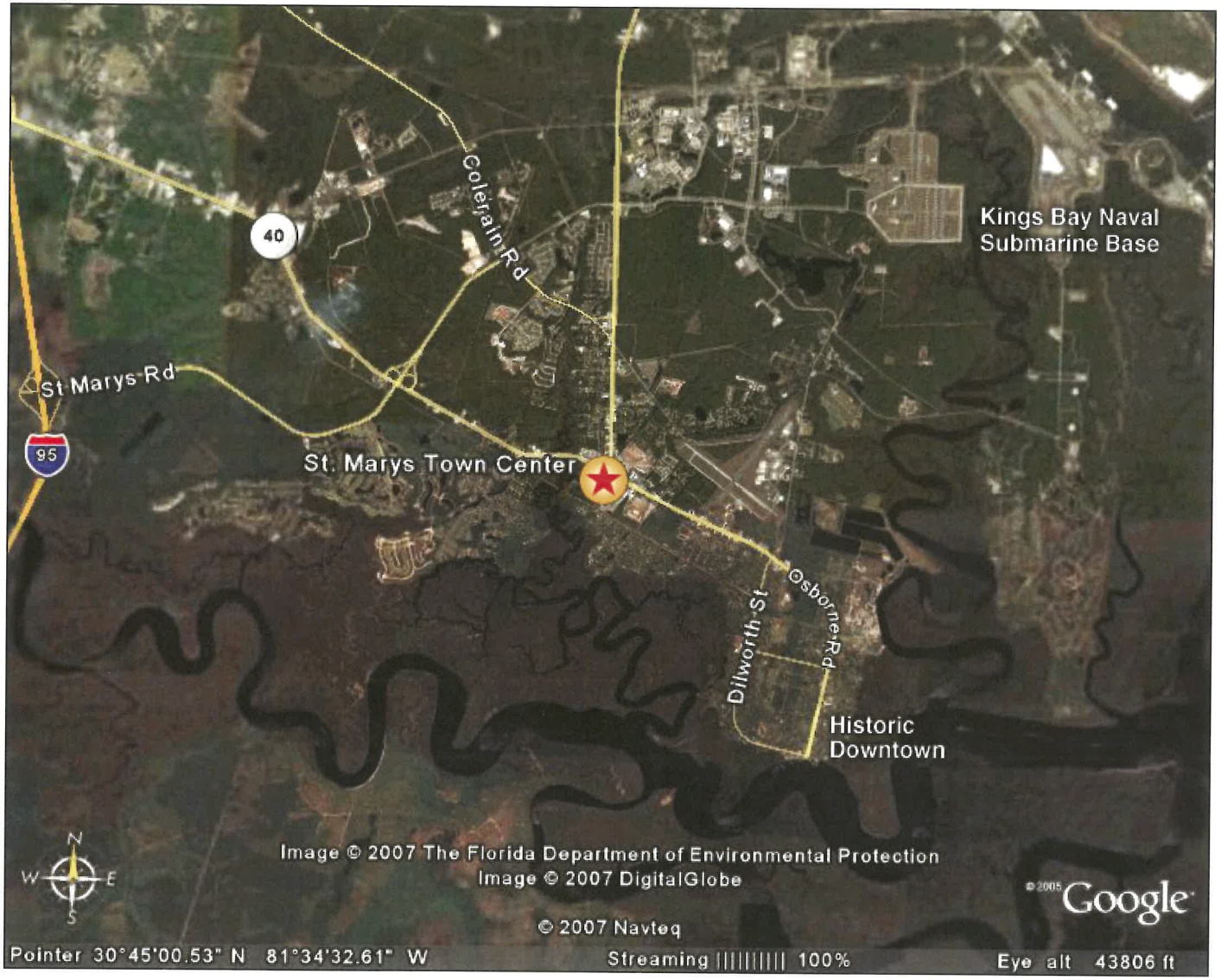
ST. MARYS TOWN CENTER

REGIONAL AERIAL



