

CENTERVILLE CROSSING

Centerville, Georgia



Presented by:

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Site Summary

PROPERTY: Centerville Crossing
10 +/- Acres, 24,000 sf retail shops with
2 outparcels

LOCATION: SWC State Highway 124 & Annistown Road,
Centerville, GA

SURROUNDING RETAIL: Walgreens
AutoZone
Publix
Wal-Mart

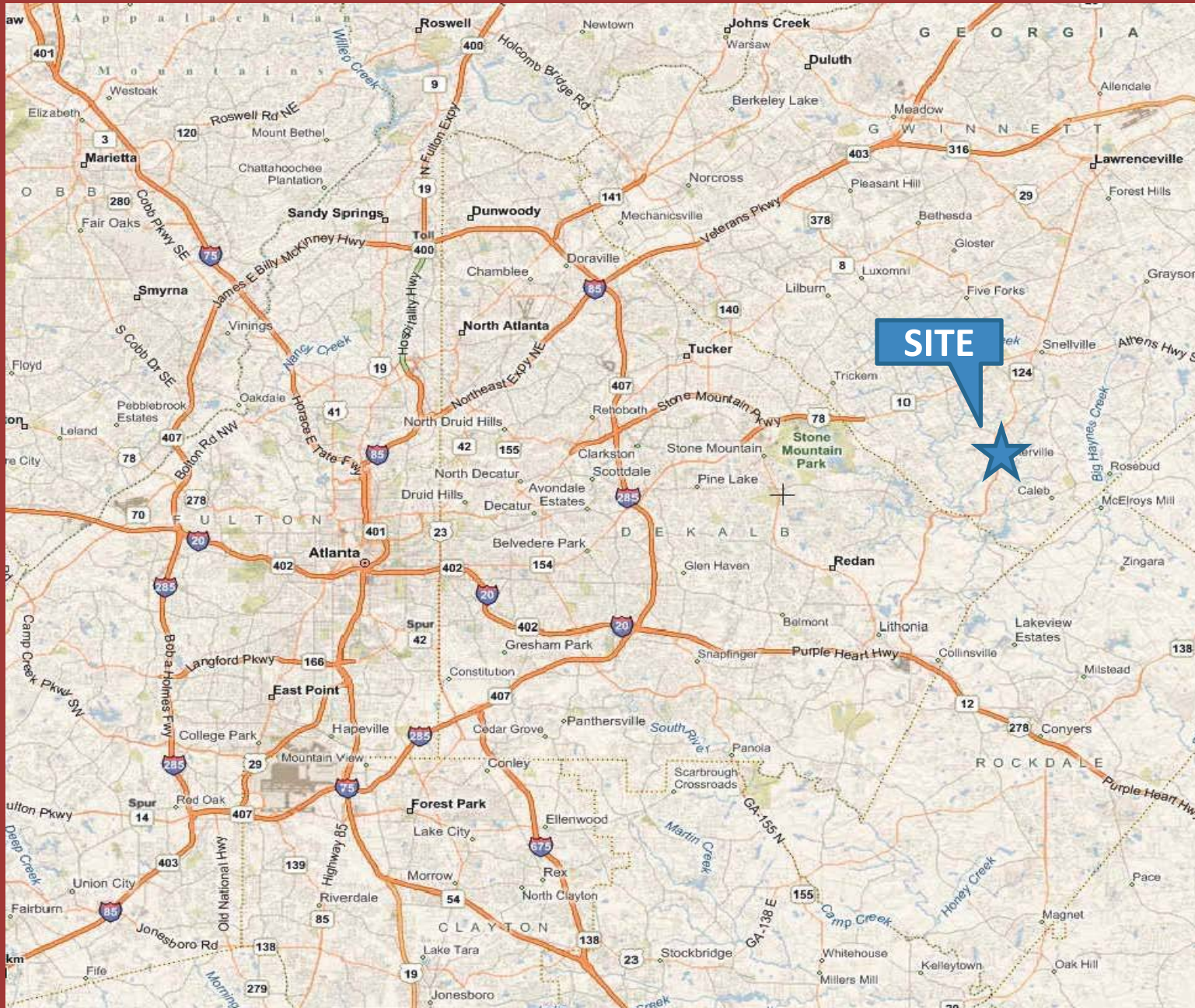
DEMOGRAPHICS:

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Median HH Income	\$88,465	\$83,959	\$83,851
Residential Population	7,168	53,224	119,943
Daytime Population	1,503	6,418	22,169

