

TRAIL CREEK VILLAGE

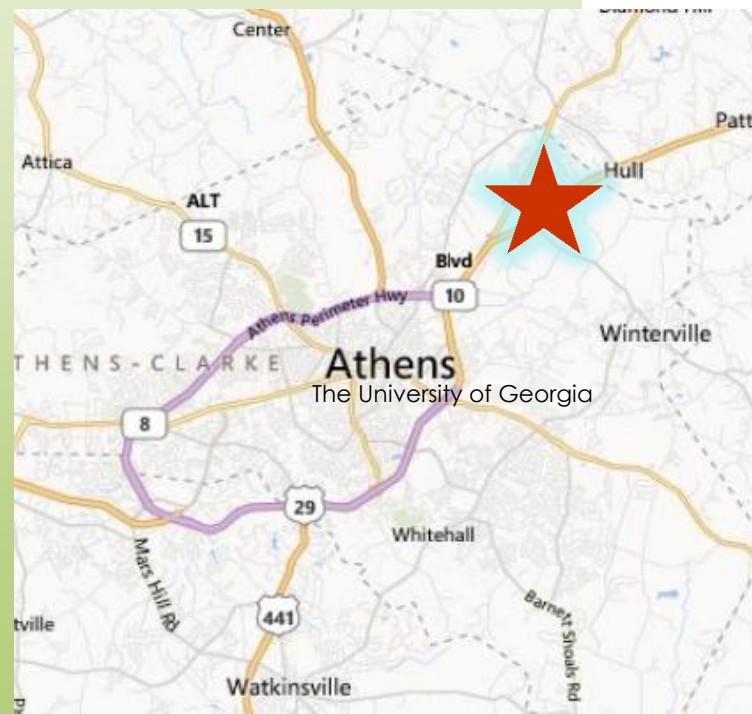
ATHENS, GEORGIA

Retail & Restaurant Available

- ❖ Join one of the largest Kroger MarketPlace's in the State
- ❖ A regional destination servicing over a 20 mile trade area for students and families
- ❖ Located 3 miles from The University of Georgia and across from Athens Technical College with over 10,000 students enrolled



Highlights



Address:
700 US Hwy 29
Athens, GA 30601, Clarke County

Intersection:
Hull Road (SR 72) and HWY 29 North

Demographics:

| | |
|-------------------|------------------------------------|
| Population | <u>Kroger Trade Area</u> 55,958 |
| Average HH Income | \$47,567 |