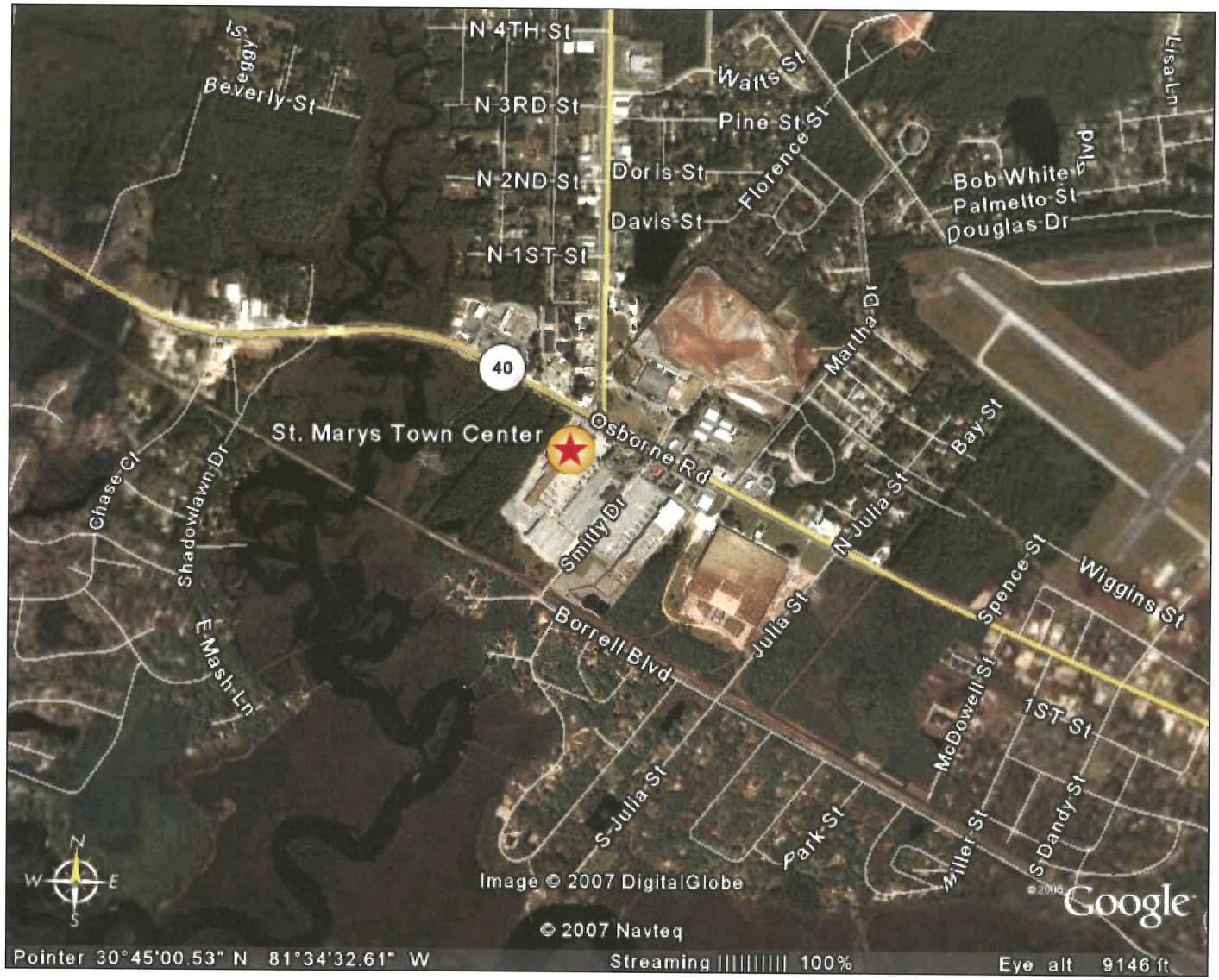
ST. MARYS TOWN CENTER

ST. MARYS AERIAL



