

City Crossing Shopping Center

Warner Robins, GA



LOCATION

2620 Watson Blvd
Warner Robins, GA 31093

SIZE

308,351 Total Square Feet
190,851 Square Feet - Owned

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	6,228	55,976	103,764
Households	2,719	22,625	40,396
Avg. HH Income (\$)	47,910	56,731	63,024

MAJOR TENANTS (S)

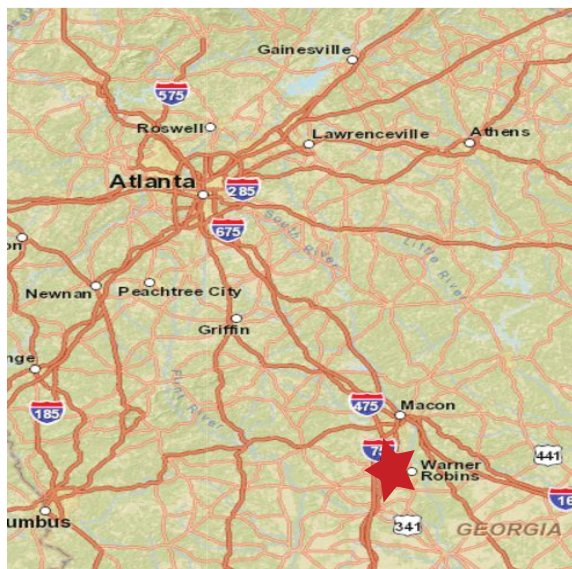
Home Depot
ROSS
Old Navy
Dollar Tree

LEASING CONTACT

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MORE INFO

<http://www.sedghgroup.com/properties/city-crossing>



PROPERTY HIGHLIGHTS

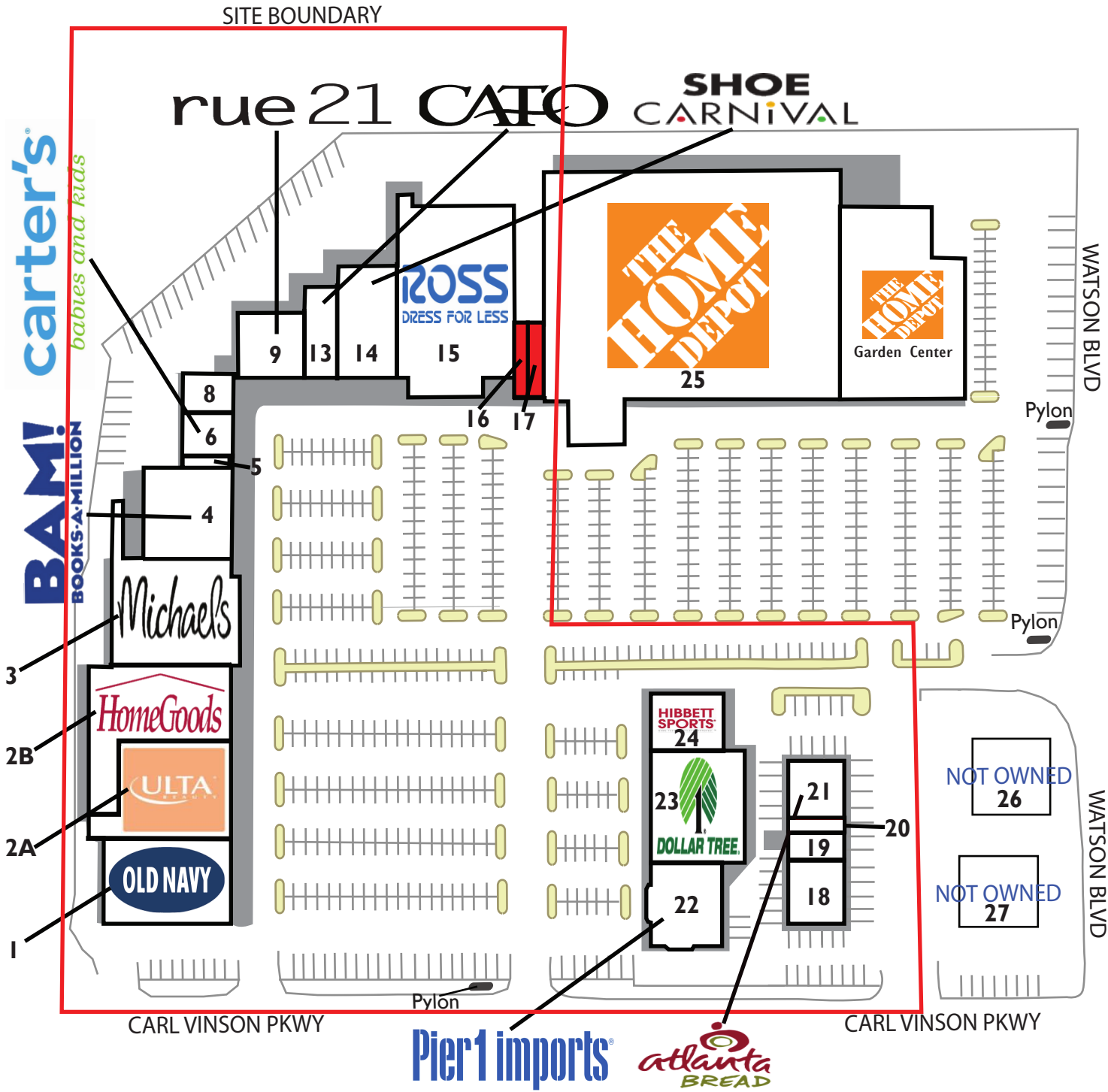
- Located in Houston County - one of the fastest growing counties in the Georgia.
- Located nearby Robins Air Force Base.
- This property is positioned as one of the premier centers in the market with a strong national tenant lineup.
- More than 100,000 people within 5 miles.
- 30,150 automobile traffic count daily on Watson Ave and 10,130 on Carl Vinson Pkwy.



