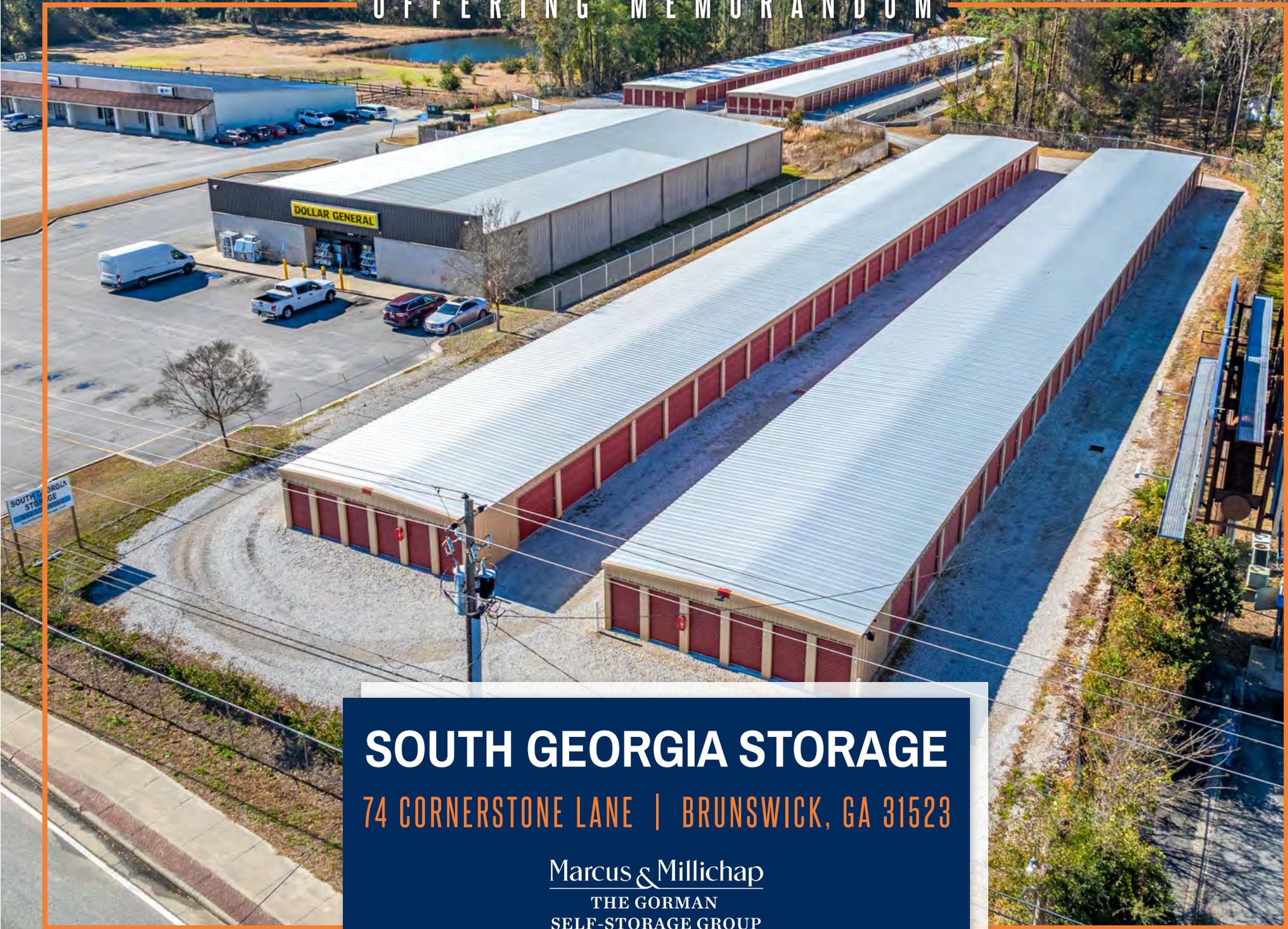


OFFERING MEMORANDUM



SOUTH GEORGIA STORAGE

74 CORNERSTONE LANE | BRUNSWICK, GA 31523

Marcus & Millichap
THE GORMAN
SELF-STORAGE GROUP

ONLINE AUCTION

R MARKETPLACE

Starting Bid: \$650,000

Auction Dates: May 4-6, 2026

[CLICK TO VIEW AUCTION WEBSITE](#)

THE OFFERING PROCESS

An online auction event will be conducted on RealINSIGHT Marketplace in accordance with the Sale Event Terms and Conditions (<https://rimarketplace.com/sale-event-terms>). ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RealINSIGHT Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

BUYER QUALIFICATION

Prospective bidders will be required to register with RealINSIGHT Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions. In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of RealINSIGHT Marketplace. For further information, please visit the Bidder Registration FAQ (<https://rimarketplace.com/faq>).

AUCTION DATE

The Auction end date is set for May 4-6, 2026

RESERVE AUCTION

This will be a reserve auction and the Property will have a reserve price ("Reserve Price"). The starting bid is not the Reserve Price. The seller can accept or reject any bid. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. By submitting an Offer on a Property, Participant is deemed to have accepted any additional terms and conditions posted on the Property's details page on the Website ("Property Page") at the time the Offer was submitted, and such terms and conditions govern and control over these Terms to the extent of any conflict.

CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the RealINSIGHT Marketplace website.

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Marcus & Millichap
THE GORMAN
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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

