

SOUTH GEORGIA REGIONAL MARKET

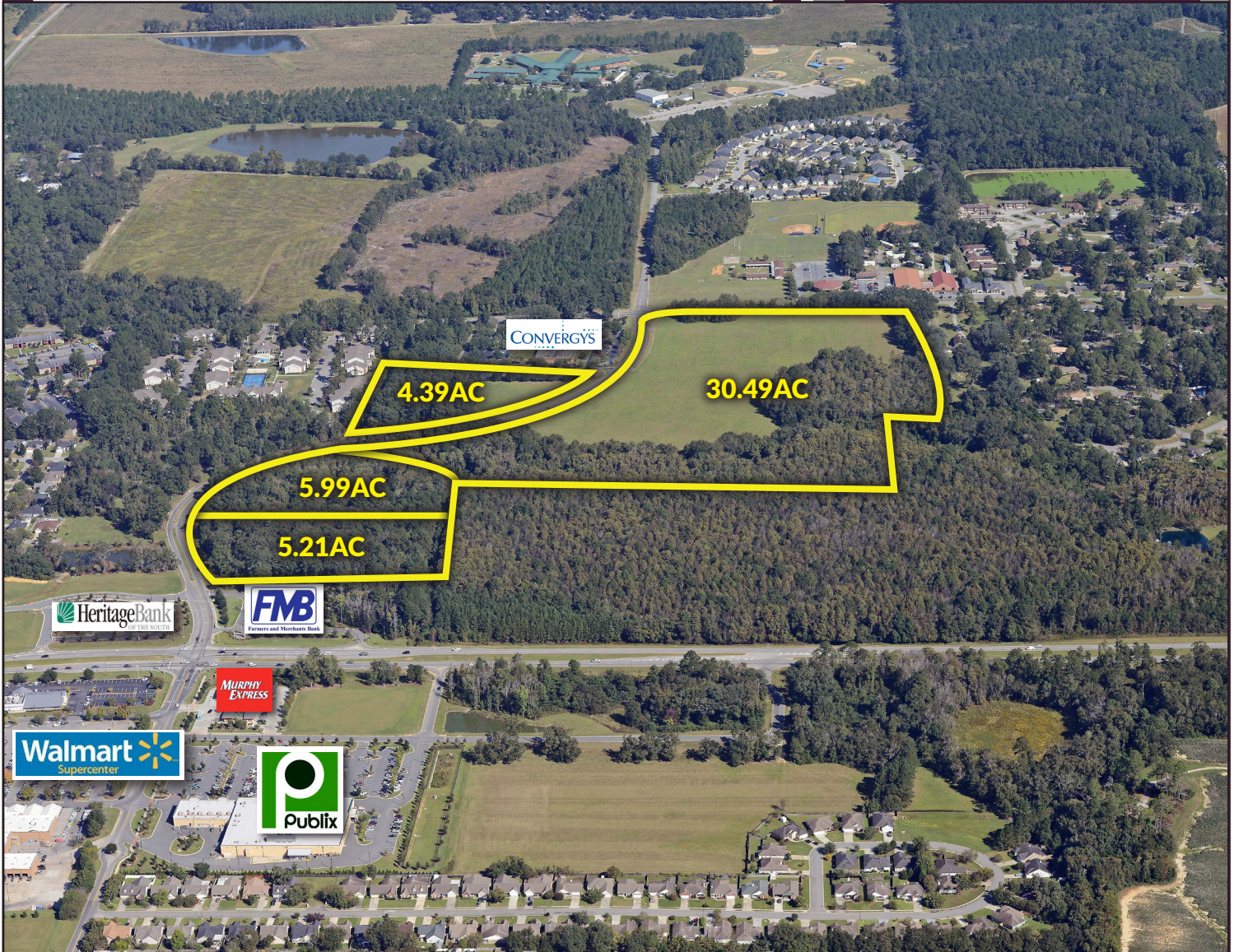
North Corridor Trade Area

TRACT 1 - 5.21 AC
TRACT 2 - 5.99 AC
TRACT 3 - 4.39 AC
TRACT 4 - 30.49 AC



**BERKSHIRE
HATHAWAY**
HomeServices
Georgia Properties

COMMERCIAL DIVISION



Development Ready
Professional/Medical Office
Neighborhood Friendly

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DEMOGRAPHIC SNAPSHOT

Lake Laurie Dr - Neighborhood & Office Park Friendly

- 1. Tract 1 – 5.21 AC
- 2. Tract 2 – 5.99 AC
- 3. Tract 3 – 4.39 AC
- 4. Tract 4 – 30.49 AC

Property Details:

Highest and best use as an Office Park. Currently, Convergys Corporation (a global leader in customer management) is adjacent to Tract 4 and Tract 5.

Tracts 1 and 2 are adjacent to Staten Station Development which includes Wooden Nickel, Heritage Bank and Dairy Queen.

Current developments adjacent to subject property include Publix and Murphy Express. Additional surrounding businesses within a one mile radius include but are not limited to: Autozone, Bank of America, Southeastern Federal Credit Union, Synovus First State Bank, US Social Security Administration, Valdosta Orthopedic Associates and Merchants Bank. Additional retail tenants include, but not limited to Super Wal-mart, GameStop, Zaxby's, Applebee's and Bed'r Mattress.

Demographic POPFacts										
	Radius 3.0 mile(s)		Radius 5.0 mile(s)		Radius 7.0 mile(s)		Radius 10.0 mile(s)		Radius 15.0 mile(s)	
DESCRIPTION	TOTAL	%	TOTAL	%	TOTAL	%	TOTAL	%	TOTAL	%
POPULATION										
2020 PROJECTION	45,781		75,235		87,832		103,057		128,656	
2015 ESTIMATE	44,594		73,250		85,254		100,137		125,041	
2010 CENSUS	43,182		70,868		82,258		96,759		120,995	
2000 CENSUS	34,906		58,693		67,840		80,928		100,984	
GROWTH 2000 - 2010		23.71%		20.74%		21.25%		19.56%		19.82%
GROWTH 2010 - 2015		3.27%		3.36%		3.64%		3.49%		3.34%
GROWTH 2015 - 2020		2.66%		2.71%		3.02%		2.92%		2.89%
HOUSEHOLDS										
2020 PROJECTION	17,531		28,075		32,308		37,551		46,975	
2015 ESTIMATE	17,075		27,310		31,364		36,493		45,665	
2010 CENSUS	16,507		26,339		30,243		35,238		44,160	
2000 CENSUS	13,454		21,718		24,186		28,518		35,873	
GROWTH 2000 - 2010		22.69%		21.28%		25.04%		23.56%		23.10%
GROWTH 2010 - 2015		3.44%		3.69%		3.71%		3.56%		3.41%
GROWTH 2015 - 2020		2.67%		2.80%		3.01%		2.90%		2.87%
FAMILY HOUSEHOLDS										
2020 PROJECTION	10,238		17,164		20,338		24,252		31,215	
2015 ESTIMATE	9,986		16,714		19,752		23,581		30,350	
2010 CENSUS	9,677		16,145		19,063		22,788		29,366	
2000 CENSUS	8,233		13,900		15,799		19,136		24,656	
GROWTH 2000 - 2010		17.54%		16.16%		20.66%		19.09%		19.10%
GROWTH 2010 - 2015		3.19%		3.52%		3.62%		3.48%		3.35%
GROWTH 2015 - 2020		2.52%		2.69%		2.97%		2.85%		2.85%



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