

PEACH ORCHARD SHOPPING CENTER

2704 – 2728 Peach Orchard Rd
Richmond County
Augusta, Georgia

Sale Price: \$3,950,000



Exclusively Listed:
Brookside Properties, Inc.
2002 Richard Jones Road, Ste 200-C
Nashville, TN 37215

Contact:
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All information is from sources deemed reliable. No representation is made as to its accuracy and it is provided subject to errors, omissions, prior sale or lease, or withdrawal without notice.

Limiting Conditions

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Summaries or schedules of legal documents contained within this Memorandum are not intended to be comprehensive statements of the terms of such documents, but rather outlines of some of the major provisions therein.

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Brokers or finders shall not be entitled to any fee, commission or other compensation from Brookside or the Owner in connection with the sale of the Property described in this Memorandum in the absence of a specific written agreement, fully executed by all parties.

Table of Contents

General Overview

Summary

Site Plan/Survey

Rent Roll – Lease Information – Property Income & Expense – Performa

Maps

Aerial Photographs

Traffic Data

Photographs

Demographics



GENERAL OVERVIEW

General Overview

Peach Orchard Shopping Center is located at 2704 – 2728 Peach Orchard Road, Richmond County, Augusta, Georgia. Daily traffic count on Peach Orchard Road is 20,800 cars per day.



Peach Orchard Shopping Center was constructed in 1966 and contains 123,622 square feet. The property is 58.56% occupied and tenants in the center include Big Lots, Family Dollar, Rent-A-Center/Rentway, Beauty Supply and a plasma center.

The population of Richmond County is currently estimated at 207,741. The population increased from 200,548 in 2010 which represents a 3.58% increase. Augusta's largest employers include EZ Go Textron, Graphic Packaging, Ferrara USA, FPL Food, LLC, Morgan Thermal Ceramics, Cardinal Health, Nutrien, Coca-Cola and Starbucks.

All of the vacant spaces have been taken back to the walls and ceiling deck. The spaces will require new mechanical systems including electrical, HVAC, sprinkler and plumbing systems.

We are selling the portion of the property that begins with the plasma center and ends with the former Save-A-Lot location. The area to the right of the former Save-A-Lot could be purchased and is owned by a different entity, Consolidated Investments and is not part of this offering.

Summary

Property:	Peach Orchard Shopping Center
Owner:	Yellow Tail GA, LLC
Location:	2704 – 2728 Peach Orchard Rd. Augusta, GA
Type of Center:	Neighborhood Center
Site Size:	123,622 SF
Leased Space:	58.56%
Available Space for Lease:	21,560 sf; 15,214 sf; 8,983 sf, 3,894 sf and 3,894 sf
Outparcel Available for Sale or Lease:	0.29 acre (98' x 130') with 2,000 sf building
Year Built:	1966
Traffic Count:	20,800
Offering Price:	\$3,950,000 cash at closing

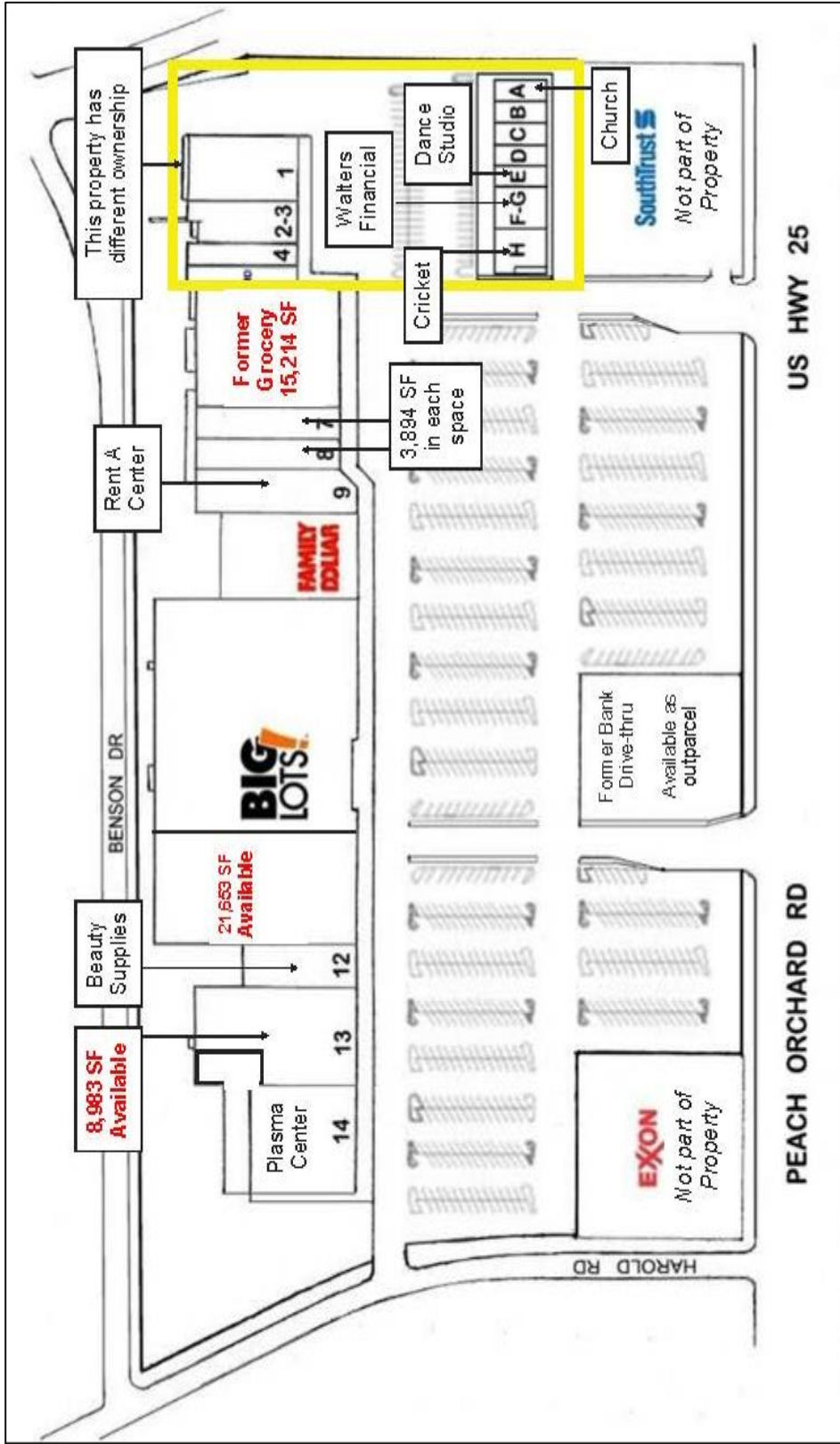


Peach Orchard

SITE PLAN/SURVEY



Peach Orchard



The area outlined in yellow is not part of the proposed sale but could be purchased.