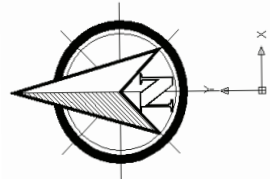
City Crossing

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STE	SPACE	SQ. FT.
1	Old Navy	20,000
2A	Ulta	11,545
2B	Home Goods	22,873
3	Michaels	20,400
4	Books-A-Million	12,500
5	Lovely Nails	1,050
6	Carter's	4,142
8	Air National Guard	2,100
9	Rue 21	6,650
13	Cato Fashions	4,500
14	Shoe Carnival	10,000
15	Ross Dress for Less	30,038
16	AVAILABLE	1,213
17	AVAILABLE	1,995
18	Sushi Thai Restaurant	4,760
19	H&R Block	1,435
20	The Smoothie Bar	1,050
21	Atlanta Bread Company	4,000
22	Pier 1 Imports	9,000
23	Dollar Tree	15,600
24	Hibbett Sporting Goods	6,000
TOTAL SQ. FT. - Owned:		190,851
25	Home Depot	*
26	Kirkland's	*
27	Moe's/Cold Stone/Cricket	*
TOTAL SQ. FT.:		308,351





Executive Summary

City Crossing Shopping Center
2620 Watson Blvd Warner Robins GA 31093
Rings: 1, 3, 5 mile radii

Latitude: 32.61831
Longitude: -83.66613

	1 mile	3 mile	5 mile
Population			
2000 Population	6,117	48,816	80,348
2010 Population	6,336	54,493	99,734
2015 Population	6,228	55,976	103,764
2020 Population	6,387	58,545	109,055
2000-2010 Annual Rate	0.35%	1.11%	2.18%
2010-2015 Annual Rate	-0.33%	0.51%	0.76%
2015-2020 Annual Rate	0.51%	0.90%	1.00%
2015 Male Population	46.8%	47.9%	48.4%
2015 Female Population	53.2%	52.1%	51.6%
2015 Median Age	33.8	35.1	34.4

In the identified area, the current year population is 103,764. In 2010, the Census count in the area was 99,734. The rate of change since 2010 was 0.76% annually. The five-year projection for the population in the area is 109,055 representing a change of 1.00% annually from 2015 to 2020. Currently, the population is 48.4% male and 51.6% female.