Traffic Counts (2014):
26,537 ADT along HWY 29
17,811 ADT along Hull Road

Total GLA in Shopping Center:
±180,000 Square Feet

Parking:
720 ± parks

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A Joint Leasing Effort

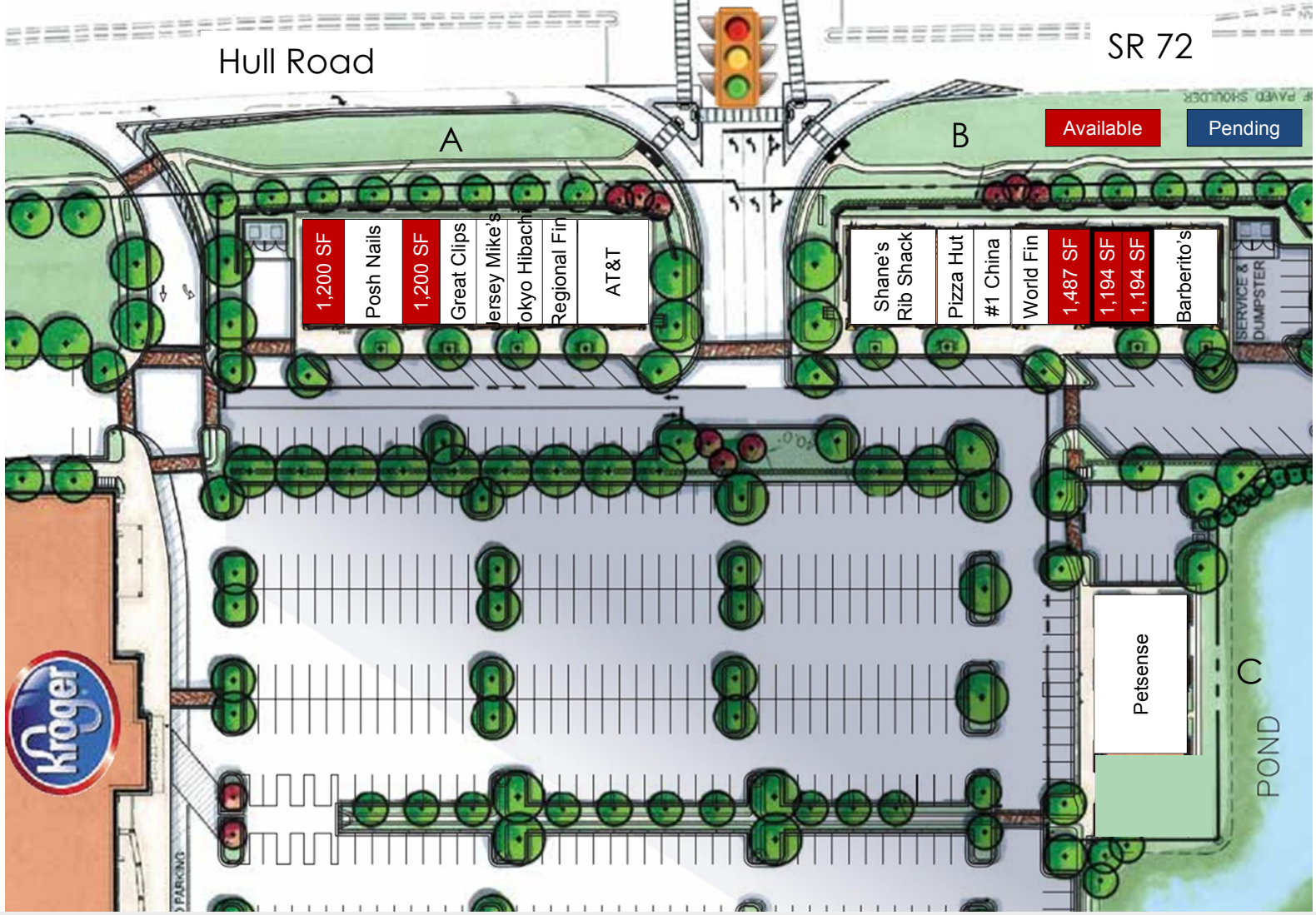


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TRAIL CREEK VILLAGE ATHENS, GEORGIA

Kroger's Opening Day



RETAIL LEASING
ADVISORS

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CIDECO DEV
COMMERCIAL INVESTMENT & DEVELOPMENT

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RETAIL ADVISORS

www.dartretail.com

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ATHENS RANKS

2015

- The 25 Best Places to Retire in 2015 by [Forbes](#) (March 2015)

2014

- The 10 Best Midsize Cities for College Graduates by My Life (July 2014)
- First Place: The South's Best Foodie Cities for Groups, South-East Region by [Convention South Magazine](#) (March 2014)

2013

- College Towns With Hip Group Appeal by [Convention South Magazine](#) (September 2013), featuring only one city per state.
- Top 10 College Towns - for Grownups by [MSN Real Estate](#) (August 28, 2013)
- America's Prettiest Towns by [Forbes.com](#) (August 2013)
- One of The 25 Best Places to Retire in 2013 by [Forbes](#) (February 2013)

Join Great Tenants!

