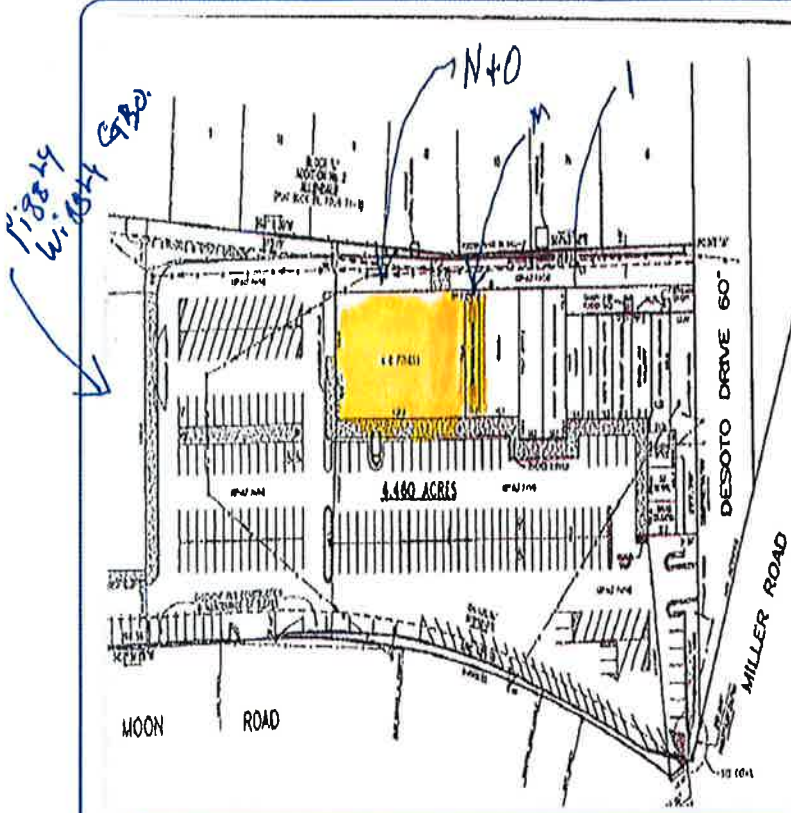




Allendale Center

5828 Moon Road/Columbus/GA/31909

For Lease



SPECIAL INCENTIVE

- For Lease - Four suites are available. 1,000 square feet to 10,200 square feet available.
- Suites I, M, N and O are available.
- Utilities Available: Electric, Gas, Phone, Sewer, Cable.
- Cooling: Central Electric.

Property Details

- ▶ Size : 1,100 SF - 10,200 SF
- ▶ Price : \$12/SF/YR - Includes CAM
- ▶ Features : Good Parking and Traffic Easy Highway Access

Area Description:

- ▶ North on Moon Road, Center is on the right past airport.

Contact Information :

Jim Hilt, CCIM
 Jameshiltccim@cs.com
 Office Phone: 706-256-4570
 Cell Phone: 706-315-7128

Charlie Jarrell
 Charlie.jarrell@commercialcolumbusga.com
 Office Phone: 706-256-4564
 Cell Phone: 706-325-5852



Kennon, Parker, Duncan & Davis

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COLDWELLBANKER COMMERCIAL
KENNON, PARKER, DUNCAN & DAVIS
4621 River Road, Suite C
Columbus, Georgia 31904
Office (706) 256-1500
Fax (706) 323-4904

ALLENDALE SHOPPING CENTER
5828 Moon Road
Columbus, GA 31909

Total Square feet: 51,530 - All single level

Space Available: 10,000 (plus 1,100 adjacent) square feet

Tenants:

Piggly Wiggly Supermarket
Korean Restaurant
Jackson Hewitt Tax
Baby Store
Direct Insurance
Package Store
Oyster Bay Restaurant
Driving School

Located just North of Columbus Metro Airport and near Columbus Park Crossing.

Available space is the former Women's Fitness Center of 10,000 square feet plus an adjacent 1,100 square feet that was a former nail Salon.





Demographic and Income Profile

Allendale Shopping Center
 5828 Moon Rd, Columbus, Georgia, 31909
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 32.52844
 Longitude: -81.92510

Summary	Census 2010	2015	2020
Population	8,065	8,161	8,628
Households	3,380	3,457	3,669
Families	2,212	2,230	2,343
Average Household Size	2.39	2.36	2.35
Owner Occupied Housing Units	2,282	2,211	2,353
Renter Occupied Housing Units	1,098	1,245	1,316
Median Age	37.9	38.5	39.1
Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	1.12%	0.90%	0.75%
Households	1.20%	0.93%	0.77%
Families	0.99%	0.80%	0.69%
Owner HHs	1.25%	0.90%	0.70%
Median Household Income	2.62%	2.80%	2.66%

Households by Income	2015		2020	
	Number	Percent	Number	Percent
<\$15,000	341	9.9%	339	9.2%
\$15,000 - \$24,999	361	10.4%	284	7.7%
\$25,000 - \$34,999	472	13.7%	403	11.0%
\$35,000 - \$49,999	667	19.3%	681	18.6%
\$50,000 - \$74,999	670	19.4%	714	19.5%
\$75,000 - \$99,999	440	12.7%	610	16.6%
\$100,000 - \$149,999	380	11.0%	460	12.5%
\$150,000 - \$199,999	80	2.3%	122	3.3%
\$200,000+	47	1.4%	56	1.5%
Median Household Income	\$46,659		\$53,103	
Average Household Income	\$59,459		\$67,322	
Per Capita Income	\$25,264		\$28,749	