Activity ID: ZAH1240071



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EXECUTIVE SUMMARY

PROPERTY OVERVIEW

INVESTMENT HIGHLIGHTS

REGIONAL MAP

INVESTMENT SUMMARY

SOUTH GEORGIA STORAGE

74 CORNERSTONE LANE
BRUNSWICK, GA 31523
GLYNN COUNTY

272

TOTAL
UNITS

36,000

TOTAL
RENTABLE SF

50.1%

PHYSICAL
OCCUPANCY

2024

YEAR
BUILT

2.747

TOTAL
ACRES

\$75,625

CURRENT
NOI

INVESTMENT HIGHLIGHTS



Newly Built
Storage Facility



50% Leased
in 12 Months



Below Market
Rental Rates



20,000 VPD on
New Jesup Highway

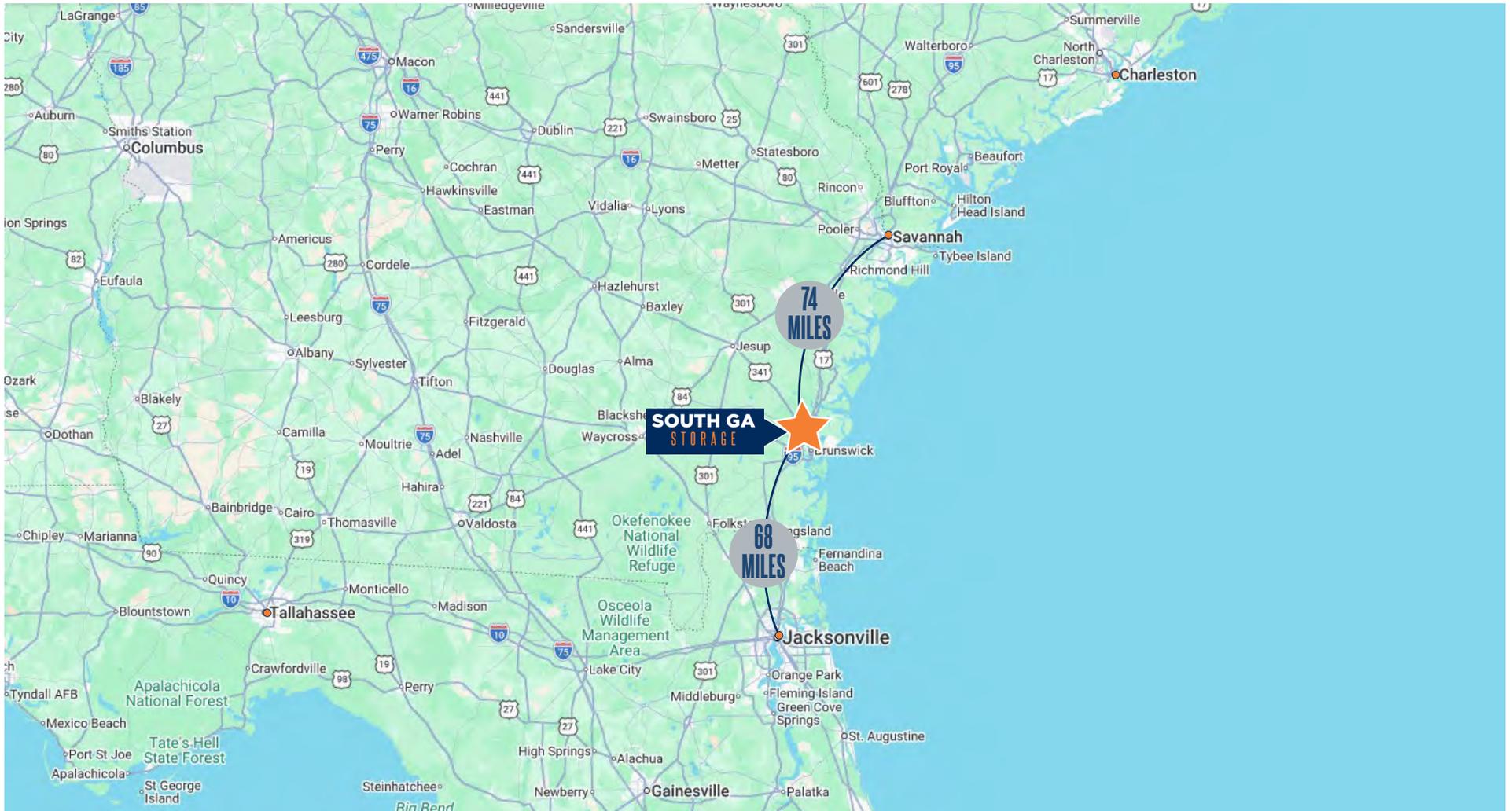


\$79,296 Average
Household Income



4.4% Expected 5-Year
Population Growth

REGIONAL MAP

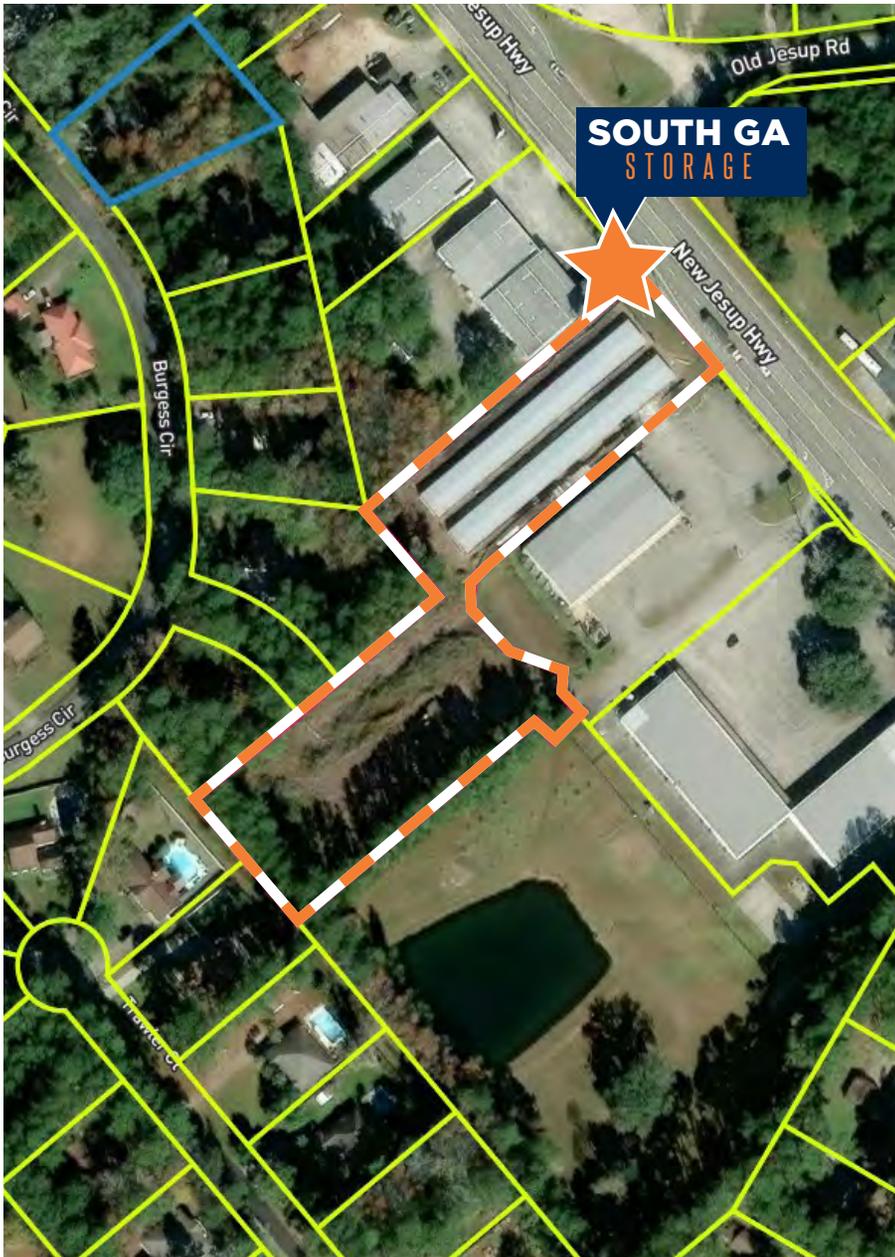


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PROPERTY OVERVIEW

PARCEL MAP
PROPERTY DETAILS
PROPERTY PHOTOS

PROPERTY OVERVIEW



SITE DESCRIPTION	
Number of Buildings	4
Non Climate Units	272
Office	None
Rentable Sq. Ft.	36,000
Year Built	2024
Lot Size	2.747 acres
Parking	None
Highway Access	1.5 Miles to I-95
Street Frontage	100 ft. on New Jesup Hwy (Hwy 341)
Traffic Count	20,000 VPD
Cross Street	Old Jesup Road
Website	www.averagejoesstorage.com/pages/Brunswick
CONSTRUCTION	
Foundation	Poured Concrete
Building	Central States Manufacturing
Exterior Walls	Metal
Doors	Janus
Parking Surface	High quality gravel
Roof	Metal Screw Down
Fencing	Chain link
Security	15 cameras, Fenced with Key pad Entry and Exit







FINANCIAL ANALYSIS

UNIT MIX
INCOME & EXPENSES
CASH FLOW

FINANCIAL SUMMARY

UNIT MIX

South GA Storage - Drive Up

Size	Units		Rent/Unit/Mo		/ Unit	Area (SqFt)		Rent/Mo			Rent/Yr	Rent/SF/Mo	Occupancy		
	Total	Rented	Street	Actual		Total	Rented	Gross Pot	Occupied Pot	Occupied Act	Gross Pot	Street	% Units	% SqFt	Economic
5 x 10	48	33	\$55.00	\$52.77	50	2,400	1,650	\$2,640	\$1,815	\$1,741	\$31,680	\$1.10	68.8%	68.8%	66.0%