Peach Orchard Plaza

Available Space	
Suite 6	15,214 SF
Suite 7	3,894 SF
Suite 8	3,894 SF
Suite 11-B	21,560 SF
Suite 13	8,893 SF

RENT ROLL



LEASE INFORMATION

Company Name: Brookside Properties Inc
Report Name: Monthly Rent Roll
Report Title 3: 03/01/2024 - 03/31/2024
Report From 03/01/2024 To 03/31/2024

Tenant	Unit	Lease Start	Lease End	Rentable Area	Rent	Operating Exp.	Property Taxes	Other Charges	Total
513--YELLOW TAIL GA LLC									
513-2704--BPC PLASMA, INC.	2704	6/6/2007	6/30/2027	14,210	11,249.58	966.13	507.12	479.49	13,202.32
513-2706--SP INTERNATIONAL, INC.	2706	12/24/2011	12/31/2027	4,182	2,957.79	284.33	149.24	141.11	3,532.47
513-2708A--BIG LOTS STORES INC #3	2708A	9/1/1988	1/31/2027	38,400	16,830.63	2,926.77	0.00	0.00	19,757.40
Vacant (FORMER BIG LOTS)	2708B			21,660	0.00	0.00	0.00	0.00	0.00
513-2716--FAMILY DOLLAR STORES OF GA #23485	2716	9/24/1998	12/31/2028	9,600	4,728.16	0.00	0.00	0.00	4,728.16
513-2720--RENTWAY INC #4196	2720	10/3/2007	3/31/2026	6,000	3,250.00	300.00	214.12	202.46	3,966.58
Vacant	2728			15,214	0.00	0.00	0.00	0.00	0.00
Vacant (FORMER OUT PARCEL)	2756			1	0.00	0.00	0.00	0.00	0.00
Vacant (NEXT TO RENTWAY)	I			3,894	0.00	0.00	0.00	0.00	0.00
Vacant (NEXT TO RENTWAY)	J			3,894	0.00	0.00	0.00	0.00	0.00
Vacant (FORMER THEATHER)	K			8,983	0.00	0.00	0.00	0.00	0.00
Total for 513--YELLOW TAIL GA LLC				126,038	39,016.16	4,477.23	870.48	823.06	45,186.93
				Occupied Area:	72,392				
				Vacant Area:	53,646				
				Occupancy %:	57.44%				

Grand Total				126,038.00	39,016.16	4,477.23	870.48	823.06	45,186.93
				Occupied Area:	72,392				
				Vacant Area:	53,646				
				Occupancy %:	57.44%				

Existing Leases

1. Big Lots Stores, Inc.

Size:	38,400 SF
Use:	Retail sale (including financing and/or leasing) of general merchandise, closeouts, furnishings, furniture, furniture accessories, mattresses, appliances, electronics, toys, seasonal merchandise, plastics, crafts, home goods, party goods, greeting cards, health and beauty products, food (including frozen food, beer and wine), all similar or related merchandise.
Existing Rent:	\$16,830.63/month
Rent Increases:	None during existing term
Lease Expiration:	1/31/27
Additional Options:	Three five-year options Option 1: \$18,433.54/month Option 2: \$19,235.00/month Option 3: \$20,036.46/month
Security Deposit:	None
Exclusive:	Except for tenants open and operating for business in the Shopping Center as of the date of this Lease, no other general merchandise store, discount store, liquidator, closeout store, store selling furniture or mattresses ("Competing Business") may be permitted in the Shopping Center during the Original Term of this Lease or any Option Terms or extensions thereof. In addition to the foregoing, a "Competing Business" shall include, without limitation the following business operations: Dollar General, Dollar General Market, Dollar Tree, Roses, Encore, 99 Cent Only (and any store with the word 99 Cent in its name), Deals, Marc's, Fred's, Super 10, Maxway, Maze!, Odd Job, Amazing Savings, Ocean State Job Lot, Grossman's Bargain Outlet, Greenbacks, Kings Discount, Building 19, National Wholesale Liquidators, Dollar Dreams, Bed Bath & Beyond, Christmas Tree Shops, Five Below, Encore and Ollie's Bargain Outlet. Landlord currently leases space in the Shopping Center to the following tenant: Family Dollar, Save-A-Lot and Rent-A-Center, and if any of these tenants vacate the Shopping Center, Landlord may replace the vacating tenant with a similar use without being in violation of Tenants exclusive. Further, Landlord may lease space to a regional or

	national furniture chain provided that such space is comprised of at least 15,000 square feet. Landlord may also lease space to a discount clothing store.
Tenant's common area maintenance charges increase by 5% per year. Tenant pays prorata share of real estate taxes and insurance.	

2. BPC Plasma, Inc.

Size:	14,210 SF
Use:	Medical laboratory and plasma collection center and uses incidental thereto.
Existing Rent:	\$11,249.58
Rent Increases:	None during remaining term
Lease Expiration:	6/30/27
Additional Options:	One option to extend for five additional years. Years 1 – 5: \$12,374.54/month
Security Deposit:	\$5,165.00
Exclusive:	No exclusive
Tenant pays prorata share of real estate taxes, insurance and common area maintenance.	

3. Family Dollar Store of GA, LLC

Size:	9,600 SF
Use:	Tenant may use the Premises for the conduct of a mercantile business of the type and kind known as a variety store, discount store, dollar store or variety discount store.
Existing Rent:	\$4,728.16/month
Rent Increases:	None during remaining term
Lease Expiration:	12/31/28
Additional Options:	One five-year option 1/1/29 – 12/31/33: \$5,128.16/month
Security Deposit:	\$1,600.00
Exclusive:	Landlord agrees that Landlord and any entity controlled by Landlord, or any partner or principal of Landlord shall not lease (or permit the leasing or subleasing of) or sell any space in the shopping center to any variety store, variety discount store, discount department store, dollar store, or any store similar to Family Dollar in operation or merchandising unless Landlord obtains Tenant's prior written consent. This paragraph is not intended to prohibit Landlord from leasing or selling space to the existing Big Lots or to a drugstore, toy store, hobby store, sporting goods store, auto supply store, electronics store, office supply store or any other

	store selling a single category of merchandise even though the category may be a broad one such as toys or hardware. In addition, this Paragraph 19 shall not apply to any tenant open for business in the shopping center at the date of this lease and identified on Exhibit B – Site Plan, so long as any such tenant continues to operate the same type of business as it is operating on the date of this lease, or so long as any change in use by such tenant is not subject to Landlord’s consent.
Tenant pays prorata share of real estate taxes, insurance and common area maintenance.	