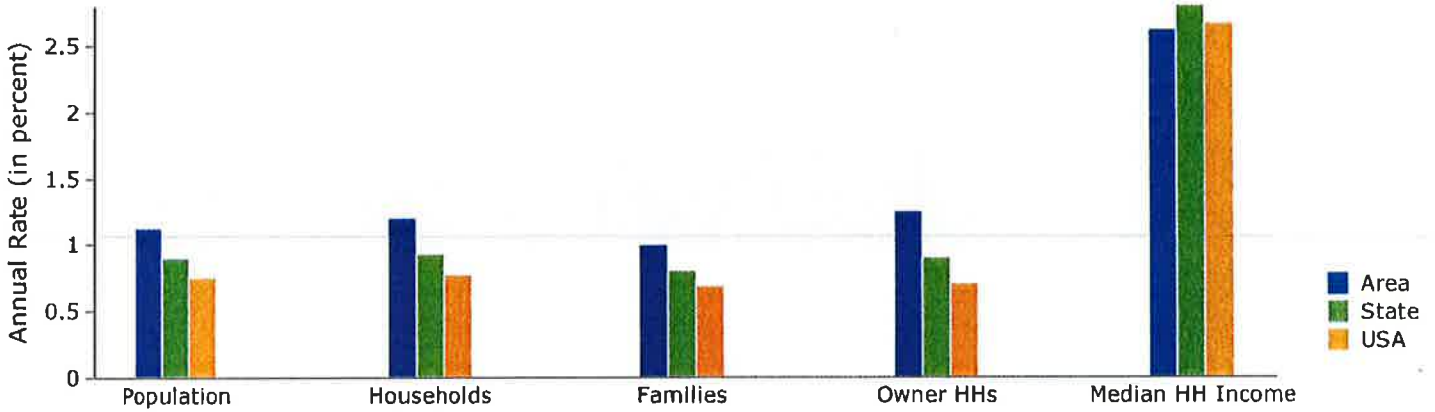
Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	508	6.3%	491	6.0%	514	6.0%
5 - 9	472	5.9%	506	6.2%	523	6.1%
10 - 14	541	6.7%	469	5.7%	550	6.4%
15 - 19	497	6.2%	493	6.0%	462	5.4%
20 - 24	599	7.4%	478	5.9%	471	5.5%
25 - 34	1,128	14.0%	1,289	15.8%	1,257	14.6%
35 - 44	1,005	12.5%	1,005	12.3%	1,195	13.8%
45 - 54	1,061	13.2%	1,027	12.6%	1,013	11.7%
55 - 64	979	12.1%	990	12.1%	1,038	12.0%
65 - 74	650	8.1%	754	9.2%	898	10.4%
75 - 84	465	5.8%	469	5.7%	499	5.8%
85+	161	2.0%	189	2.3%	209	2.4%

Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	6,358	78.8%	6,298	77.2%	6,511	75.5%
Black Alone	1,085	13.5%	1,155	14.2%	1,268	14.7%
American Indian Alone	36	0.4%	44	0.5%	53	0.6%
Asian Alone	192	2.4%	208	2.5%	238	2.8%
Pacific Islander Alone	20	0.2%	18	0.2%	19	0.2%
Some Other Race Alone	126	1.6%	155	1.9%	196	2.3%
Two or More Races	248	3.1%	282	3.5%	343	4.0%
Hispanic Origin (Any Race)	427	5.3%	562	6.9%	751	8.7%

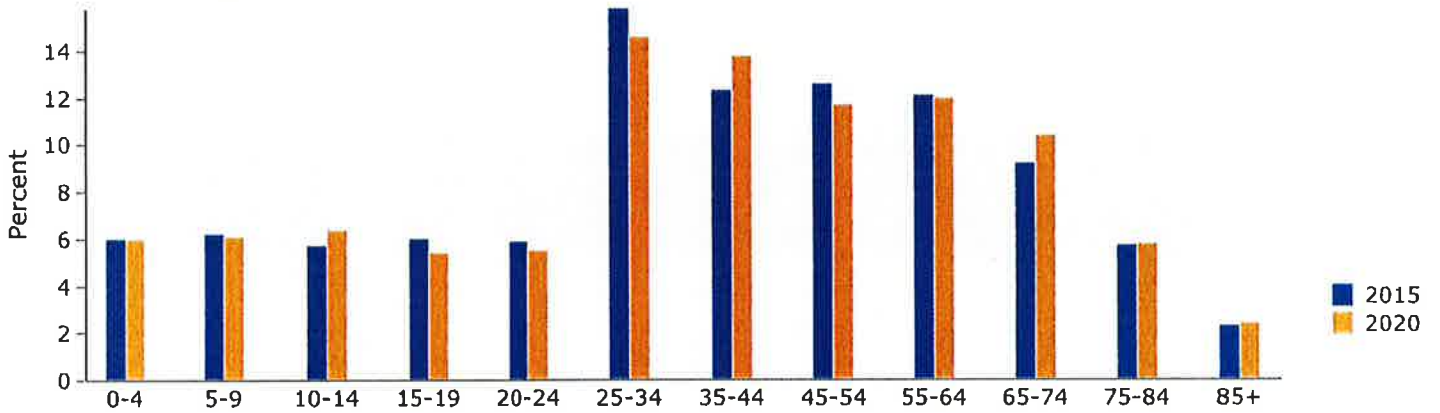
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