10 x 10	44	36	\$75.00	\$75.22	100	4,400	3,600	\$3,300	\$2,700	\$2,708	\$39,600	\$0.75	81.8%	81.8%	82.1%
10 x 15	136	44	\$100.00	\$81.77	150	20,400	6,600	\$13,600	\$4,400	\$3,598	\$163,200	\$0.67	32.4%	32.4%	26.5%
10 x 20	44	31	\$125.00	\$98.06	200	8,800	6,200	\$5,500	\$3,875	\$3,040	\$66,000	\$0.63	70.5%	70.5%	55.3%
Total / Wtd Avg	272	144	\$92.06	\$76.99	132	36,000	18,050	\$25,040	\$12,790	\$11,087	\$300,480	\$0.70	52.9%	50.1%	44.3%
South GA Storage	272	144	\$92.06	\$76.99	132	36,000	18,050	\$25,040	\$12,790	\$11,087	\$300,480	\$0.70	52.9%	50.1%	44.3%

Unit mix and occupancy as of 21-Feb-2026

INCOME & EXPENSES

INCOME	Note	Underwriting			Pro Forma		
		T1M as of Jan 2026			Year 2		
Gross Potential Rent		\$300,480	\$8.35		\$300,480	\$8.35	-
Physical Vacancy		(\$147,000)		48.9%	(\$45,072)		15.0%
In-Place Discounts		(\$20,435)		6.8%	(\$15,024)		5.0%
Churn & Delinquency		\$14,747		(4.9%)	(\$7,512)		2.5%
Effective Rental Income		\$147,792	\$8.19		\$232,872	\$7.61	
Tenant Insurance Income		-		-	\$13,983		6.0%
Other		-		-	\$4,647		2.0%
Total Other Income		-		-	\$18,630		8.0%
Effective Gross Income	*	\$147,792	\$8.19		\$251,502	\$8.22	
OPERATING EXPENSES	**	T12M as of Dec 2025					
Real Estate Taxes		\$10,385	\$0.29		\$10,385	\$0.29	
On-Site Management		\$15,600	\$0.43		\$15,600	\$0.43	
Off-Site Management		\$7,390	\$0.21	5.0%	\$12,575	\$0.35	5.0%
Credit Card Fees		\$2,956	\$0.08	2.0%	\$5,030	\$0.14	2.0%
Insurance		\$5,317	\$0.15		\$5,317	\$0.15	
Utilities		\$1,121	\$0.03		\$1,121	\$0.03	
Repairs & Maintenance		\$7,200	\$0.20		\$7,200	\$0.20	
Administration		\$5,400	\$0.15		\$5,400	\$0.15	
Marketing & Advertising		\$14,400	\$0.40		\$14,400	\$0.40	
Telephone & Internet		\$2,400	\$0.07		\$2,400	\$0.07	
Operating Expenses		\$72,167	\$2.00	48.8%	\$79,442	\$2.21	31.6%
Net Operating Income		\$75,625	\$2.10		\$172,059	\$4.78	