4. Rent A Center East, Inc. (Rentway)

Size:	6,000 sf
Use:	Operation of a store which (i) offers, markets, provides, leases, rents with the option to own, and occasionally sells, consumer durable goods (including but not limited to, electronics, furniture, appliances, computers, jewelry, and items related to any of the foregoing), and/or (ii) offers, markets, provides or sells financial products and services (including but not limited to, taxes services, payday loans and check cashing), ISP, telecommunication equipment and services, or products and services related to any of the foregoing.
Existing Rent:	\$3,250.00/month
Rent Increases:	None during remaining term
Lease Expiration:	3/31/26
Additional Options:	One five-year option 4/1/26 – 3/31/31: \$3,500.00/month
Security Deposit:	None
Exclusive:	Except for existing tenants where Landlord does not have the right to prevent the same, during the Term of this Lease, and all renewals thereof, Landlord agrees not to lease any other space in the Shopping Center to any other occupant, or consent to modification of any existing lease, or the assignment or subletting by any other tenant within the Shopping Center, which will permit the tenant or subtenant thereunder to engage in a business which lease, markets, provides, rents with the option to own and occasionally sells (in connection with a rent-to-own business) consumer durable goods (i.e., as an example, but not limited to, Aaron’s, ColorTyme, Bestway, etc.).

Tenant pays prorata share of real estate taxes, insurance and common area maintenance.

5. SP International, Inc.

Size:	4,182 SF
Use:	Sale of beauty supplies.
Existing Rent:	\$2,957.79/month through 12/31/24
Rent Increases:	1/1/25 – 12/31/25 \$3,046.52/month 1/1/26 – 12/31/26 \$3,137.92/month 1/1/27 – 12/31/27 \$3,232.06/month
Lease Expiration:	12/31/27
Additional Options:	None
Security Deposit:	\$2,788.00
Exclusive:	None
Tenant pays prorata share of real estate taxes, insurance and common area maintenance.	

PROFORMA

PEACH ORCHARD SHOPPING CENTER (Yellow Tail)

Augusta, GA

BASE RENT

<u>TENANT</u>	<u>SUITE #</u>	<u>LEASE EXPIRATION</u>	<u>SF</u>	<u>R/SF</u>	<u>ANNUAL RENT</u>
Vacant	8		3,894	\$0.00	\$0.00
	9		3,894		
Vacant	11-B		21,653	\$0.00	\$0.00
	13		8,983		
BPC Plasma	2704	6/30/2027	14,210	\$9.50	\$134,994.96
SP International	2706	12/31/2027	4,182	\$8.48	\$35,463.36
Big Lots	2708A	1/31/2027	38,400	\$5.26	\$201,967.56
Family Dollar	2716	12/31/2028	9,600	\$5.91	\$56,736.00
Rentway	2720	3/31/2026	6,000	\$6.50	\$39,000.00
Available	2728		15,214	\$0.00	\$0.00
Outparcel	2756		0	\$0.00	\$0.00
			126,030		\$468,161.88

ADDITIONAL RENT REIMB (2021)

CAM	\$51,831.60
Taxes	\$9,578.64
Insurance	\$6,870.36
Reconciliation	\$8,613.13

\$76,893.73

TOTAL INCOME (EXISTING)

\$545,055.61

TOTAL EXPENSES (EXISTING)

	\$1.51
Taxes	\$46,299.18
Insurance	\$43,974.82
Electricity	\$21,231.83
Gen Repairs	\$21,896.16
Fire Sprinkler	\$680.00
Grounds	\$7,500.00
Landscape	\$6,000.00
Sweeping	\$12,000.00
Trash	\$8,521.58
Mgm Fee	4%
	\$21,802.22
Total	\$189,905.79

(\$189,905.79)

NOI 2021

\$355,149.82

CAP RATE

VALUE

9.00%

\$3,946,109.06

Dollar Tree paid Percentage Rent in 2023 but will not pay in 2024

2023 INCOME & EXPENSES

YELLOW TAIL GEORGIA LLC
INCOME STATEMENT

As of December 31, 2023

Reporting Book:

As of Date:

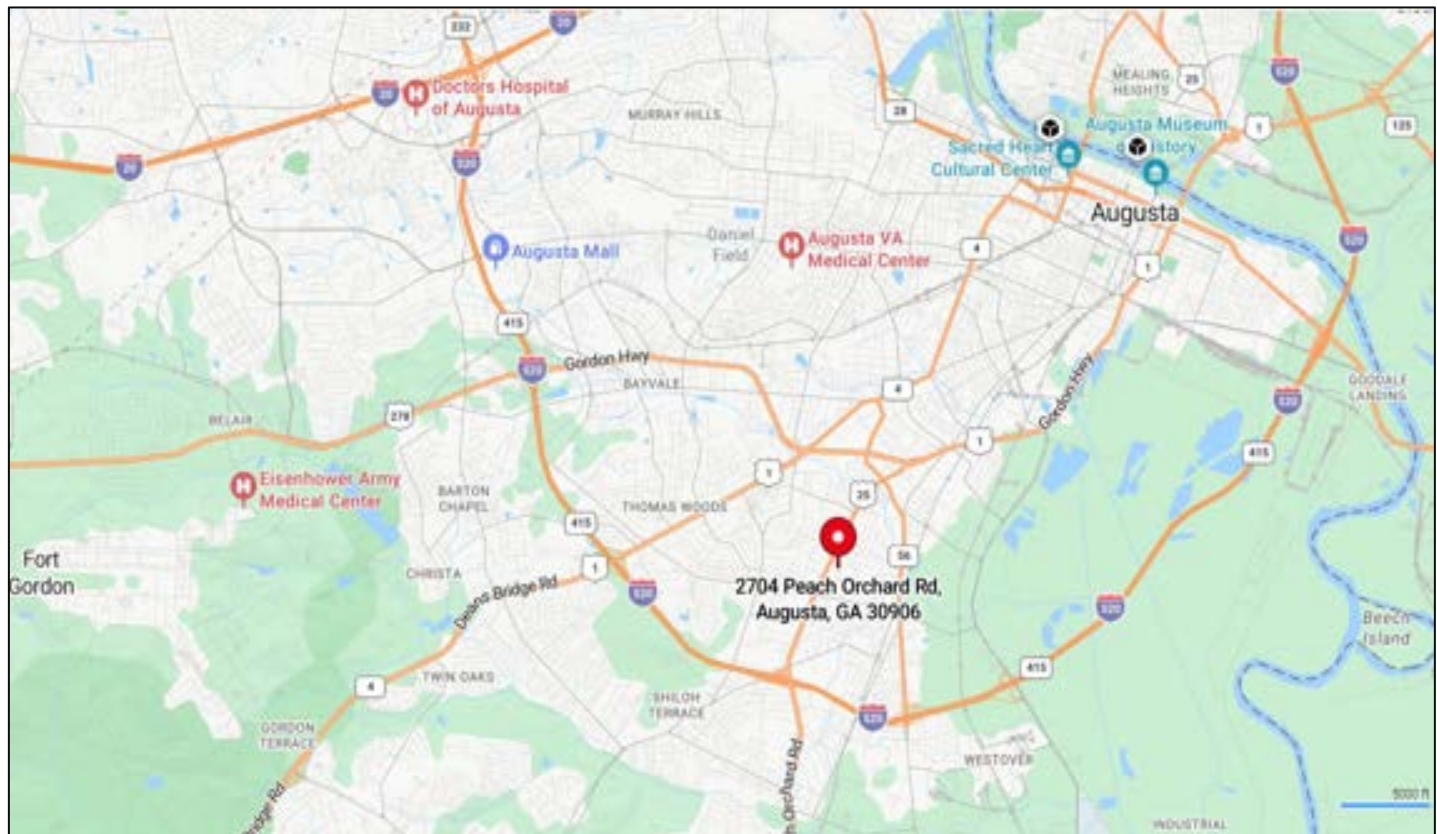
Location:

Year to Date
12/31/2023
Actual

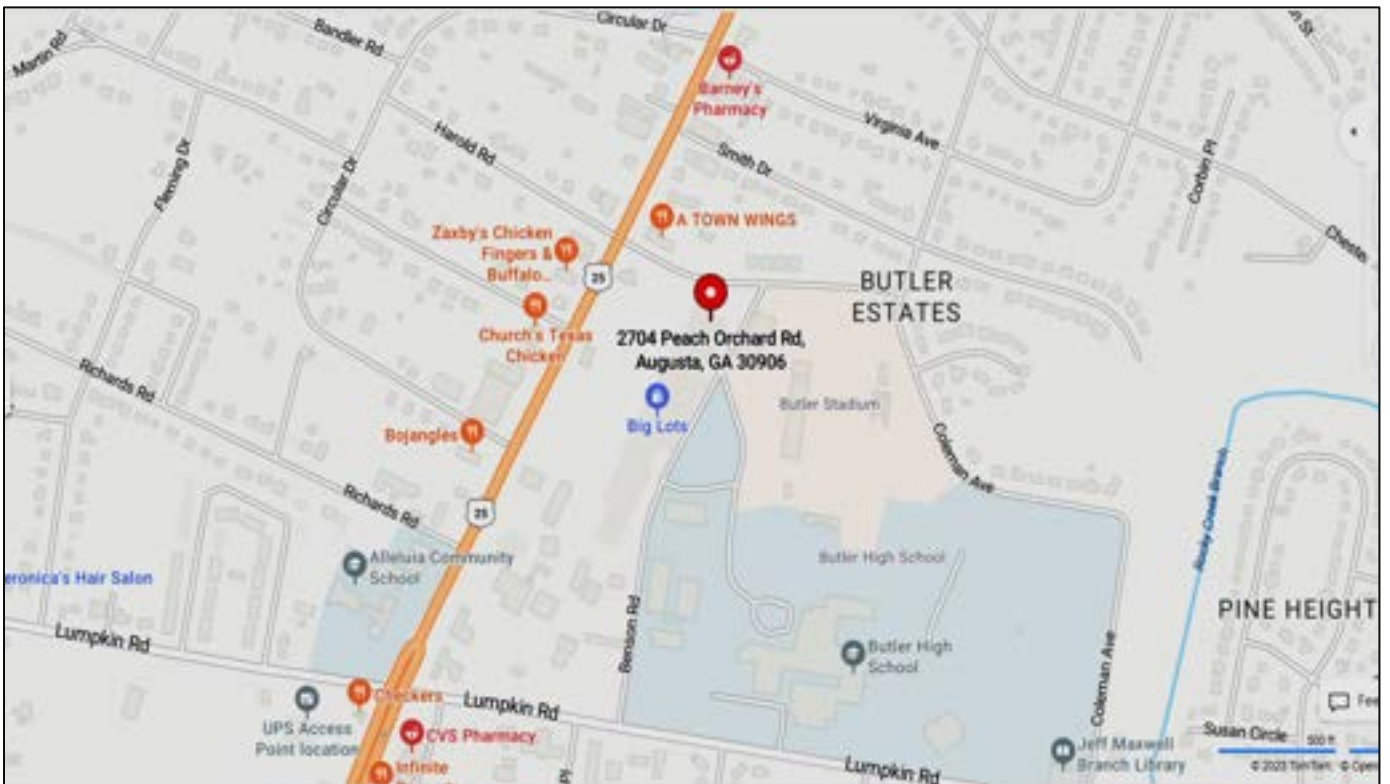
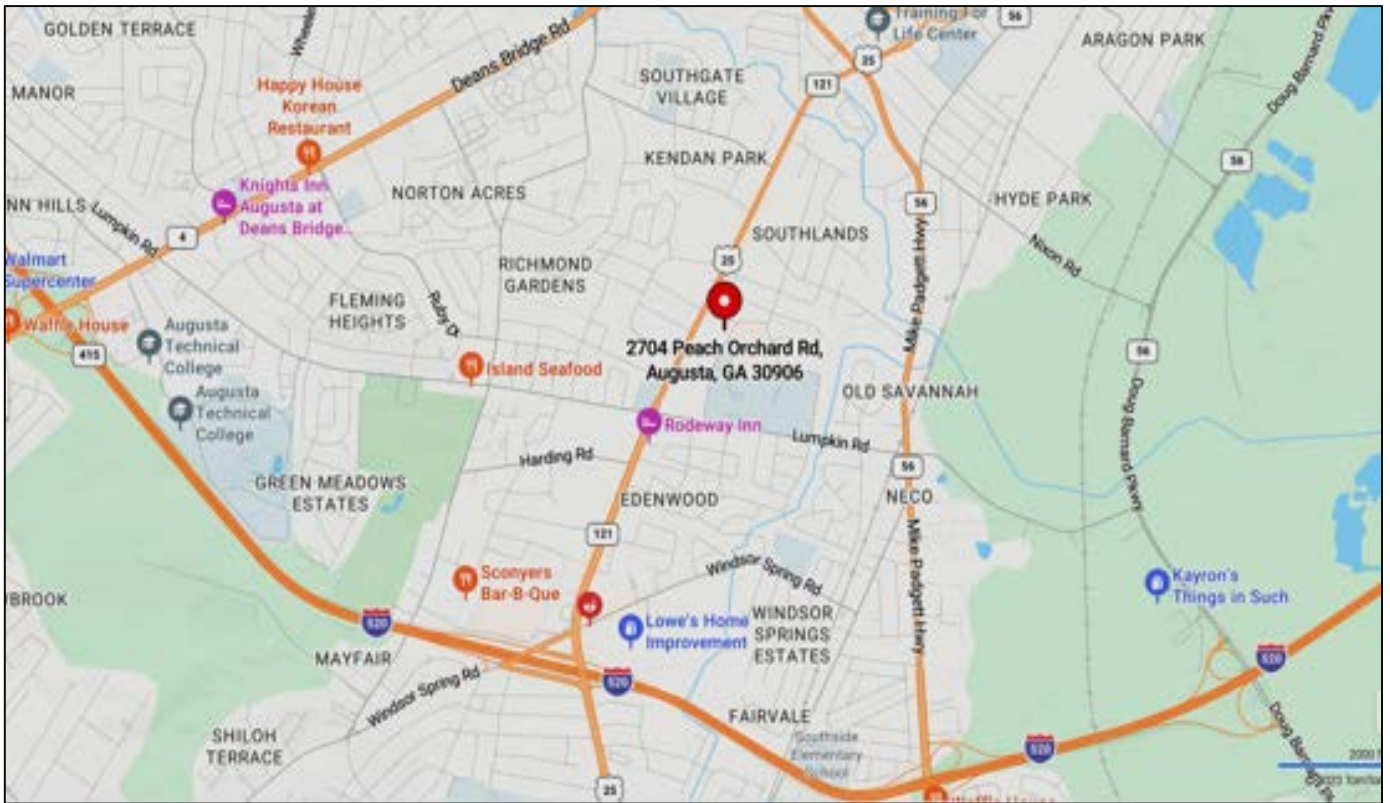
NET OPERATING INCOME