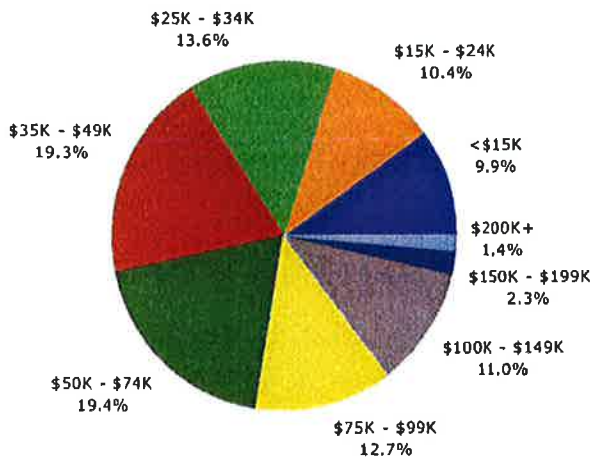
Trends 2015-2020



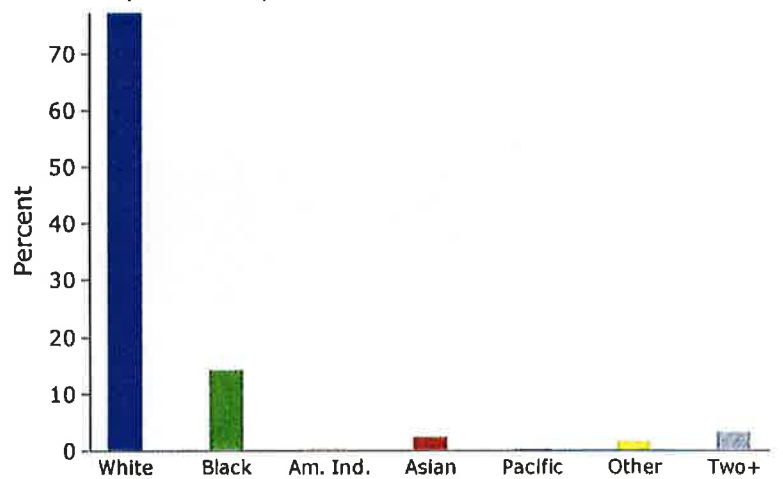
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 6.9%



Demographic and Income Profile

Allendale Shopping Center
 5828 Moon Rd, Columbus, Georgia, 31909
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 32.82511
 Longitude: -84.92519

Summary	Census 2010	2015	2020
Population	56,967	59,652	64,370
Households	23,711	25,079	27,227
Families	15,053	15,661	16,834
Average Household Size	2.36	2.34	2.33
Owner Occupied Housing Units	13,358	13,179	14,312
Renter Occupied Housing Units	10,353	11,900	12,914
Median Age	34.1	34.7	35.6
Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	1.53%	0.90%	0.75%
Households	1.66%	0.93%	0.77%
Families	1.46%	0.80%	0.69%
Owner HHs	1.66%	0.90%	0.70%
Median Household Income	2.81%	2.80%	2.66%

Households by Income	2015		2020	
	Number	Percent	Number	Percent
<\$15,000	3,255	13.0%	3,225	11.8%
\$15,000 - \$24,999	2,656	10.6%	2,152	7.9%
\$25,000 - \$34,999	2,962	11.8%	2,619	9.6%
\$35,000 - \$49,999	4,027	16.1%	4,085	15.0%
\$50,000 - \$74,999	4,882	19.5%	5,227	19.2%
\$75,000 - \$99,999	3,200	12.8%	4,197	15.4%
\$100,000 - \$149,999	2,828	11.3%	3,976	14.6%
\$150,000 - \$199,999	722	2.9%	1,046	3.8%
\$200,000+	546	2.2%	700	2.6%
Median Household Income	\$48,209		\$55,379	
Average Household Income	\$61,991		\$71,237	
Per Capita Income	\$26,060		\$30,093	

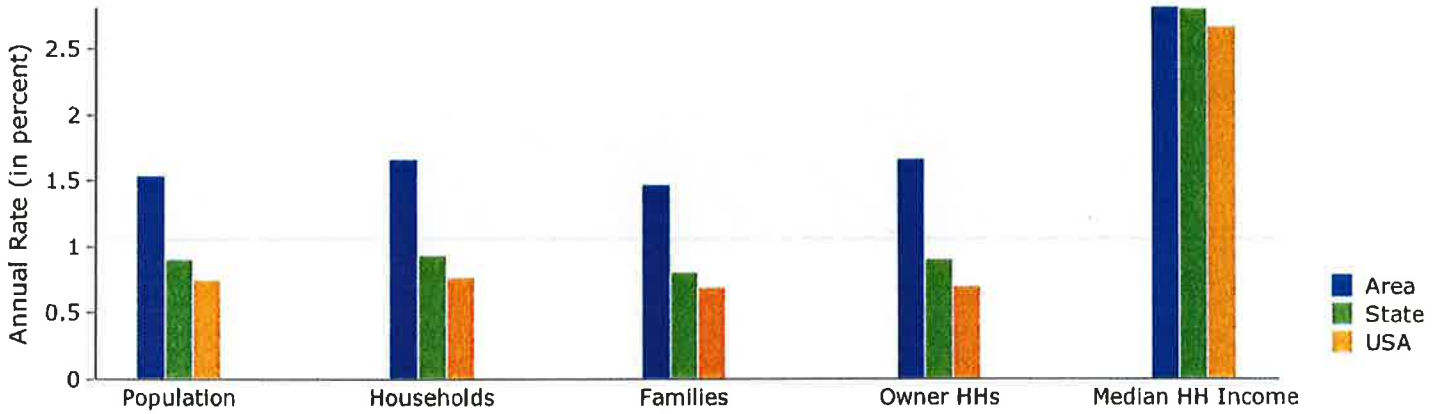
Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,775	6.6%	3,802	6.4%	4,107	6.4%
5 - 9	3,653	6.4%	3,694	6.2%	3,861	6.0%
10 - 14	3,671	6.4%	3,645	6.1%	3,882	6.0%
15 - 19	3,990	7.0%	3,925	6.6%	3,993	6.2%
20 - 24	5,090	8.9%	4,365	7.3%	4,329	6.7%
25 - 34	9,043	15.9%	10,706	17.9%	11,434	17.8%
35 - 44	7,254	12.7%	7,518	12.6%	8,767	13.6%
45 - 54	7,310	12.8%	7,179	12.0%	7,224	11.2%
55 - 64	5,993	10.5%	6,693	11.2%	7,173	11.1%
65 - 74	3,574	6.3%	4,402	7.4%	5,456	8.5%
75 - 84	2,602	4.6%	2,549	4.3%	2,885	4.5%
85+	1,011	1.8%	1,175	2.0%	1,259	2.0%

Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	38,743	68.0%	39,513	66.2%	41,558	64.6%
Black Alone	13,057	22.9%	14,070	23.6%	15,431	24.0%
American Indian Alone	193	0.3%	242	0.4%	298	0.5%
Asian Alone	1,921	3.4%	2,200	3.7%	2,613	4.1%
Pacific Islander Alone	145	0.3%	133	0.2%	134	0.2%
Some Other Race Alone	1,160	2.0%	1,438	2.4%	1,812	2.8%
Two or More Races	1,750	3.1%	2,055	3.4%	2,525	3.9%
Hispanic Origin (Any Race)	3,647	6.4%	4,882	8.2%	6,547	10.2%

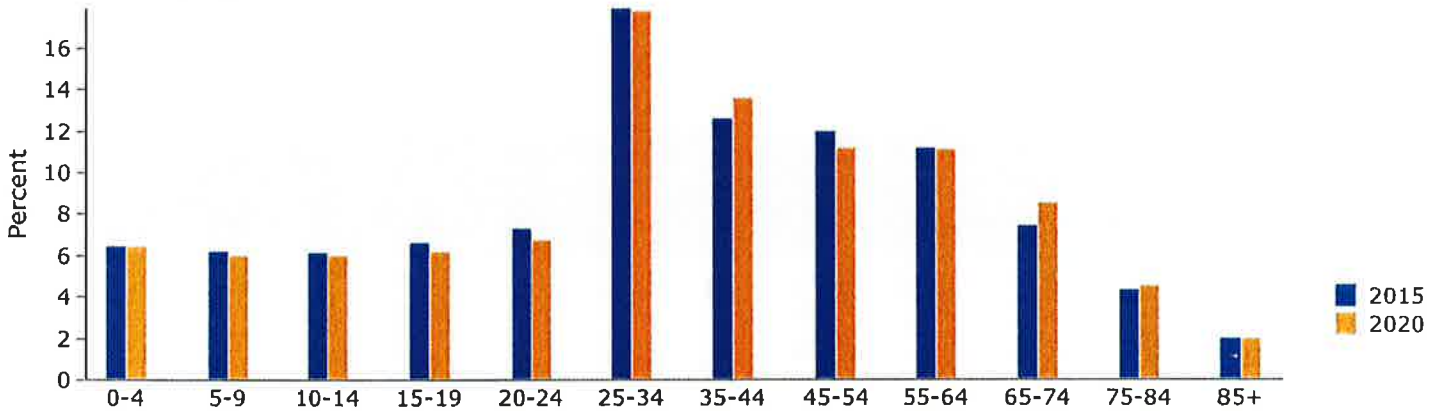
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

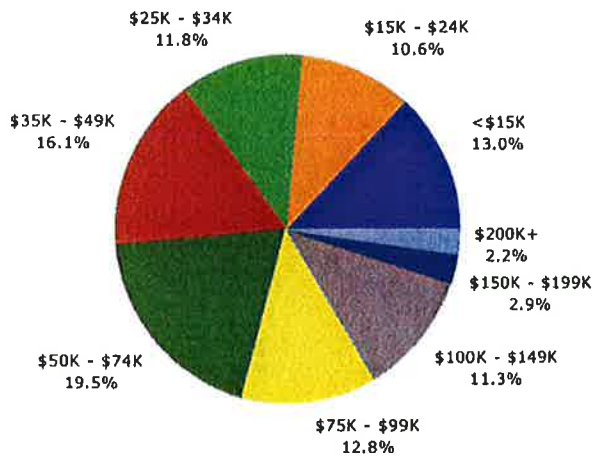
Trends 2015-2020



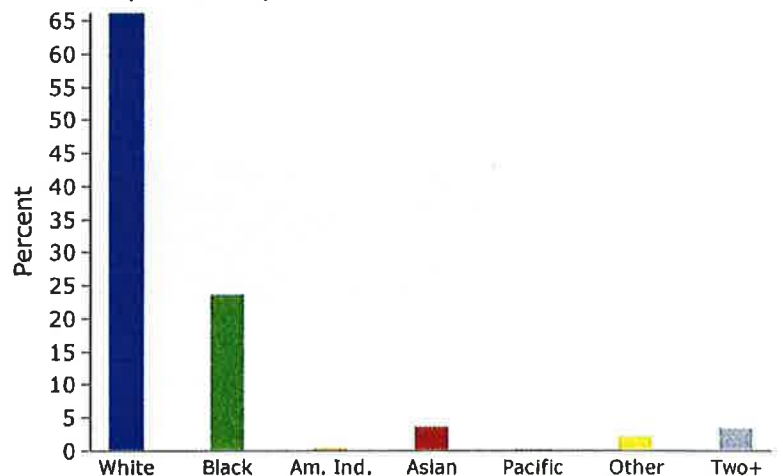
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 8.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.