INCOME AND OPERATING EXPENSES NOTES

* Income numbers are owners actual

** Expenses estimated based on market data. Taxes, Insurance and Utilities are owners actual numbers

CASH FLOW

	Year 1	Year 2	Year 3	Year 4	Year 5
Net Operating Income					
<i>Occupancy</i>	68.04%	85.00%	85.00%	85.00%	85.00%
Gross Potential Rent	\$300,480	\$300,480	\$315,504	\$331,279	\$347,843
Physical Vacancy	(\$96,036)	(\$45,072)	(\$47,326)	(\$49,692)	(\$52,176)
In-Place Discounts	(\$17,730)	(\$15,024)	(\$15,775)	(\$16,564)	(\$17,392)
Churn & Delinquency	\$3,618	(\$7,512)	(\$7,888)	(\$8,282)	(\$8,696)
Effective Rental Income	\$190,332	\$232,872	\$244,516	\$256,741	\$269,578
<i>Rent / SF</i>	\$7.77	\$7.61	\$7.99	\$8.39	\$8.81
Tenant Insurance Income	\$6,991	\$13,983	\$14,682	\$15,416	\$16,187
Other	\$2,323	\$4,647	\$4,879	\$5,123	\$5,379
Total Other Income	\$9,315	\$18,630	\$19,561	\$20,539	\$21,566
Effective Gross Income	\$199,647	\$251,502	\$264,077	\$277,281	\$291,145
<i>Operating Expenses</i>					
Real Estate Taxes	\$10,385	\$10,400	\$10,608	\$10,820	\$11,037
On-Site Management	\$15,600	\$15,600	\$15,912	\$16,230	\$16,555
Off-Site Management	\$9,982	\$12,575	\$13,204	\$13,864	\$14,557
Credit Card Fees	\$3,993	\$5,030	\$5,282	\$5,546	\$5,823
Insurance	\$5,317	\$5,317	\$5,423	\$5,532	\$5,642
Utilities	\$1,121	\$1,121	\$1,143	\$1,166	\$1,189
Repairs & Maintenance	\$7,200	\$7,200	\$7,344	\$7,491	\$7,641
Administration	\$5,400	\$5,400	\$5,508	\$5,618	\$5,731
Marketing & Advertising	\$14,400	\$14,400	\$14,688	\$14,982	\$15,281
Telephone & Internet	\$2,400	\$2,400	\$2,448	\$2,497	\$2,547
Operating Expenses	\$75,798	\$79,442	\$81,559	\$83,745	\$86,002
Net Operating Income	\$123,849	\$172,059	\$182,517	\$193,535	\$205,142
<i>Assumptions:</i>					
Income YoY Inflation		-	5.00%	5.00%	5.00%
Expense YoY Inflation		-	2.00%	2.00%	2.00%

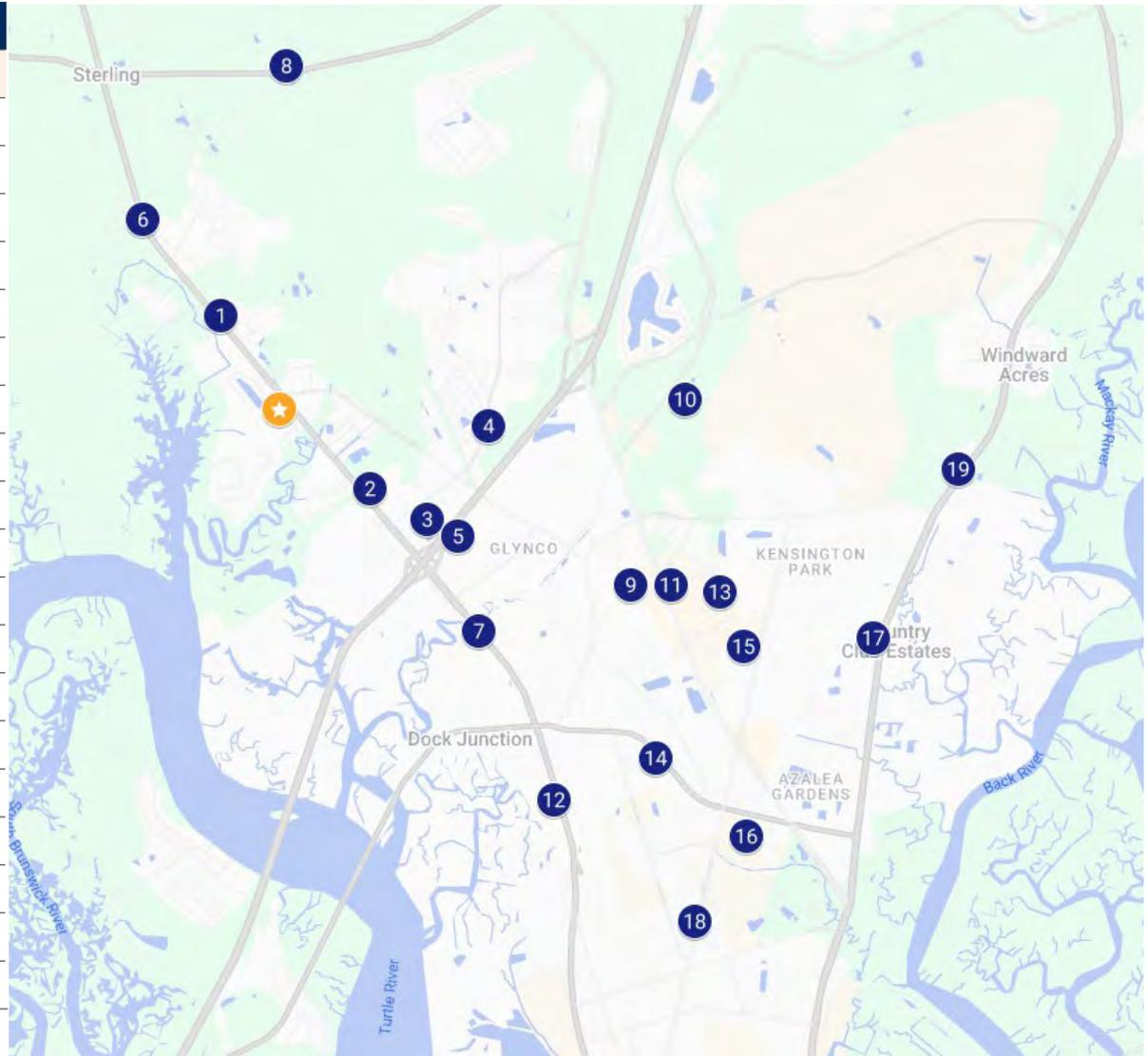


MARKET COMPARABLES

RENT COMP SURVEY MAP
RENT SURVEY & SATURATION
RENT COMPS

RENT COMPARABLES

Property Name	
★	South Georgia Storage - Brunswick
1	Superior Storage
2	Interstate Self Storage and Moving
3	Barwick Storage
4	The Storage Shed
5	Scarlett St Storage
6	New Jesup Hwy Development - Final Planning
7	New Jesup Storage Development - Final Planning
8	Hwy 99 Storage
9	American Mini Storage
10	Canal Road Self Storage
11	Extra Space
12	Space Shop Self Storage
13	Extra Space
14	ClearHome Self Storage - Coastal
15	Altama Storage Co
16	Storage By The Sea II
17	Pro Storage
18	U-Haul Moving & Storage of Brunswick
19	Brunswicks Space Place



