

SOUTH GEORGIA REGIONAL MARKET

North Corridor Trade Area

**DEVELOPMENT OPPORTUNITY FOR
PROFESSIONAL OFFICE
OR HEALTH CARE OFFICE**



**BERKSHIRE
HATHAWAY**
HomeServices

Georgia Properties

COMMERCIAL DIVISION



**Murray Rd - 2.26 Acres
Murray Rd - 4.04 Acres
Brookfield Rd - 3.27 Acres**

City Utilities Currently In Place

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DEMOGRAPHIC SNAPSHOT

Development Opportunity includes:

1. Murray Rd - 2.26 Acres
2. Murray Rd – 4.04 Acres
3. Brookfield Rd – 3.27 Acres

Property Details:

- Located in the North Valdosta Rd Commercial Corridor
- Currently next to Anthony & Co Salon and Oakwood Day Care School

Demographic POPFacts

| DESCRIPTION | 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) | |
|--------------------------|--------------------|--------|--------------------|--------|--------------------|--------|---------------------|--------|---------------------|--------|
| | 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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