



**\$5,000
BROKER
BONUS!**

Parkway Plaza

**TOTAL VISITORS
93.9K
(12 MONTHS)**

Strategically situated along Golden Isles Parkway and conveniently located just off I-95, Parkway Plaza is a prime destination just a short drive away from the year-round attractions of St. Simons Island, Sea Island, and Jekyll Island. These popular destinations attract a combined total of over 1.5 million visitors annually. With the esteemed Winn Dixie as its anchor, this bustling center has only one vacancy left. Offering an impressive 7,980 square feet of space, you will be joining a lineup of beloved local retailers such as Subway, LA Nails, Chinatown, and Lucky Star Tobacco & Vape. With a remarkable visit frequency of 4.87, Parkway Plaza is recognized for its ability to retain its most loyal customers.

OVERVIEW

**303 - 363 Venture Drive
Brunswick, GA 31525**

**For Lease
Type: Retail
Total SF: 52,365**

RETAILERS INCLUDE

Winn-Dixie

SUBWAY

LEASING ASSOCIATE



Denbeigh Marchant
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DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
POPULATION	25,492	42,887	81,353
HOUSEHOLDS	9,821	16,573	32,460
AVG. HH INCOME (\$)	\$64,700	\$63,690	\$80,652
MEDIAN AGE	36	37	41

PARKWAY PLAZA

303-363 VENTURE DRIVE, BRUNSWICK, GA 31525

FOR LEASE



Suite A4

- 7,980 SF
- Jr. Anchor Box
- Former Dollar General

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**Broker Bonus for the full 7,980 SF: Provided (i) a LOI with a qualified retailer (minimum 10-year initial term) is fully executed prior to 12/1/2024 and (ii) a lease is fully executed within 60 days of the signed LOI.

WHLR

WHEELER REAL ESTATE COMPANY
a subsidiary of Wheeler Real Estate Investment Trust



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SUITE	TENANTS	S.F.
A2	China Panda	1,600
A3	LA Nails	1,600
A4	AVAILABLE	7,980
A5	Winn Dixie	37,985
A6	Lucky Star Tobacco & Vape	1,600
A7	Subway	1,600

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AADT: 10,681 (Golden Isles Pkwy.)

Avg. Hourly Traffic: 688 (Golden Isles Pkwy.)

DISCLAIMER

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