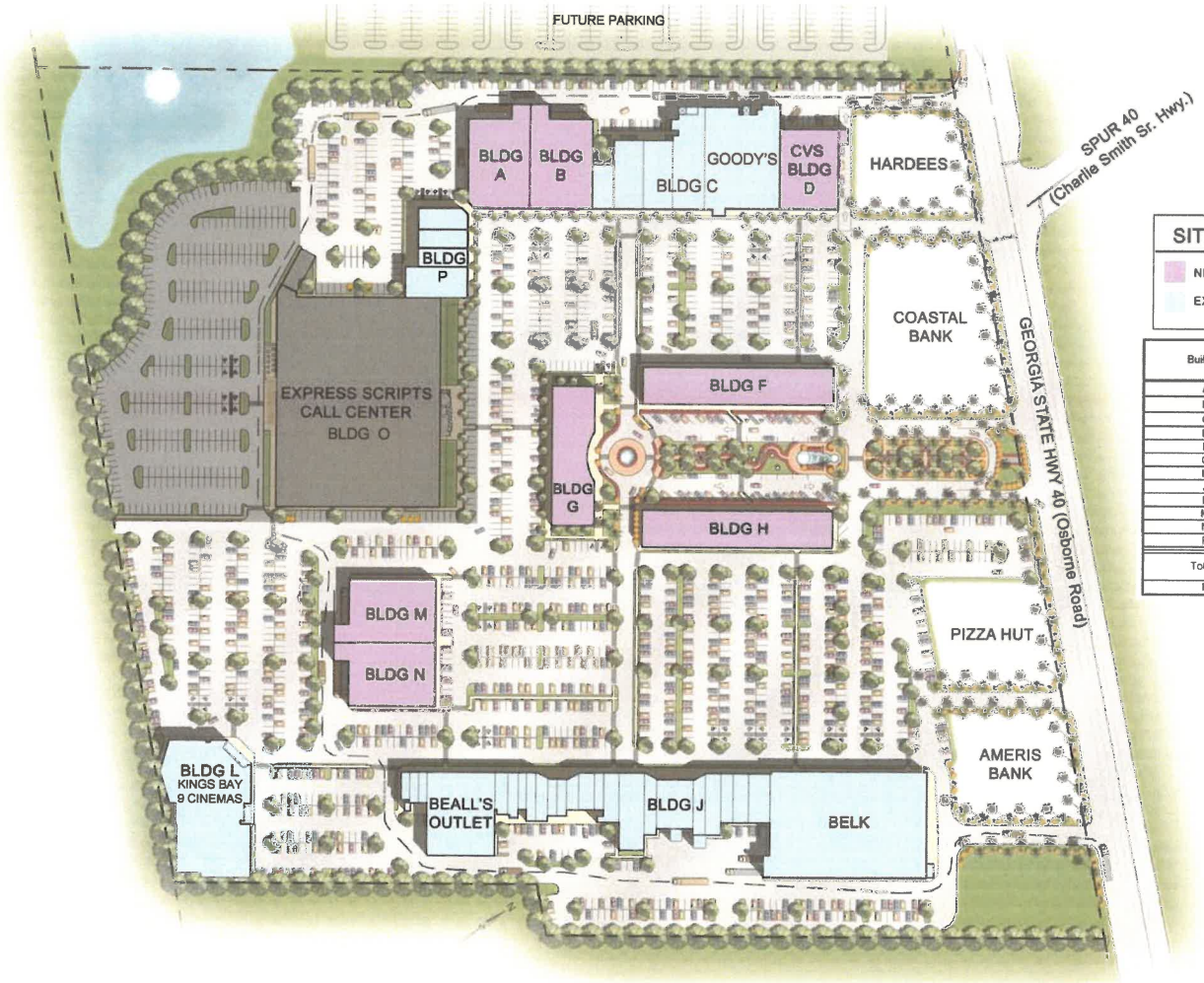
ST. MARYS TOWN CENTER

ST. MARYS TOWN CENTER (CURRENT - 2006)