Kroger MarketPlace
AT&T

Shane's Rib Shack

Jersey Mike's

Great Clips

Pizza Hut

Regional Finance

City Nail & Spa

Golden Panda

Tokyo Hibachi

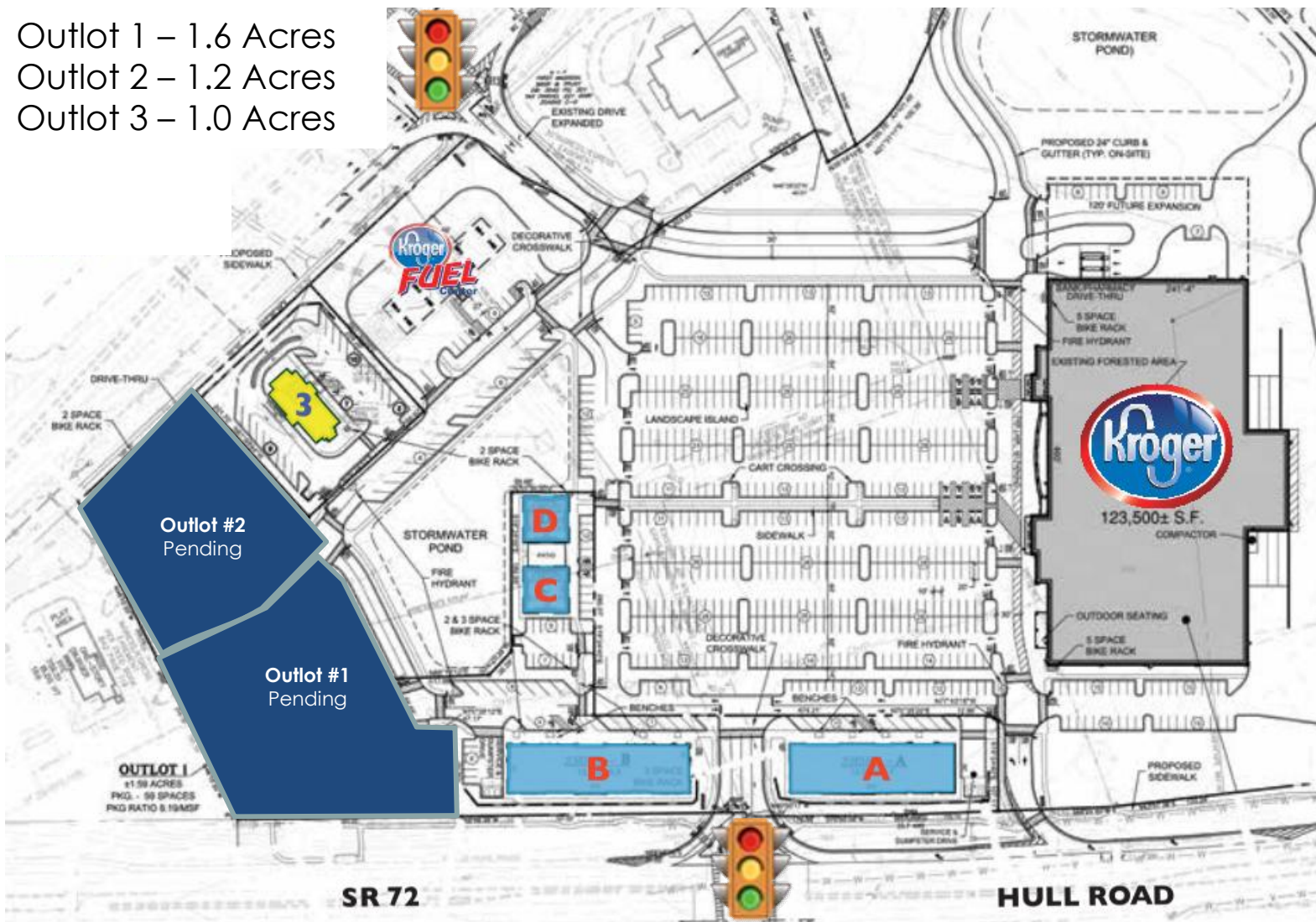
World Finance

and more...