Demographic and Income Profile

Allendale Shopping Center
 5828 Moon Rd, Columbus, Georgia, 31909
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 32.52831
 Longitude: -84.92310

Summary	Census 2010	2015	2020
Population	130,344	135,301	145,078
Households	52,506	54,970	59,266
Families	33,534	34,643	37,050
Average Household Size	2.41	2.39	2.39
Owner Occupied Housing Units	28,985	28,447	30,630
Renter Occupied Housing Units	23,521	26,524	28,637
Median Age	34.8	35.6	36.6
Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	1.41%	0.90%	0.75%
Households	1.52%	0.93%	0.77%
Families	1.35%	0.80%	0.69%
Owner HHS	1.49%	0.90%	0.70%
Median Household Income	3.38%	2.80%	2.66%

Households by Income	2015		2020	
	Number	Percent	Number	Percent
<\$15,000	9,061	16.5%	9,229	15.6%
\$15,000 - \$24,999	6,871	12.5%	5,711	9.6%
\$25,000 - \$34,999	7,230	13.2%	6,609	11.2%
\$35,000 - \$49,999	8,167	14.9%	8,395	14.2%
\$50,000 - \$74,999	9,550	17.4%	10,368	17.5%
\$75,000 - \$99,999	5,920	10.8%	7,658	12.9%
\$100,000 - \$149,999	5,388	9.8%	7,536	12.7%
\$150,000 - \$199,999	1,643	3.0%	2,351	4.0%
\$200,000+	1,140	2.1%	1,410	2.4%
Median Household Income	\$41,718		\$49,259	
Average Household Income	\$57,699		\$66,132	
Per Capita Income	\$23,758		\$27,308	

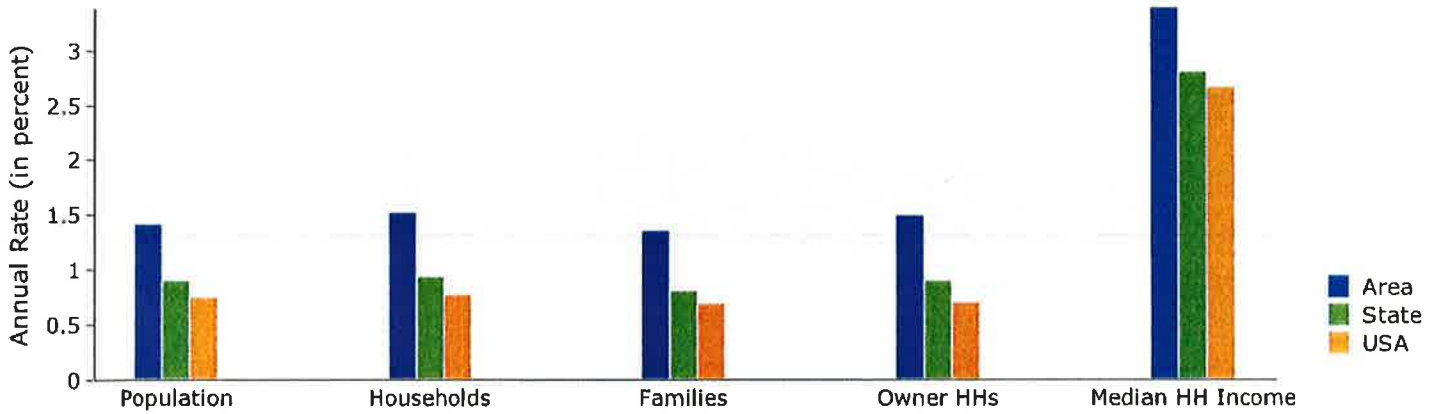
Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	8,997	6.9%	8,895	6.6%	9,409	6.5%
5 - 9	8,652	6.6%	8,877	6.6%	9,097	6.3%
10 - 14	8,596	6.6%	8,676	6.4%	9,330	6.4%
15 - 19	9,395	7.2%	8,615	6.4%	9,017	6.2%
20 - 24	10,217	7.8%	9,678	7.2%	9,072	6.3%
25 - 34	19,614	15.0%	21,834	16.1%	23,082	15.9%
35 - 44	16,600	12.7%	17,081	12.6%	19,579	13.5%
45 - 54	18,102	13.9%	17,023	12.6%	16,907	11.7%
55 - 64	14,135	10.8%	16,284	12.0%	17,421	12.0%
65 - 74	8,165	6.3%	10,206	7.5%	12,890	8.9%
75 - 84	5,693	4.4%	5,628	4.2%	6,552	4.5%
85+	2,177	1.7%	2,506	1.9%	2,721	1.9%

Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	70,359	54.0%	71,519	52.9%	74,985	51.7%
Black Alone	49,662	38.1%	51,780	38.3%	55,578	38.3%
American Indian Alone	453	0.3%	556	0.4%	672	0.5%
Asian Alone	3,213	2.5%	3,654	2.7%	4,348	3.0%
Pacific Islander Alone	260	0.2%	235	0.2%	234	0.2%
Some Other Race Alone	2,559	2.0%	3,120	2.3%	3,868	2.7%
Two or More Races	3,839	2.9%	4,438	3.3%	5,393	3.7%
Hispanic Origin (Any Race)	7,382	5.7%	9,635	7.1%	12,699	8.8%