INCOME	
BASE RENT	458,591.85
CAM REIMBURSEMENT	51,831.60
TAX REIMBURSEMENT	9,578.64
INSURANCE REIMBURSEMENT	6,870.36
PERCENTAGE RENT	6,737.89
OTHER INCOME	8,613.13
Total INCOME	<u>542,223.47</u>
OPERATING EXPENSES	
ELECTRICITY (CAM)	21,231.83
GEN REPAIRS / MAINT (CAM)	21,896.16
FIRE SPRINKLER (CAM)	680.00
GROUNDS / TRASH PICKUP (CAM)	7,500.00
LANDSCAPING (CAM)	6,000.00
PARKING LOT SWEEPING (CAM)	12,000.00
TRASH/DUMPSTER REMOVAL (CAM)	8,521.58
PROPERTY INSURANCE (CAM)	43,974.82
PROPERTY TAXES (CAM)	46,299.18
MANAGEMENT FEES (CAM)	27,104.53
Total OPERATING EXPENSES	<u>195,208.10</u>
Total NET OPERATING INCOME	<u><u>347,015.37</u></u>

MAPS

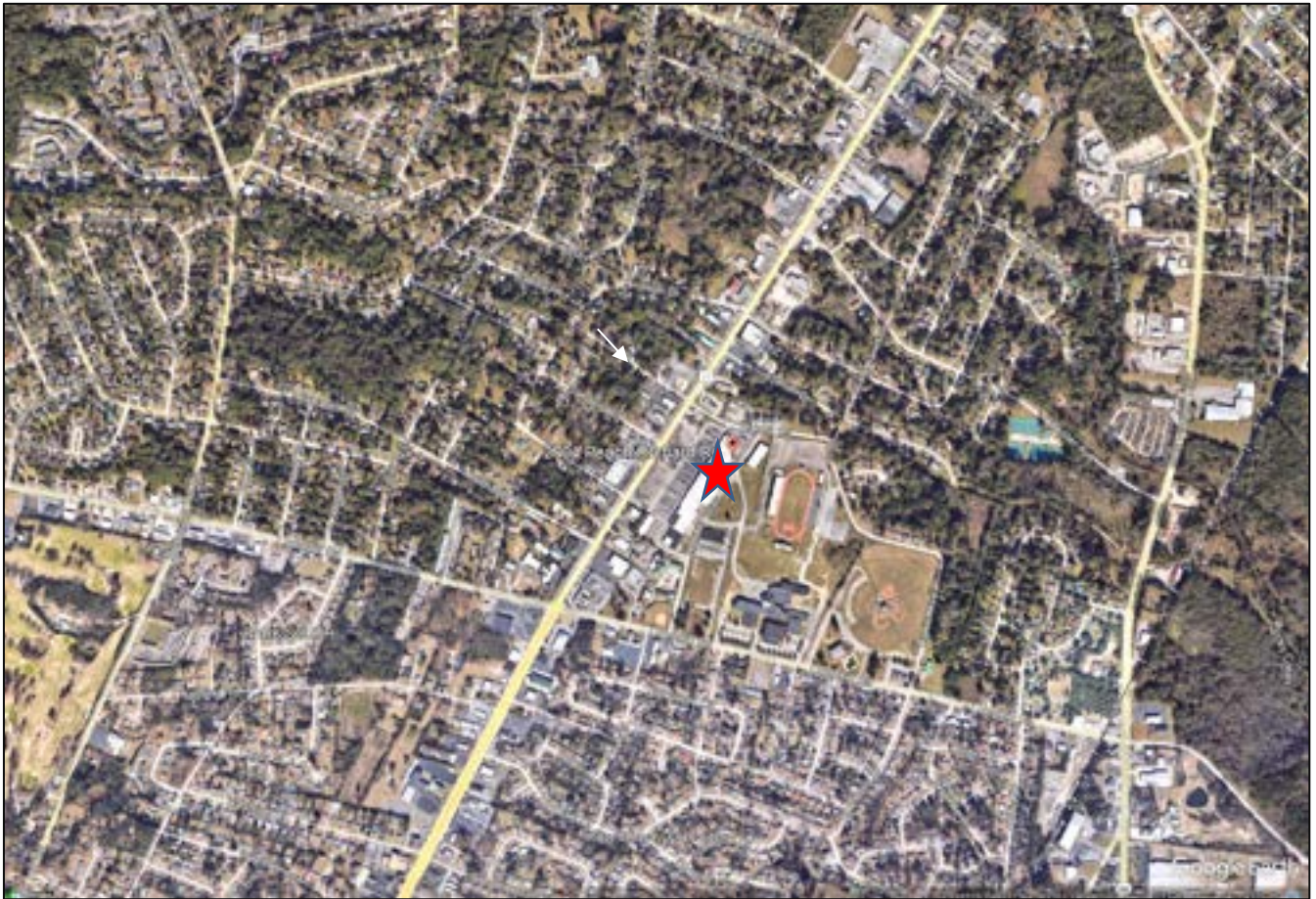


Peach Orchard



Peach Orchard

AERIAL PHOTOGRAPHS



Peach Orchard



Peach Orchard

TRAFFIC DATA

Peach Orchard Road: 20,800



PHOTOGRAPHS







Peach Orchard

DEMOGRAPHICS

Pop-Facts® Demographic Snapshot | Summary



Trade Area: 2704 Peach Orchard - 1 mi., 2704 Peach Orchard - 10 mi., 2704 Peach Orchard - 25 mi.

	2704 Peach Orchard - 1 mi.	2704 Peach Orchard - 10 mi.	2704 Peach Orchard - 25 mi.
Population			
2010 Census	8,333	284,520	804,434
2020 Census	8,611	293,788	851,969
2024 Estimate	8,425	297,697	872,088
2029 Projection	8,414	302,768	880,672
Population Growth			
Percent Change: 2010 to 2020	2.14	3.26	8.42
Percent Change: 2020 to 2024	-1.03	1.33	3.66
Percent Change: 2024 to 2029	-0.11	1.70	3.77
Households			
2010 Census	3,330	109,997	192,201
2020 Census	3,386	117,149	214,636
2024 Estimate	3,386	119,418	223,146
2029 Projection	3,431	122,323	232,483
Household Growth			
Percent Change: 2010 to 2020	1.66	6.50	11.62
Percent Change: 2020 to 2024	0.29	1.94	4.01
Percent Change: 2024 to 2029	1.06	2.43	4.17
Family Households			
2010 Census	2,129	72,000	132,034
2020 Census	2,017	72,829	142,666
2024 Estimate	2,175	78,254	155,114
2029 Projection	2,198	80,236	162,036
Family Household Growth			
Percent Change: 2010 to 2020	-5.26	1.15	8.06
Percent Change: 2020 to 2024	7.63	7.45	8.72
Percent Change: 2024 to 2029	1.10	2.62	4.46

Benchmark: USA

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Pop-Facts® Demographic Snapshot | Population & Race



Trade Area: 2704 Peach Orchard - 1 mi., 2704 Peach Orchard - 10 mi., 2704 Peach Orchard - 25 mi.

Total Population: 8,423, 297,697, 572,088 | Total Households: 3,395, 119,418, 223,146

	2704 Peach Orchard - 1 mi.		2704 Peach Orchard - 10 mi.		2704 Peach Orchard - 25 mi.	
	Count	%	Count	%	Count	%
2024 Est. Population by Single-Classification Race						
White Alone	2,117	25.13	124,176	41.71	295,900	51.72
Black/African American Alone	5,640	66.96	134,857	45.30	201,221	35.17
American Indian/Alaskan Native Alone	15	0.18	1,096	0.37	2,143	0.38
Asian Alone	64	0.76	8,188	2.75	14,212	2.48
Native Hawaiian/Pacific Islander Alone	3	0.04	608	0.20	947	0.17
Some Other Race Alone	269	2.48	8,477	2.85	16,132	2.81
Two or More Races	375	4.45	20,294	6.82	41,592	7.26