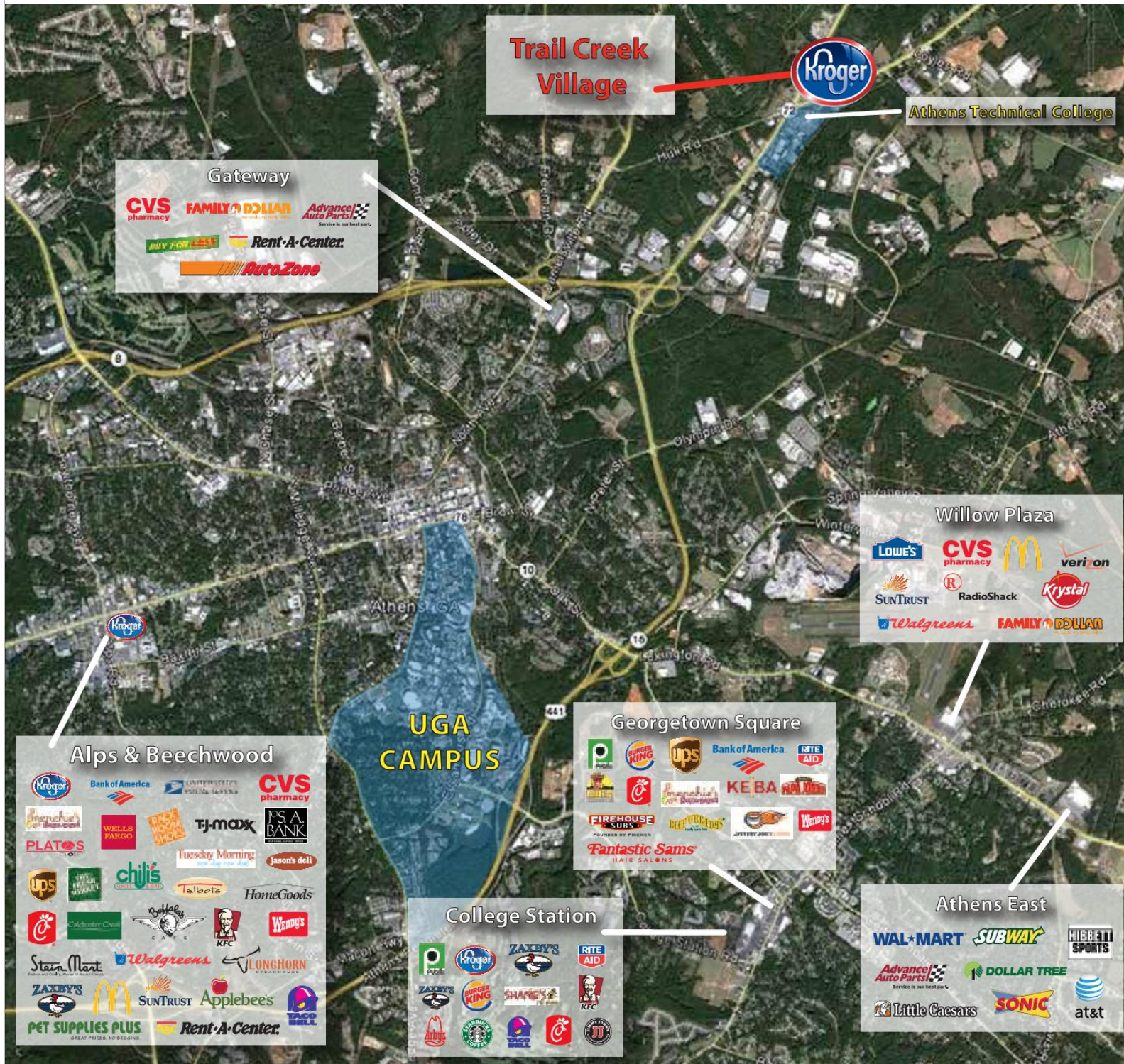
Outlot 1 – 1.6 Acres

Outlot 2 – 1.2 Acres

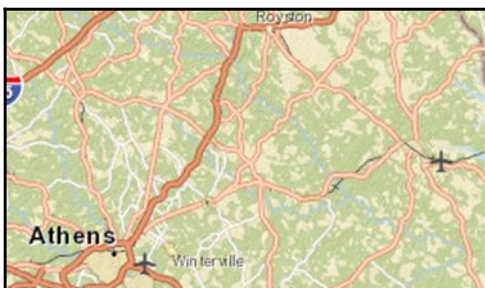
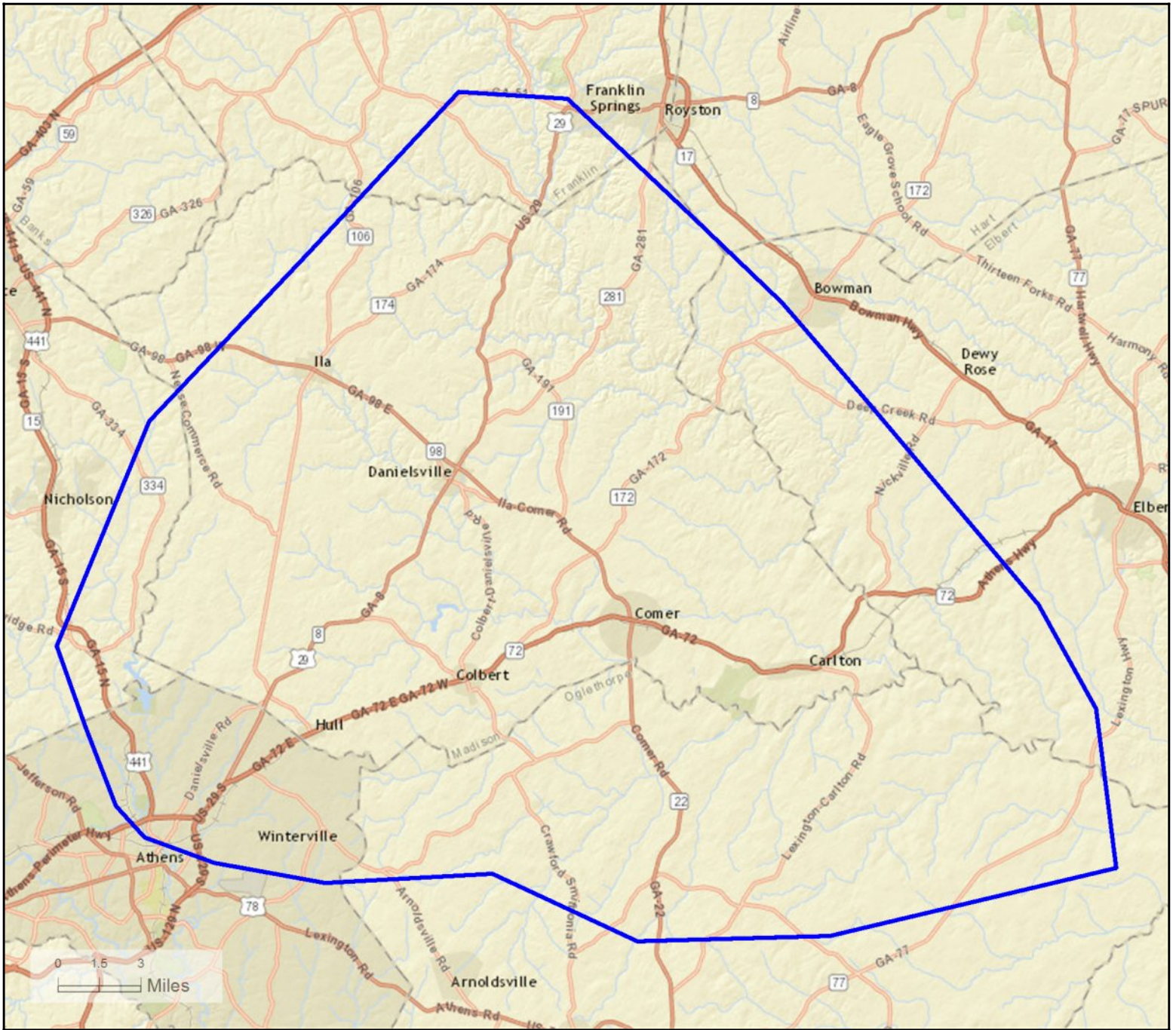
Outlot 3 – 1.0 Acres



TRAIL CREEK VILLAGE ATHENS, GEORGIA



Trail Creek Village Kroger Trade Area
Area: 527.72 square miles





Executive Summary

Trail Creek Village Kroger Trade Area
Area: 527.72 square miles

Latitude: 34.08023876
Longitude: -83.1586196

Population

| | |
|------------------------|--------|
| 2000 Population | 47,904 |
| 2010 Population | 54,140 |
| 2015 Population | 55,598 |
| 2020 Population | 57,268 |
| 2000-2010 Annual Rate | 1.23% |
| 2010-2015 Annual Rate | 0.51% |
| 2015-2020 Annual Rate | 0.59% |
| 2015 Male Population | 50.3% |
| 2015 Female Population | 49.7% |
| 2015 Median Age | 35.9 |

In the identified area, the current year population is 55,598. In 2010, the Census count in the area was 54,140. The rate of change since 2010 was 0.51% annually. The five-year projection for the population in the area is 57,268 representing a change of 0.59% annually from 2015 to 2020. Currently, the population is 50.3% male and 49.7% female.