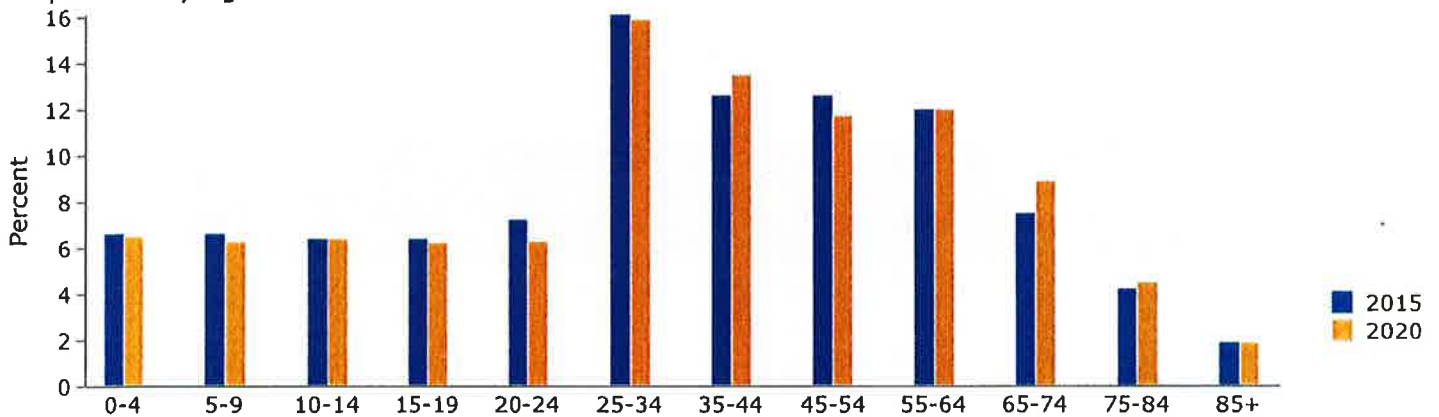
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