RENT SURVEY & SATURATION

Property List						
	Property	Address	Proximity (Miles)	Drive Time (Minutes)	Area (SqFt)	Year Built
S	South Georgia Storage - Brunswick	74 Cornerstone Lane, Brunswick, GA	-	-	36,000	2024
1	Superior Storage	6300 New Jesup Hwy, Brunswick, GA	0.8	2.3	39,957	2015
2	Interstate Self Storage and Moving	1003 Commercial Dr, Brunswick, GA	0.9	1.9	50,940	1985
3	Barwick Storage	152 Crispin Blvd, Brunswick, GA	1.3	5.4	42,758	1997
4	The Storage Shed	1238 Cate Rd, Brunswick, GA	1.5	4.7	46,368	1997
5	Scarlett St Storage	2901 Scarlett St, Brunswick, GA	1.6	6.7	81,244	2022
6	New Jesup Hwy Development - Final Planning	6760 New Jesup Hwy, Brunswick, GA	1.7	3.0	36,000	2027
7	New Jesup Storage Development - Final Planning	4841 New Jesup Hwy, Brunswick, GA	2.1	4.4	58,978	2027
8	Hwy 99 Storage	5111 Ga Highway 99, Brunswick, GA	2.5	6.5	25,920	2024
9	American Mini Storage	117 Center Drive, Brunswick, GA	2.8	10.4	40,042	1998
10	Canal Road Self Storage	700 Canal Rd, Brunswick, GA	2.9	8.6	119,570	2007
11	Extra Space	704 Mall Blvd, Brunswick, GA	3.1	9.7	54,557	2022
12	Space Shop Self Storage	115 McKinna Place, Brunswick, GA	3.5	6.8	35,819	2002
13	Extra Space	125 Scranton Connector, Brunswick, GA	3.5	10.6	42,840	2022
14	ClearHome Self Storage - Coastal	3818 Community Rd, Brunswick, GA	3.7	8.4	89,042	1977
15	Altama Storage Co	60 Scranton Connector, Brunswick, GA	3.8	11.4	66,311	1987
16	Storage By The Sea II	3410 Cypress Mill Rd, Brunswick, GA	4.6	12.2	61,893	2018
17	Pro Storage	3945 Darien Hwy, Brunswick, GA	4.6	13.2	38,594	2025
18	U-Haul Moving & Storage of Brunswick	3749 Altama Ave, Brunswick, GA	4.8	11.7	47,730	2025
19	Brunswicks Space Place	4275 US-17, Brunswick, GA	4.9	16.6	43,920	1987

Data as of 21-Feb-2026 provided by StorTrack

Saturation Estimate*			
Target Market Radius (Miles)	1	3	5
Current SqFt in Market**	126,897	482,799	963,505
Current Residents as of 2025	2,387	18,709	41,011
Current Saturation (SqFt / Resident)	53.16	25.81	23.49
Estimated SqFt in Market**	126,897	577,777	1,058,483
Estimated Residents for 2030	2,498	19,806	42,805
Estimated Saturation (SqFt / Resident)	50.80	29.17	24.73

RENT COMPARISONS - NON-CLIMATE CONTROL

Rates Comparison: Non-Climate Control						
Property	5x5 Reg	5x10 Reg	10x10 Reg	10x15 Reg	10x20 Reg	10x30 Reg
S South Georgia Storage - Brunswick	-	\$55.00	\$75.00	\$100.00	\$125.00	-
1 Superior Storage	-	-	\$116.00	-	-	-
3 Interstate Self Storage and Moving	-	\$54.00-59.00	\$85.00	-	-	-
4 Barwick Storage	-	\$50.00	\$66.00	\$75.00	\$100.00	\$130.50
5 The Storage Shed	-	\$55.00	\$77.00	\$102.00	\$125.00	\$190.00
9 Hwy 99 Storage	-	-	-	\$120.00	-	-
10 American Mini Storage	-	\$55.00	\$77.00	\$99.00	\$108.00	\$178.00
11 Canal Road Self Storage	\$69.00	\$75.00	\$105.00	\$145.00	-	-
12 Extra Space	-	-	-	-	-	\$46.00-59.00
15 ClearHome Self Storage - Coastal	-	\$46.00	\$69.00	\$94.00	\$97.00	\$151.00
16 Altama Storage Co	-	\$69.00	\$99.00	\$109.00	\$140.00	\$195.00
18 Storage By The Sea II	-	-	\$95.00	-	\$139.00	-
21 U-Haul Moving & Storage of Brunswick	\$64.95	\$99.95	\$149.95	-	\$234.95	-
22 Brunswicks Space Place	\$37.00	\$44.00	\$65.00	-	-	\$190.00
Competitor Average	\$56.98	\$61.16	\$91.27	\$106.29	\$134.85	\$155.29
Competitor Rate / SqFt	\$2.28	\$1.22	\$0.91	\$0.71	\$0.67	\$0.52
Subject Rate / SqFt	-	\$1.10	\$0.75	\$0.67	\$0.63	-
Rate / SqFt Variance	-	(10.1%)	(17.8%)	(5.9%)	(7.3%)	-

Only includes rental rates available as of 21-Feb-2026

RENT COMPARISONS - CLIMATE CONTROL

Rates Comparison: Climate Control						
Property	5x5 CC	5x10 CC	10x10 CC	10x15 CC	10x20 CC	10x30 CC
1 Superior Storage	-	\$102.00-133.00	\$142.00-187.00	\$167.00-256.00	\$252.00-328.00	-
3 Interstate Self Storage and Moving	\$56.00	-	\$128.00	\$161.00	\$212.00	-
5 The Storage Shed	-	\$93.00	\$115.00	\$150.00	\$198.00	-
6 Scarlett St Storage	\$50.00	\$70.00	\$100.00	\$135.00	-	-
9 Hwy 99 Storage	-	\$100.00	\$115.00	\$145.00	-	-
10 American Mini Storage	\$52.00	\$58.00-70.00	\$105.00	\$126.00-138.00	\$162.00	-
11 Canal Road Self Storage	\$83.00	\$109.00	\$150.00	\$175.00	-	-
12 Extra Space	\$44.00-63.00	\$72.00-99.00	\$93.00-164.00	\$128.00-237.00	\$193.00-239.00	\$273.00-407.00
14 Extra Space	\$47.00	\$74.00	\$118.00	\$155.00	\$193.00	-
15 ClearHome Self Storage - Coastal	\$38.00	\$108.00	\$94.00	\$107.00	\$132.00	\$276.00
18 Storage By The Sea II	\$75.00	\$95.00	\$149.00	-	-	\$265.00
Competitor Average	\$56.81	\$91.60	\$124.27	\$155.40	\$200.43	\$293.67
Competitor Rate / SqFt	\$2.27	\$1.83	\$1.24	\$1.04	\$1.00	\$0.98
Subject Rate / SqFt	-	-	-	-	-	-
Rate / SqFt Variance	-	-	-	-	-	-