2024 Est. Population by Hispanic or Latino Origin						
Hispanic/Latino	377	4.48	20,743	6.97	40,780	7.13
Not Hispanic or Latino	8,046	95.52	276,954	93.03	531,307	92.89
Mexican Origin	87	23.08	7,261	35.01	16,578	40.87
Puerto Rican Origin	257	68.87	6,973	33.62	10,800	26.50
Cuban Origin	0	0.00	676	3.26	1,387	3.43
All Other Hispanic or Latino	53	14.06	5,833	28.12	11,985	29.40
2024 Est. Pop. by Race, Asian Alone, by Category						
Chinese, except Taiwanese	4	6.25	1,063	12.98	1,395	9.82
Filipino	18	28.13	2,002	24.45	3,039	21.39
Japanese	0	0.00	266	3.25	607	4.27
Asian Indian	34	53.13	1,647	20.11	2,981	20.76
Korean	4	6.25	1,341	16.38	2,687	19.91
Vietnamese	1	1.56	1,104	13.48	2,043	14.38
Cambodian	0	0.00	73	0.89	206	1.45
Hmong	0	0.00	0	0.00	5	0.04
Laotian	0	0.00	22	0.27	23	0.16
Thai	0	0.00	38	0.46	57	0.40
All Other Asian Races Including 2+ Category	3	4.69	632	7.72	1,199	8.44
2024 Est. Pop. Age 5+ by Language Spoken at Home						
Speak Only English at Home	7,504	88.96	259,208	82.55	500,787	82.94
Speak Asian/Pacific Isl. Lang. at Home	14	0.18	3,741	1.34	6,532	1.21
Speak Indo-European Language at Home	83	1.00	4,523	1.61	7,595	1.41
Speak Spanish at Home	198	2.33	11,389	4.07	22,226	4.13
Speak Other Language at Home	20	0.25	1,228	0.44	1,670	0.31
2024 Est. Hisp. or Latino Pop. by Single-Class. Race						
White Alone	44	11.67	4,648	22.41	9,255	22.71
Black/African American Alone	29	7.69	1,698	7.99	2,787	6.84
American Indian/Alaskan Native Alone	1	0.27	334	1.61	628	1.54
Asian Alone	0	0.00	108	0.52	237	0.58
Native Hawaiian/Pacific Islander Alone	1	0.27	32	0.15	105	0.26
Some Other Race Alone	183	48.54	7,122	34.34	13,470	33.05
Two or More Races	119	31.57	6,840	32.98	14,279	35.03
2024 Population by Ancestry						
Acb	14	0.17	413	0.14	1,061	0.19
Czech	0	0.00	195	0.07	890	0.15
Danish	4	0.05	295	0.10	685	0.12
Dutch	0	0.00	942	0.32	2,924	0.51
English	247	2.83	19,300	6.80	42,593	7.44
French (Excluding Basque)	50	0.59	2,597	0.87	6,585	1.15
French Canadian	7	0.08	696	0.23	1,143	0.20
German	150	1.78	15,901	5.34	36,525	6.38
Greek	6	0.07	571	0.19	905	0.16
Hungarian	6	0.07	565	0.19	942	0.17
Irish	159	1.89	13,918	4.67	33,696	5.89
Italian	21	0.25	5,005	1.68	11,729	2.05
Lithuanian	1	0.01	14	0.01	127	0.02
Norwegian	13	0.15	918	0.31	2,362	0.41
Polish	10	0.12	1,985	0.67	4,986	0.87
Portuguese	0	0.00	412	0.14	987	0.17
Russian	0	0.00	519	0.17	995	0.17
Scotch-Irish	96	0.78	2,148	0.72	5,076	0.89
Scottish	80	0.95	3,385	1.14	8,039	1.40
Slovak	0	0.00	90	0.03	270	0.05
Subsaharan African	38	0.45	2,806	0.94	4,997	0.87
Swedish	1	0.01	630	0.21	1,561	0.27
Swiss	0	0.00	270	0.09	771	0.14
Ukrainian	0	0.00	266	0.09	449	0.08
United States or American	380	4.63	21,019	7.08	52,536	9.18
Welsh	2	0.02	1,177	0.40	2,388	0.40
West Indian (Excluding Hispanic groups)	103	1.22	1,462	0.49	2,574	0.45
Other Ancestry	5,175	61.49	142,651	47.92	227,681	39.80
Ancestry Unclassified	1,674	22.25	57,487	19.31	119,880	20.43