Median Age

The median age in this area is 35.9, compared to U.S. median age of 37.9.

Race and Ethnicity

| | |
|--|-------|
| 2015 White Alone | 70.7% |
| 2015 Black Alone | 20.3% |
| 2015 American Indian/Alaska Native Alone | 0.4% |
| 2015 Asian Alone | 1.1% |
| 2015 Pacific Islander Alone | 0.0% |
| 2015 Other Race | 5.6% |
| 2015 Two or More Races | 1.9% |
| 2015 Hispanic Origin (Any Race) | 10.8% |

Persons of Hispanic origin represent 10.8% 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 56.3 in the identified area, compared to 63.0 for the U.S. as a whole.

Households

| | |
|-----------------------------|--------|
| 2000 Households | 18,065 |
| 2010 Households | 20,256 |
| 2015 Total Households | 20,731 |
| 2020 Total Households | 21,326 |
| 2000-2010 Annual Rate | 1.15% |
| 2010-2015 Annual Rate | 0.44% |
| 2015-2020 Annual Rate | 0.57% |
| 2015 Average Household Size | 2.65 |

The household count in this area has changed from 20,256 in 2010 to 20,731 in the current year, a change of 0.44% annually. The five-year projection of households is 21,326, a change of 0.57% annually from the current year total. Average household size is currently 2.65, compared to 2.64 in the year 2010. The number of families in the current year is 14,156 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.



Executive Summary

Trail Creek Village Kroger Trade Area
Area: 527.72 square miles

Latitude: 34.08023876
Longitude: -83.1586196

Median Household Income

| | |
|------------------------------|----------|
| 2015 Median Household Income | \$37,152 |
| 2020 Median Household Income | \$42,000 |
| 2015-2020 Annual Rate | 2.48% |

Average Household Income

| | |
|-------------------------------|----------|
| 2015 Average Household Income | \$47,867 |
| 2020 Average Household Income | \$54,268 |
| 2015-2020 Annual Rate | 2.54% |

Per Capita Income

| | |
|------------------------|----------|
| 2015 Per Capita Income | \$17,824 |
| 2020 Per Capita Income | \$20,167 |
| 2015-2020 Annual Rate | 2.50% |

Households by Income

Current median household income is \$37,152 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$42,000 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$47,867 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$54,268 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$17,824 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$20,167 in five years, compared to \$32,501 for all U.S. households

Housing

| | |
|------------------------------------|--------|
| 2000 Total Housing Units | 19,539 |
| 2000 Owner Occupied Housing Units | 13,188 |
| 2000 Renter Occupied Housing Units | 4,877 |
| 2000 Vacant Housing Units | 1,474 |
| 2010 Total Housing Units | 23,034 |
| 2010 Owner Occupied Housing Units | 13,754 |
| 2010 Renter Occupied Housing Units | 6,502 |
| 2010 Vacant Housing Units | 2,778 |
| 2015 Total Housing Units | 23,720 |
| 2015 Owner Occupied Housing Units | 13,362 |
| 2015 Renter Occupied Housing Units | 7,369 |
| 2015 Vacant Housing Units | 2,989 |
| 2020 Total Housing Units | 24,377 |
| 2020 Owner Occupied Housing Units | 13,664 |
| 2020 Renter Occupied Housing Units | 7,662 |
| 2020 Vacant Housing Units | 3,051 |

Currently, 56.3% of the 23,720 housing units in the area are owner occupied; 31.1%, renter occupied; and 12.6% 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 23,034 housing units in the area - 59.7% owner occupied, 28.2% renter occupied, and 12.1% vacant. The annual rate of change in housing units since 2010 is 1.31%. Median home value in the area is \$98,665, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 5.67% annually to \$129,976.

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.