Only includes rental rates available as of 21-Feb-2026

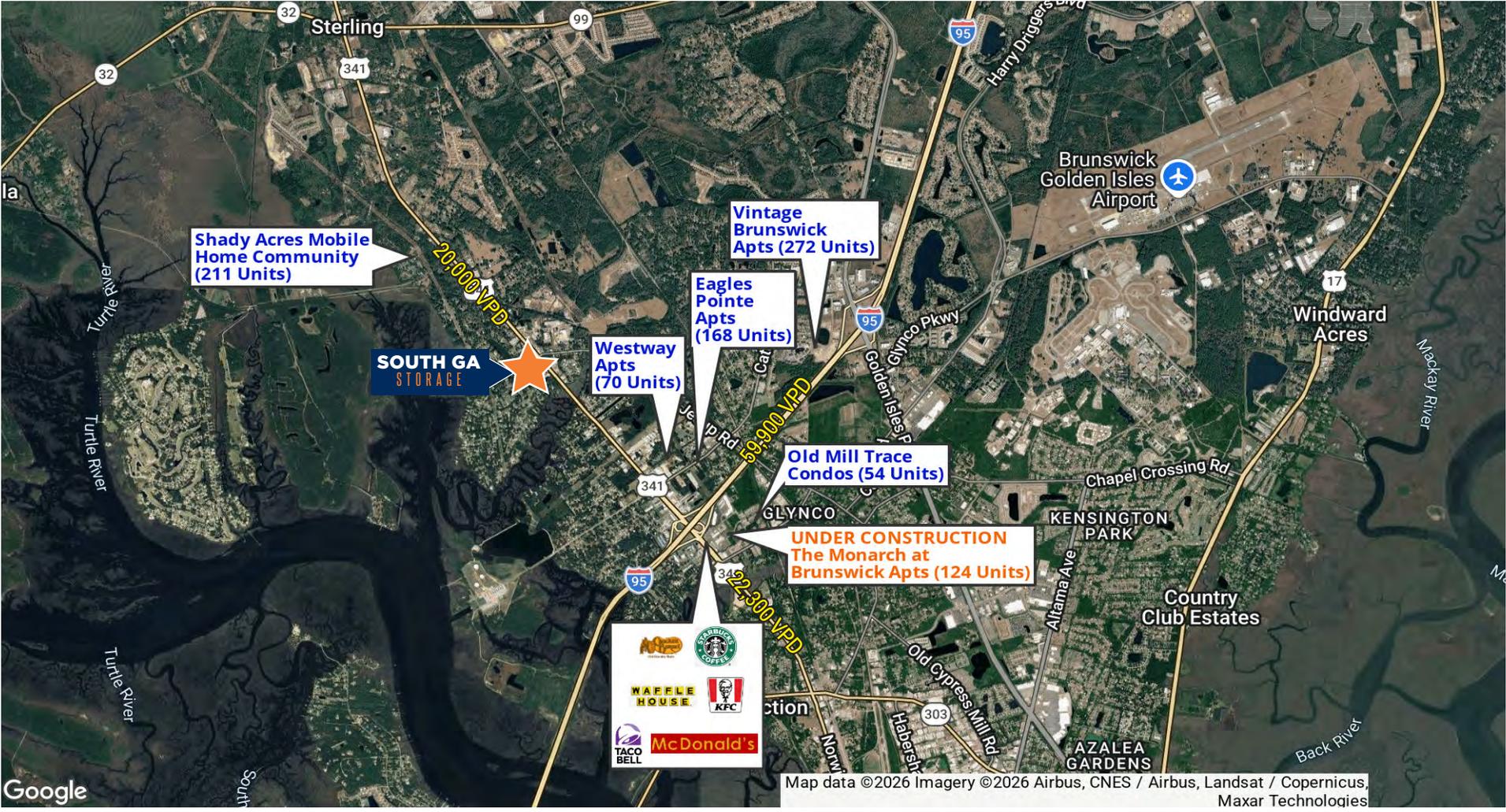
The slide features a dark blue background with a white central rectangle. An orange line forms a partial frame around the white rectangle, with a vertical segment on the right side extending below the white area. The text 'MARKET OVERVIEW' is centered in the white area in a large, bold, dark blue font. Below it, the text 'LOCAL MAP' and 'DEMOGRAPHICS' is centered in a smaller, dark blue font, with a vertical orange line to its left.

MARKET OVERVIEW

LOCAL MAP
DEMOGRAPHICS

LOCATION OVERVIEW

LOCAL MAP



DEMOGRAPHICS SUMMARY



POPULATION

In 2025, the population in your selected geography is 41,011. The population has changed by 13.40 since 2010. It is estimated that the population in your area will be 42,805 five years from now, which represents a change of 4.4 percent from the current year. The current population is 47.7 percent male and 52.3 percent female. The median age of the population in your area is 40.0, compared with the U.S. average, which is 40.0. The population density in your area is 522 people per square mile.



HOUSEHOLDS

There are currently 17,002 households in your selected geography. The number of households has changed by 24.03 since 2010. It is estimated that the number of households in your area will be 17,925 five years from now, which represents a change of 5.4 percent from the current year. The average household size in your area is 2.4 people.



INCOME

In 2025, the median household income for your selected geography is \$63,567, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 57.54 since 2010. It is estimated that the median household income in your area will be \$71,696 five years from now, which represents a change of 12.8 percent from the current year.

The current year per capita income in your area is \$32,964, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$79,296, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 21,468 people in your selected area were employed. The 2010 Census revealed that 54.7 percent of employees are in white-collar occupations in this geography, and 21.8 percent are in blue-collar occupations. In 2025, unemployment in this area was 3.0 percent. In 2010, the average time traveled to work was 20.00 minutes.