ST. MARYS TOWN CENTER

PROPOSED SITE PLAN



SITE LEGEND

- NEW BUILDING
- EXISTING BUILDING

Building	Square Feet	Required parking spaces	Parking spaces provided
A	15,220	61	370
B	15,220	61	
C	41,660	167	
D	12,280	49	
F	18,560	74	157
G	14,727	59	
H	18,560	74	
J	97,112	388	558
L	26,433	106	335
M	15,000	60	286
N	15,000	60	
P	12,624	50	150
Totals	302,396	1,210	1,523
Parks per 1000 square feet		5.0364	

ST. MARYS
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RENDERING 1

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RENDERING 2

ST. MARYS
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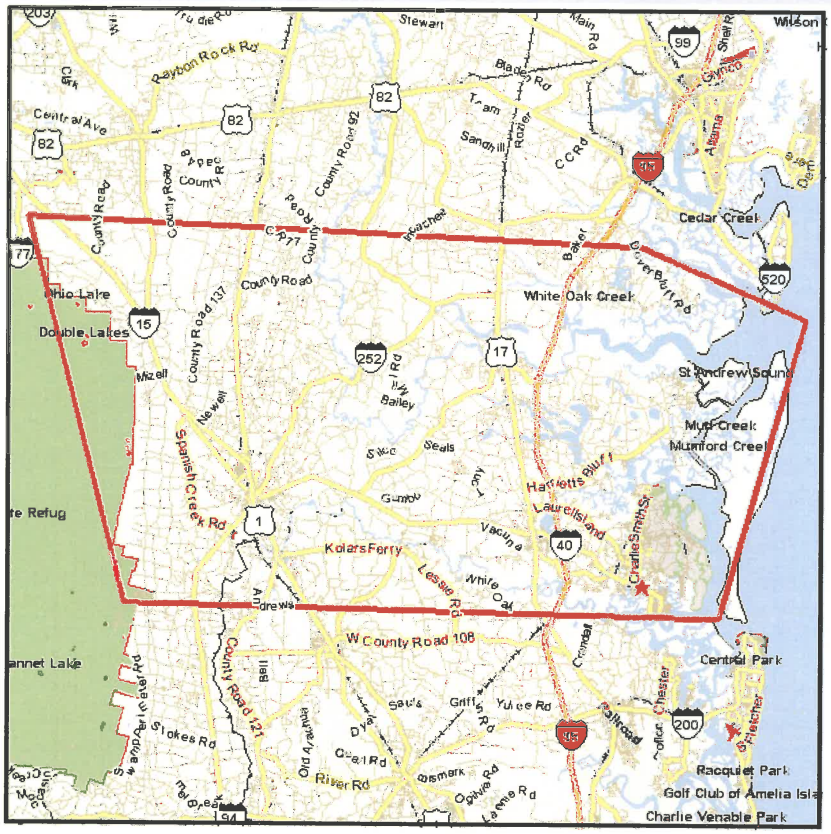
RENDERING 3

ST. MARYS TOWN CENTER

Area Map

Prepared For: Bakkar Group
Project Code: St. Marys Town Center

Order #: 965231484
Site: 01



2440 OSBORNE RD
SAINT MARYS,GA 31558-9134
Coord: 30.747860, -81.566430
Polygon - See Appendix for Points

- Point
- Interstate Highways
- US Highways
- State Highways
- Major Highways
- Major Roads
- Roads
- Railroads
- Landmarks
- Parks
- Hydrography
- Airports
- State
- Ocean

0 miles 5.45 10.91

N W E S

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Claritas Tech Support: 1 800 866 6511

CLARITAS SITEREPORTS

POLYGON

2007 Est. Population	57,416
2007 Est. Average Age	33.00
2007 Est. Average Household Income	$54,482

ST. MARYS TOWN CENTER

Area Map

Prepared For:
Project Code: St. Marys

Order #: 965004391
Site: 01

2440 OSBORNE RD
SAINT MARYS,GA 31558-9134
Coord: 30.747860, -81.566430
Polygon - See Appendix for Points

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0 miles 4.58 9.15

N W E S

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DRIVE TIME

	10 Min.	20 Min.	30 Min.
2006 Est. Population	16,821	33,100	49,571
2006 Est. Average Age	29.72	30.66	32.14
2006 Est. Average Household Income	$55,874	$55,796	$55,783