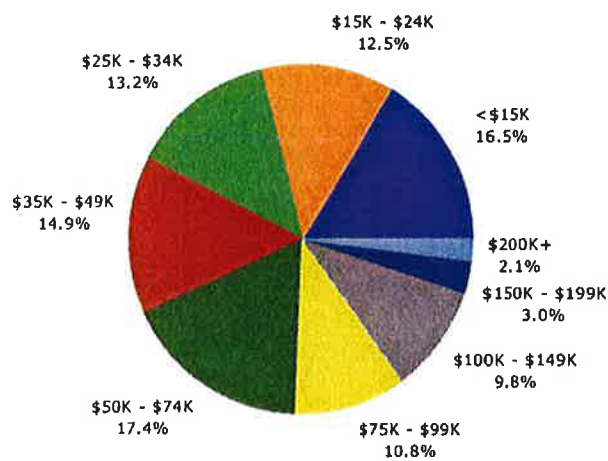
Trends 2015-2020



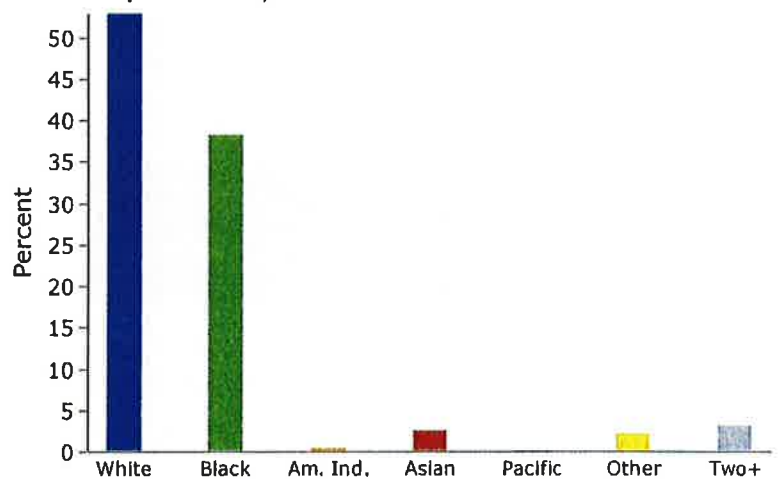
Population by Age



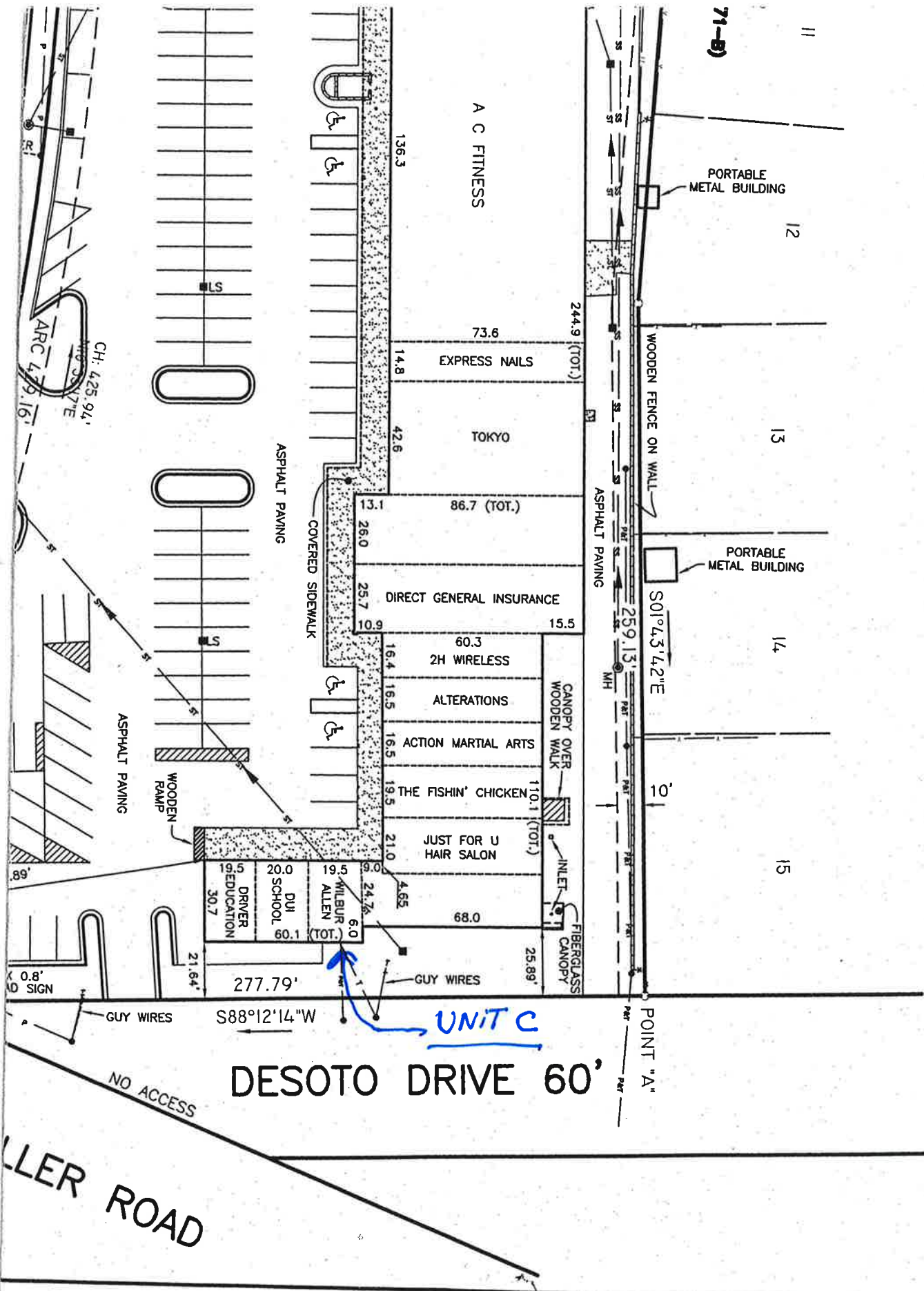
2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 7.1%



A C FITNESS

73.6
EXPRESS NAILS

42.6
TOKYO

86.7 (TOT.)

15.5
DIRECT GENERAL INSURANCE

60.3
2H WIRELESS

ALTERATIONS

16.5
ACTION MARTIAL ARTS

19.5
THE FISHIN' CHICKEN

21.0
JUST FOR U HAIR SALON

68.0

19.5
DRIVER
EDUCATION
30.7

20.0
DUI
SCHOOL
60.1

19.5
WILBUR
ALLEN
(TOT.)
6.0

6.2476

4.65

25.89'

277.79'

S88°12'14"W

DESOTO DRIVE 60'

UNIT C

71-8)

PORTABLE METAL BUILDING

WOODEN FENCE ON WALL

PORTABLE METAL BUILDING

S01°43'42"E

POINT "A"

ASPHALT PAVING

ASPHALT PAVING

COVERED SIDEWALK

ASPHALT PAVING

WOODEN RAMP

CANOPY OVER WOODEN WALK

FIBERGLASS CANOPY

GUY WIRES

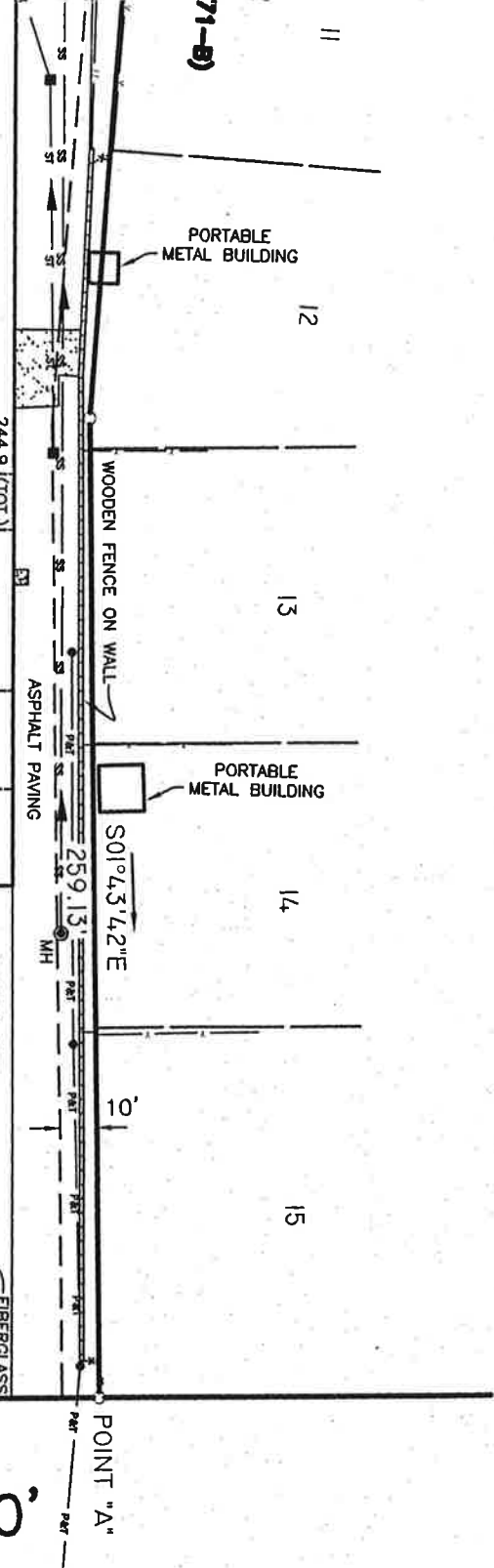
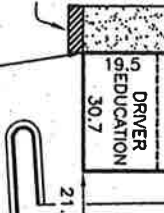
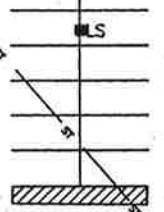
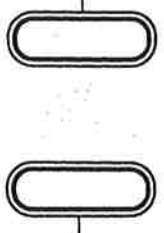
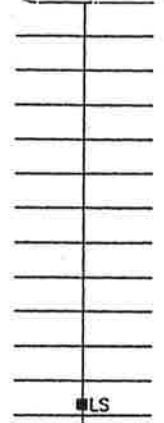
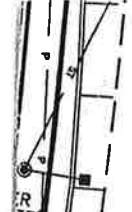
GUY WIRES