HOUSING

The median housing value in your area was \$196,523 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 8,263.00 owner-occupied housing units and 5,446.00 renter-occupied housing units in your area.



EDUCATION

The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 20.5 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 10.8 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 15.3 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.5 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 41.0 percent in the selected area compared with the 19.6 percent in the U.S.

1, 3 & 5 MILE DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	2,498	19,806	42,805
2025 Estimate			
Total Population	2,387	18,709	41,011
2020 Census			
Total Population	2,260	16,706	37,935
2010 Census			
Total Population	2,207	15,946	36,164
Daytime Population			
2025 Estimate	1,812	15,308	37,773
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	1,095	8,071	17,925
2025 Estimate			
Total Households	1,042	7,547	17,002
Average (Mean) Household Size	2.4	2.5	2.4
2020 Census			
Total Households	941	6,546	15,230
2010 Census			
Total Households	894	5,974	13,708

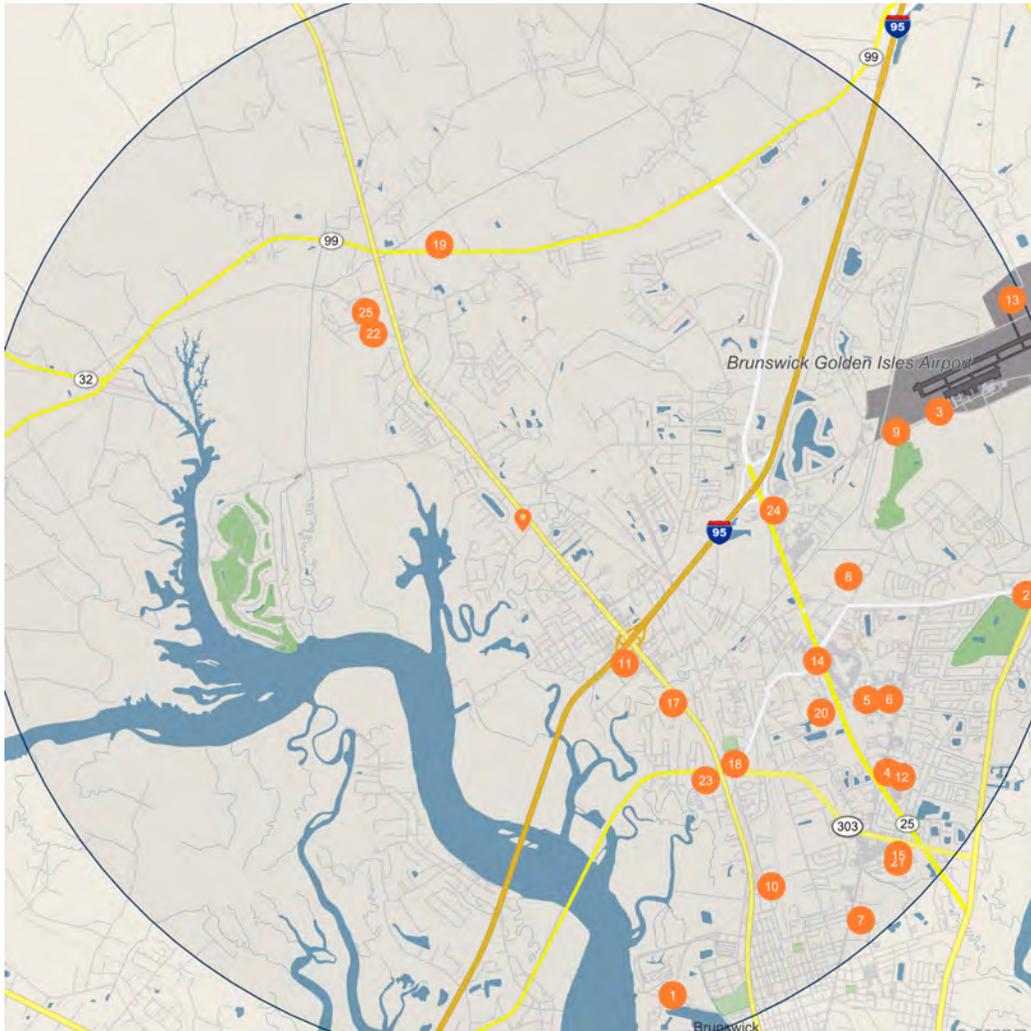
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$250,000 or More	6.1%	4.8%	3.6%
\$200,000-\$249,999	2.5%	1.9%	1.5%
\$150,000-\$199,999	6.8%	4.5%	4.7%
\$125,000-\$149,999	5.5%	6.2%	5.8%
\$100,000-\$124,999	10.5%	9.3%	9.5%
\$75,000-\$99,999	13.8%	15.9%	13.7%
\$50,000-\$74,999	15.1%	19.4%	19.3%
\$35,000-\$49,999	18.9%	15.3%	13.9%
\$25,000-\$34,999	8.0%	9.5%	9.6%
\$15,000-\$24,999	5.8%	7.5%	9.8%
Under \$15,000	7.0%	5.7%	8.6%
Average Household Income	\$93,611	\$86,037	\$79,296
Median Household Income	\$69,507	\$66,236	\$63,567
Per Capita Income	\$38,751	\$35,029	\$32,964

1, 3 & 5 MILE DEMOGRAPHICS

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate	2,387	18,709	41,011
0 to 4 Years	4.5%	4.9%	5.2%
5 to 14 Years	12.2%	12.6%	12.2%
15 to 17 Years	4.0%	3.9%	3.9%
18 to 19 Years	2.2%	2.4%	2.4%
20 to 24 Years	5.4%	6.3%	6.7%
25 to 29 Years	5.3%	6.1%	6.4%
30 to 34 Years	5.7%	6.5%	6.8%
35 to 39 Years	5.5%	6.3%	6.3%
40 to 49 Years	11.4%	12.4%	12.2%
50 to 59 Years	13.7%	13.1%	12.7%
60 to 64 Years	7.5%	7.0%	6.6%
65 to 69 Years	7.2%	5.9%	5.8%
70 to 74 Years	5.4%	4.8%	4.9%
75 to 79 Years	4.8%	3.7%	3.7%
80 to 84 Years	3.0%	2.4%	2.5%
Age 85+	2.1%	1.6%	2.0%
Median Age	43.0	40.0	40.0