Benchmark: USA

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Pop-Facts® Demographic Snapshot | Population & Race



Trade Area: 2704 Peach Orchard - 1 mi., 2704 Peach Orchard - 10 mi., 2704 Peach Orchard - 25 mi.

Total Population: 8,423, 297,697, 572,088 | Total Households: 3,395, 119,418, 223,148

	2704 Peach Orchard - 1 mi.		2704 Peach Orchard - 10 mi.		2704 Peach Orchard - 25 mi.	
	Count	%	Count	%	Count	%
2024 Est. Population by Sex						
Male	3,821	45.36	144,282	48.47	277,815	48.53
Female	4,602	54.64	153,415	51.53	294,272	51.47
2024 Est. Population by Age						
Age 0 - 4	605	7.15	17,609	5.92	33,297	5.82
Age 5 - 9	594	7.06	17,577	5.90	34,179	5.97
Age 10 - 14	633	7.51	18,248	6.13	36,994	6.40
Age 15 - 17	388	4.37	11,386	3.83	22,832	3.99
Age 18 - 20	343	4.07	14,206	4.77	25,754	4.50
Age 21 - 24	392	4.65	17,641	5.93	31,590	5.52
Age 25 - 34	1,125	13.36	42,300	14.21	73,272	12.81
Age 35 - 44	1,082	12.96	37,795	12.69	72,794	12.72
Age 45 - 54	880	10.60	32,199	10.80	65,939	11.39
Age 55 - 64	1,016	12.06	35,308	11.87	70,118	12.26
Age 65 - 74	807	9.58	31,798	10.68	63,428	11.09
Age 75 - 84	393	4.67	16,199	5.44	33,004	5.77
Age 85 and over	160	1.94	5,452	1.83	10,088	1.76
Age 15 and over	6,470	76.81	240,490	80.78	480,436	80.48
Age 18 and over	6,224	73.89	232,876	78.23	448,196	77.82
Age 21 and over	5,881	69.82	218,670	73.45	419,432	73.32
Age 65 and over	1,364	16.19	53,438	17.95	106,520	18.62
Median Age	--	36.35	--	37.49	--	38.86
Average Age	--	36.08	--	36.54	--	40.07
2024 Est. Pop. Age 15+ by Marital Status						
Total, Never Married	3,139	47.16	96,640	40.79	199,969	36.10
Male, Never Married	1,397	21.19	51,017	20.89	87,104	18.61
Female, Never Married	1,712	25.97	45,623	19.91	81,864	17.49
Married, Spouse Present	1,582	24.00	81,671	33.44	189,354	40.46
Married, Spouse Absent	344	5.22	13,676	5.60	23,124	4.94
Widowed	498	7.55	17,078	6.99	31,654	6.75
Male, Widowed	50	0.76	3,251	1.33	6,983	1.40
Female, Widowed	448	6.80	13,828	5.66	25,091	5.36
Divorced	1,088	16.05	32,197	13.18	54,919	11.73
Male, Divorced	540	8.19	14,000	5.73	23,404	5.00
Female, Divorced	519	7.87	18,197	7.45	31,515	6.73
2024 Est. Male Population by Age						
Male, Age 0 - 4	308	8.06	9,039	6.26	17,044	6.14
Male, Age 5 - 9	300	7.85	9,138	6.33	17,471	6.29
Male, Age 10 - 14	310	8.11	9,407	6.52	18,690	6.73
Male, Age 15 - 17	180	4.71	5,882	4.08	11,705	4.22
Male, Age 18 - 20	189	4.42	7,962	5.24	13,361	4.81
Male, Age 21 - 24	199	5.21	9,747	6.76	16,827	6.06
Male, Age 25 - 34	491	12.89	20,696	14.34	36,200	13.04
Male, Age 35 - 44	462	12.09	18,153	12.98	35,108	12.66
Male, Age 45 - 54	432	10.92	15,177	10.52	31,293	11.27
Male, Age 55 - 64	437	11.44	16,445	11.40	33,088	11.62
Male, Age 65 - 74	381	9.19	14,288	9.90	28,908	10.40
Male, Age 75 - 84	149	3.90	6,855	4.75	14,422	5.20
Male, Age 85 and over	60	1.57	1,894	1.31	3,547	1.28
Median Age, Male	--	34.00	--	36.34	--	37.09
Average Age, Male	--	36.32	--	36.11	--	38.83
2024 Est. Female Population by Age						
Female, Age 0 - 4	296	6.43	8,570	5.99	16,253	5.52
Female, Age 5 - 9	293	6.37	8,439	5.90	16,707	5.67
Female, Age 10 - 14	324	7.04	8,842	5.76	17,903	6.08
Female, Age 15 - 17	188	4.08	5,504	3.59	11,128	3.78
Female, Age 18 - 20	174	3.78	6,645	4.33	12,432	4.21
Female, Age 21 - 24	193	4.19	7,894	5.15	14,763	5.01
Female, Age 25 - 34	634	13.78	21,604	14.08	37,072	12.59
Female, Age 35 - 44	629	13.67	19,632	12.80	37,696	12.79
Female, Age 45 - 54	491	10.67	16,989	11.07	33,876	11.50
Female, Age 55 - 64	579	12.58	18,863	12.31	37,030	12.57
Female, Age 65 - 74	486	9.91	17,801	11.41	34,960	11.74
Female, Age 75 - 84	244	5.30	9,345	6.09	18,982	6.31
Female, Age 85 and over	103	2.24	3,558	2.32	6,540	2.22
Median Age, Female	--	38.09	--	39.65	--	40.52
Average Age, Female	--	38.53	--	40.78	--	41.19