Median Age

The median age in this area is 33.8, compared to U.S. median age of 37.9.

Race and Ethnicity

2015 White Alone	54.4%	56.9%	57.3%
2015 Black Alone	35.0%	32.8%	32.4%
2015 American Indian/Alaska Native Alone	0.4%	0.4%	0.4%
2015 Asian Alone	2.2%	2.6%	3.0%
2015 Pacific Islander Alone	0.3%	0.2%	0.2%
2015 Other Race	3.7%	3.7%	3.3%
2015 Two or More Races	3.9%	3.4%	3.5%
2015 Hispanic Origin (Any Race)	8.9%	8.2%	7.8%

Persons of Hispanic origin represent 7.8% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 62.8 in the identified area, compared to 63.0 for the U.S. as a whole.

Households

2000 Households	2,577	19,305	30,524
2010 Households	2,748	21,928	38,629
2015 Total Households	2,719	22,625	40,396
2020 Total Households	2,793	23,699	42,554
2000-2010 Annual Rate	0.64%	1.28%	2.38%
2010-2015 Annual Rate	-0.20%	0.60%	0.86%
2015-2020 Annual Rate	0.54%	0.93%	1.05%
2015 Average Household Size	2.29	2.46	2.56

The household count in this area has changed from 38,629 in 2010 to 40,396 in the current year, a change of 0.86% annually. The five-year projection of households is 42,554, a change of 1.05% annually from the current year total. Average household size is currently 2.56, compared to 2.57 in the year 2010. The number of families in the current year is 27,778 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

February 29, 2016



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Latitude: 32.61831
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	1 mile	3 mile	5 mile
Median Household Income			
2015 Median Household Income	\$38,212	\$46,133	\$52,306
2020 Median Household Income	\$42,698	\$53,185	\$60,101
2015-2020 Annual Rate	2.24%	2.89%	2.82%
Average Household Income			
2015 Average Household Income	\$47,910	\$56,731	\$63,024
2020 Average Household Income	\$54,265	\$64,141	\$71,067
2015-2020 Annual Rate	2.52%	2.49%	2.43%
Per Capita Income			
2015 Per Capita Income	\$20,558	\$22,962	\$24,468
2020 Per Capita Income	\$23,338	\$25,994	\$27,649
2015-2020 Annual Rate	2.57%	2.51%	2.47%

Households by Income

Current median household income is \$52,306 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$60,101 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$63,024 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$71,067 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$24,468 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$27,649 in five years, compared to \$32,501 for all U.S. households

Housing			
2000 Total Housing Units	2,767	20,612	33,293
2000 Owner Occupied Housing Units	1,550	12,692	20,286
2000 Renter Occupied Housing Units	1,027	6,613	10,238
2000 Vacant Housing Units	190	1,307	2,769
2010 Total Housing Units	3,036	24,061	42,536
2010 Owner Occupied Housing Units	1,461	13,357	24,537
2010 Renter Occupied Housing Units	1,287	8,571	14,092
2010 Vacant Housing Units	288	2,133	3,907
2015 Total Housing Units	3,106	25,164	44,918
2015 Owner Occupied Housing Units	1,353	12,849	24,226
2015 Renter Occupied Housing Units	1,365	9,775	16,170
2015 Vacant Housing Units	387	2,539	4,522
2020 Total Housing Units	3,208	26,414	47,310
2020 Owner Occupied Housing Units	1,373	13,389	25,428
2020 Renter Occupied Housing Units	1,420	10,310	17,125
2020 Vacant Housing Units	415	2,715	4,756

Currently, 53.9% of the 44,918 housing units in the area are owner occupied; 36.0%, renter occupied; and 10.1% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 42,536 housing units in the area - 57.7% owner occupied, 33.1% renter occupied, and 9.2% vacant. The annual rate of change in housing units since 2010 is 2.45%. Median home value in the area is \$160,882, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 3.30% annually to \$189,270.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

February 29, 2016