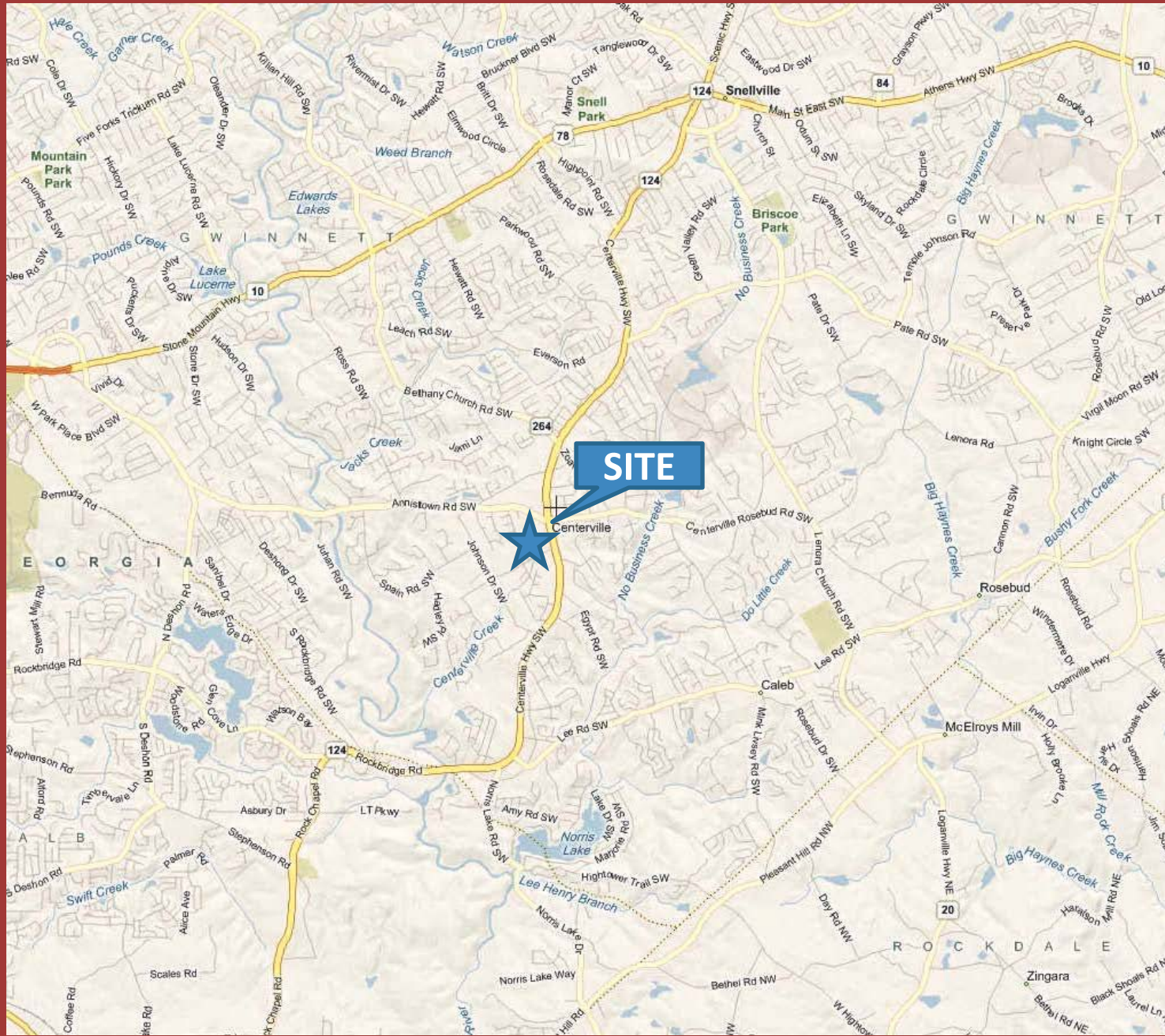
TRAFFIC COUNTS:

State Highway 124 at Annistown
Road 18,328

Centerville Crossing - Snellville, Georgia - Location Map



Centerville Crossing - Snellville, Georgia - Area Map





WAL-MART
Always

Annistown Road

Highway 124

Centerville
Crossing

Walgreens

AutoZone

Publix

Centerville Crossing

Latitude: 33.802625

Longitude: -84.044282

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
2010 Population			
Total Population	7,168	53,224	119,943
Male Population	50.0%	49.6%	49.0%
Female Population	50.0%	50.4%	51.0%
Median Age	38.9	36.2	37.5
2010 Income			
Median HH Income	\$88,465	\$83,959	\$83,851
Per Capita Income	\$33,069	\$32,125	\$32,383
Average HH Income	\$103,987	\$98,567	\$97,743
2010 Households			
Total Households	2,257	17,291	39,601
Average Household Size	3.17	3.06	3.01
2010 Housing			
Owner Occupied Housing Units	81.3%	78.4%	79.2%
Renter Occupied Housing Units	9.6%	14.0%	13.5%
Vacant Housing Units	9.1%	7.6%	7.4%
Population			
1990 Population	3,567	29,487	68,263
2000 Population	4,435	39,127	91,114
2010 Population	7,168	53,224	119,943
2015 Population	8,019	58,744	130,678
1990-2000 Annual Rate	2.2%	2.87%	2.93%
2000-2010 Annual Rate	4.8%	3.05%	2.72%
2010-2015 Annual Rate	2.27%	1.99%	1.73%