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population 25+ by Education Level			
2025 Estimate Population Age 25+	1,712	13,085	28,597
Elementary (0-8)	2.7%	3.0%	3.9%
Some High School (9-11)	2.9%	7.9%	8.1%
High School Graduate (12)	35.2%	38.0%	33.3%
Some College (13-15)	31.9%	24.7%	23.1%
Associate Degree Only	9.1%	7.9%	10.8%
Bachelor's Degree Only	9.6%	11.7%	13.3%
Graduate Degree	8.6%	6.9%	7.6%
HOUSING UNITS			
Occupied Units			
2030 Projection	1,176	8,730	19,753
2025 Estimate	1,118	8,161	18,739
Owner Occupied	708	5,028	9,782
Renter Occupied	298	2,545	7,228
Vacant	76	615	1,737
Persons in Units			
2025 Estimate Total Occupied Units	1,042	7,547	17,002
1 Person Units	22.8%	25.8%	29.4%
2 Person Units	41.2%	35.7%	34.3%
3 Person Units	18.4%	18.9%	18.1%
4 Person Units	9.5%	10.8%	10.0%
5 Person Units	5.5%	5.6%	5.1%
6+ Person Units	2.5%	3.2%	3.0%

DEMOGRAPHICS - EMPLOYERS SUMMARY & MAP

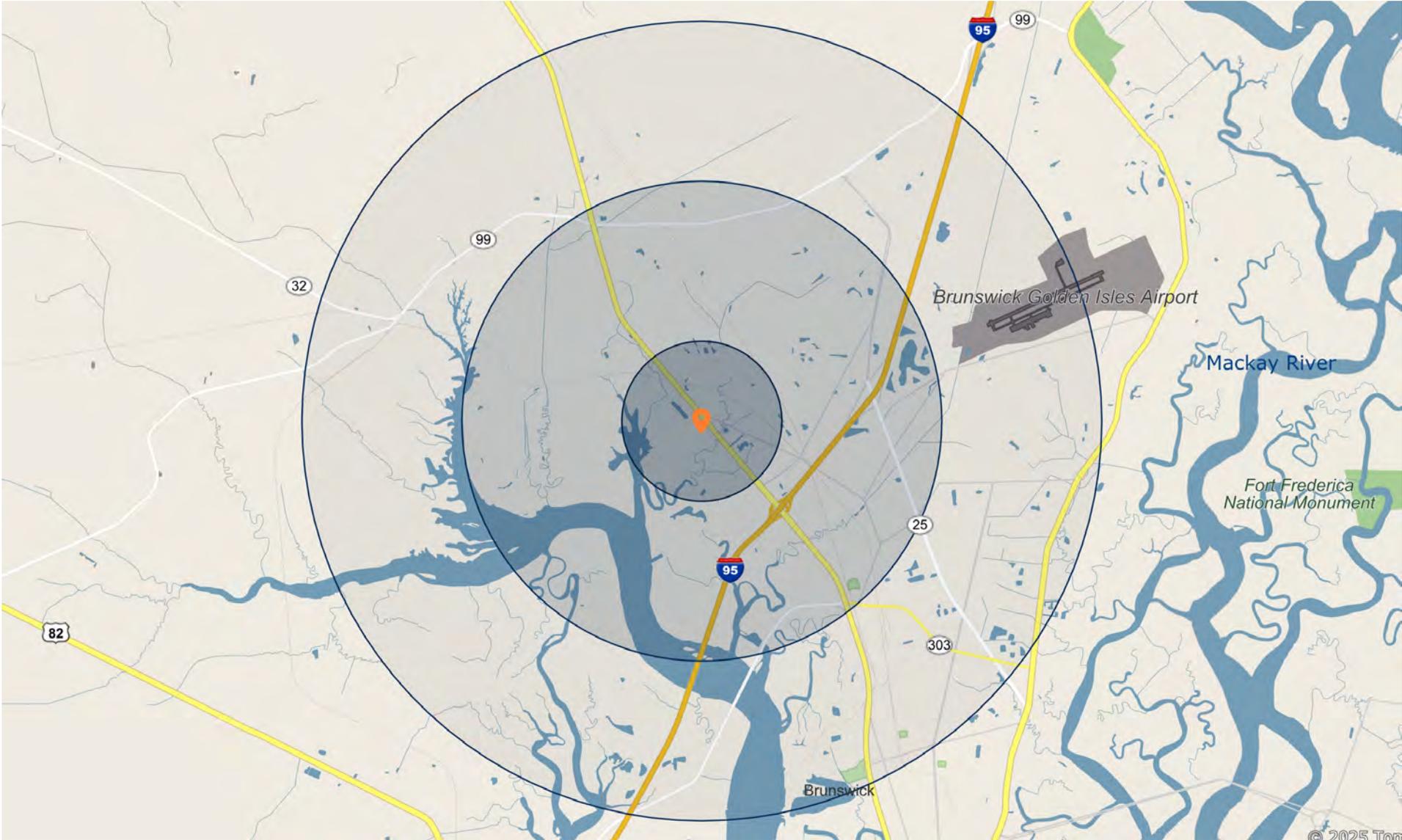


Major Employers

Employees

1	Fort James Corporation-	2,532
2	Federal Law Enfrcmnt Trning C-F L E T C	487
3	Gulfstream Aerospace Corp GA-	266
4	Gmri Inc-Olive Garden	234
5	Walmart Inc-Walmart	190
6	Publix Super Markets Inc-Publix 00431	190
7	College Cstl GA Foundation Inc-Board of Rgnts of The Univ Sys	173
8	Southern Foodservice MGT Inc-	167
9	U S Department of Justice-	153
10	Envirovac Holdings LLC-Envirovac	135
11	Cracker Brrel Old Cntry Str In-Cracker Barrel	134
12	Lowes Home Centers LLC-Lowes	123
13	Aviation Sales and Maint Inc-Stambaugh Aviation	113
14	Yp LLC-	106
15	Sea Island Company-Sea Island Laundry	105
16	Fort Dearborn Company-	103
17	US Carenet Services LLC-	101
18	University of Georgia-Jekyll Island 4h	98
19	Plant Improvement Company Inc-Seaboard Construction Co	98
20	Home Depot USA Inc-Home Depot The	92
21	Sea Island Company-Purchasing Dept	87
22	Glynn County School System-Jane Macon Middle School	84
23	Allen & Graham Inc-	80
24	Glynn Brunswick Mem Hosp Auth-	78
25	Glynn County School System-Sterling Elementary School	76

1, 3 & 5 MILE DEMOGRAPHICS MAP



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