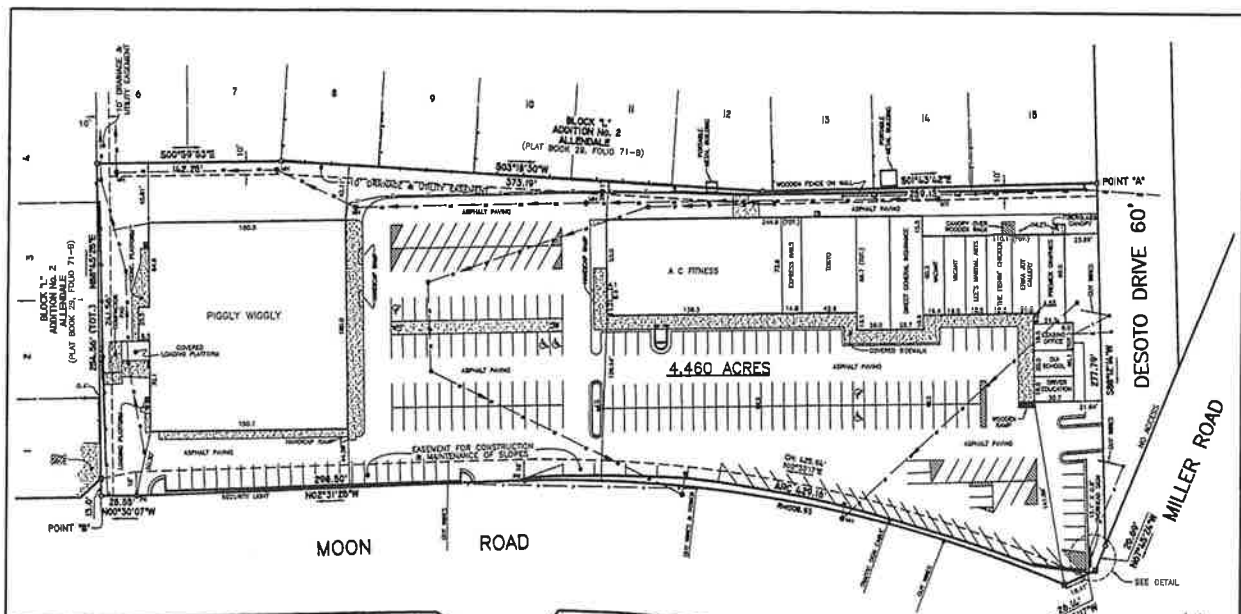
NO ACCESS

MILLER ROAD

CH: 425.94'
ARC 4.79.16'

0.8' AND SIGN





NOTE:
 THE AIRPORT ZONING REGULATIONS IMPOSE AN AVIGATION RESTRICTION ABOVE AND OVER THE ENTIRE PROPERTY. THIS RESTRICTION IS NEAREST TO THE EXISTING GROUND AT THE SOUTHEASTERLY CORNER, (POINT "A") AND WILL ALLOW A MAXIMUM OF 80 FEET OF VERTICAL CONSTRUCTION AT THIS POINT, INCREASING OVER THE PROPERTY TO A MAXIMUM OF 174 FEET AT THE NORTHWESTERLY CORNER (POINT "B").

REVISIONS:
 4 October 2005 - Updated tenant names.

LEGEND

○	IRON STAKE
●	PK NAIL
—	CONCRETE MONUMENT
○	MANHOLE
○	INLET
○	LIGHT STANDARD
—	POWER & TELEPHONE LINE
—	POWER LINE
—	TELEPHONE LINE
—	STORM SEWER
—	SANITARY SEWER
—	WOODEN FENCE
—	WIRE FENCE



In my opinion this plat is a correct representation of the land parcel and has been prepared in conformity with the minimum standards and requirements of law.
A. B. Moon, Jr.
 A. B. MOON, JR., R.L.S.
 GEORGIA REG. NO. 712



I have, this date, examined the FLOOD INSURANCE RATE MAP, dated May 1, 1983, covering Columbus, Georgia (Community No. 18,100). Subject tract is located on Panel 30 D of said map and is not shown in a Flood Hazard Zone.
A. B. Moon, Jr.
 A. B. Moon, Jr., R.L.S. - Georgia Reg. No. 852

- NOTES
1. The field data upon which this plat is based has a closure precision of one foot in 26,378 feet and an angular error of 0.2" per angle point, and was adjusted using the cross-rules.
 2. This plat has been calculated for closure and was found to be accurate within one foot in 40,000 feet.
 3. Angles and distances were measured with a Topcon GTS-3002.
 4. Field Survey completed 13 January 2004.

SURVEY OF
ALLEDALE SHOPPING CENTER
 LYING IN LAND LOT 16, 8th DISTRICT
 Scale 1" = 50' 1 March 2004 (SEE REVISIONS)
MOON, MEERS, MASON & VINSON, INC.
 Civil Engineers - Land Surveyors
 3900 Rosemont Drive, Columbus, Georgia, 31904
 (706) 327-8308