In the identified market area, the current year population is 119,943. In 2000, the Census count in the market area was 91,114. The rate of change since 2000 was 2.72 percent annually. The five-year projection for the population in the market area is 130,678, representing a change of 1.73 percent annually from 2010 to 2015. Currently, the population is 49.0 percent male and 51.0 percent female.

Households

1990 Households	1,104	9,578	22,200
2000 Households	1,406	12,807	30,385
2010 Households	2,257	17,291	39,601
2015 Households	2,515	19,031	43,006
1990-2000 Annual Rate	2.45%	2.95%	3.19%
2000-2010 Annual Rate	4.73%	2.97%	2.62%
2010-2015 Annual Rate	2.19%	1.94%	1.66%

The household count in this market area has changed from 30,385 in 2000 to 39,601 in the current year, a change of 2.62 percent annually. The five-year projection of households is 43,006, a change of 1.66 percent annually from the current year total. Average household size is currently 3.01, compared to 2.98 in the year 2000. The number of families in the current year is 31,534 in the market area.

Housing

Currently, 79.2 percent of the 42,749 housing units in the market area are owner occupied; 13.5 percent, renter occupied; and 7.4 percent are vacant. In 2000, there were 31,387 housing units - 85.4 percent owner occupied, 11.3 percent renter occupied and 3.3 percent vacant. The rate of change in housing units since 2000 is 3.06 percent. Median home value in the market area is \$157,639, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 1.07 percent annually to \$166,230. From 2000 to the current year, median home value changed by 1.38 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.

Centerville Crossing

Latitude: 33.802625

Longitude: -84.044282

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
Median Household Income			
1990 Median HH Income	\$50,434	\$48,552	\$50,011
2000 Median HH Income	\$68,606	\$63,685	\$64,800
2010 Median HH Income	\$88,465	\$83,959	\$83,851
2015 Median HH Income	\$101,690	\$98,571	\$97,274
1990-2000 Annual Rate	3.12%	2.75%	2.62%
2000-2010 Annual Rate	2.51%	2.73%	2.55%
2010-2015 Annual Rate	2.83%	3.26%	3.01%
Per Capita Income			
1990 Per Capita Income	\$16,973	\$17,620	\$18,154
2000 Per Capita Income	\$25,077	\$23,781	\$24,734
2010 Per Capita Income	\$33,069	\$32,125	\$32,383
2015 Per Capita Income	\$36,803	\$35,672	\$35,956
1990-2000 Annual Rate	3.98%	3.04%	3.14%
2000-2010 Annual Rate	2.74%	2.98%	2.66%
2010-2015 Annual Rate	2.16%	2.12%	2.12%
Average Household Income			
1990 Average Household Income	\$54,430	\$54,153	\$55,292
2000 Average Household Income	\$76,720	\$72,387	\$73,515
2010 Average HH Income	\$103,987	\$98,567	\$97,743
2015 Average HH Income	\$116,221	\$109,753	\$108,853
1990-2000 Annual Rate	3.49%	2.94%	2.89%
2000-2010 Annual Rate	3.01%	3.06%	2.82%
2010-2015 Annual Rate	2.25%	2.17%	2.18%

Households by Income

Current median household income is \$83,851 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$97,274 in five years. In 2000, median household income was \$64,800, compared to \$50,011 in 1990.

Current average household income is \$97,743 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$108,853 in five years. In 2000, average household income was \$73,515, compared to \$55,292 in 1990.

Current per capita income is \$32,383 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$35,956 in five years. In 2000, the per capita income was \$24,734, compared to \$18,154 in 1990.

Population by Employment

Total Businesses	225	1,098	3,537
Total Employees	1,503	6,418	22,169

Currently, 90.5 percent of the civilian labor force in the identified market area is employed and 9.5 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 92.4 percent of the civilian labor force, and unemployment will be 7.6 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 74.8 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.1 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 73.7 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 11.8 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 14.5 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 82.7 percent of the market area population drove alone to work, and 3.9 percent worked at home. The average travel time to work in 2000 was 35.5 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 7.5 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 23.9 percent were high school graduates only (29.6 percent in the U.S.)
- 9.1 percent had completed an Associate degree (7.7 percent in the U.S.)
- 24.4 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 12.4 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)