Benchmark: USA

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Pop-Facts® Demographic Snapshot | Housing & Households



Trade Area: 2704 Peach Orchard - 1 mi., 2704 Peach Orchard - 10 mi., 2704 Peach Orchard - 25 mi.

Total Population: 8,423, 297,697, 572,088 | Total Households: 3,395, 119,418, 223,146

	2704 Peach Orchard - 1 mi.		2704 Peach Orchard - 10 mi.		2704 Peach Orchard - 25 mi.	
	Count	%	Count	%	Count	%
2024 Est. Households by Household Type						
Total Households	3,395	100.00	119,418	100.00	223,146	100.00
Family Households	2,175	64.06	78,254	65.53	155,114	69.51
Other Households	1,220	-	41,164	-	68,032	-
2024 Est. Group Quarters Population						
2024 Est. Group Quarters Population	106	1.26	12,783	4.29	17,901	3.13
2024 HHs By Ethnicity, Hispanic/Latino						
2024 HHs By Ethnicity, Hispanic/Latino	126	3.71	6,124	5.13	11,487	5.15
2024 Est. Households by Type and Presence of Own Children						
Married Couple						
Married Couple	936	27.54	44,271	37.07	101,026	45.27
With Own Kids < 18	274	8.07	14,345	12.01	34,526	15.47
Without Own Kids < 18	661	19.47	29,926	25.06	66,500	29.80
Cohabiting Couple						
Cohabiting Couple	178	5.24	5,826	4.89	10,154	4.55
With Own Kids < 18	44	1.30	2,084	1.75	3,446	1.54
Without Own Kids < 18	133	3.92	3,751	3.14	6,708	3.01
Female Householder, No Spouse or Partner Present						
Female Householder, No Spouse or Partner Present	1,067	49.10	45,945	38.47	73,270	32.84
Living Alone	590	16.20	22,072	18.48	36,697	16.45
With Own Kids < 18	498	20.96	12,499	10.47	17,983	8.06
Without Own Kids < 18	329	9.89	9,571	8.02	16,053	7.19
With Only Nonrelatives	90	2.65	1,803	1.51	2,538	1.14
Male Householder, No Spouse or Partner Present						
Male Householder, No Spouse or Partner Present	615	18.11	23,307	19.57	38,696	17.34
Living Alone	409	12.06	17,228	14.43	27,817	12.47
With Own Kids < 18	17	0.50	1,725	1.44	3,988	1.80
Without Own Kids < 18	147	4.33	2,596	2.17	4,598	2.06
With Only Nonrelatives	43	1.27	1,818	1.52	2,723	1.22
With Own Kids < 18	1,033	30.43	30,653	25.67	59,523	26.69
Without Own Kids < 18	2,362	69.57	69,765	58.33	163,624	73.33
2024 Est. Households by Household Size						
1-Person Household	1,077	31.72	38,267	32.06	63,075	28.27
2-Person Household	963	28.07	37,891	31.73	73,608	32.99
3-Person Household	645	19.00	19,197	16.07	36,307	16.29
4-Person Household	403	11.87	13,141	11.00	27,779	12.45
5-Person Household	184	5.42	6,533	5.47	13,907	6.10
6-Person Household	76	2.24	2,700	2.30	5,495	2.45
7-or-more-person	58	1.71	1,690	1.38	3,255	1.46
2024 Est. Average Household Size	-	2.45	-	2.39	-	2.48
2024 Est. Households by Number of Vehicles						
No Vehicles						
No Vehicles	267	7.87	7,470	6.25	12,018	5.39
1 Vehicle						
1 Vehicle	1,785	52.59	48,633	40.73	78,699	35.25
2 Vehicles						
2 Vehicles	923	27.48	40,989	34.32	80,444	36.05
3 Vehicles						
3 Vehicles	301	8.87	15,869	13.29	34,432	15.42
4 Vehicles						
4 Vehicles	48	1.41	4,837	3.98	12,292	5.51
5 or more Vehicles						
5 or more Vehicles	61	1.80	1,949	1.65	5,334	2.39
2024 Est. Average Number of Vehicles	-	1.49	-	1.74	-	1.90
2024 Occupied Housing Units by Tenure						
Housing Units, Owner-Occupied						
Housing Units, Owner-Occupied	1,328	38.53	66,045	55.31	145,722	65.30
Housing Units, Renter-Occupied						
Housing Units, Renter-Occupied	2,067	61.47	53,373	44.69	77,424	34.70
2024 Owner Occ. HUs: Avg. Length of Residence						
2024 Owner Occ. HUs: Avg. Length of Residence	-	21.92	-	18.84	-	17.48
2024 Renter Occ. HUs: Avg. Length of Residence						
2024 Renter Occ. HUs: Avg. Length of Residence	-	7.44	-	6.78	-	6.71
2024 Est. Owner-Occupied Housing Units by Value						
Value Less Than \$20,000	9	0.69	1,806	2.73	3,637	2.50
Value \$20,000 - \$39,999	124	9.48	1,698	2.95	4,435	3.04
Value \$40,000 - \$59,999	187	14.30	1,757	2.86	3,473	2.39
Value \$60,000 - \$79,999	248	18.96	2,240	3.39	5,198	3.57
Value \$80,000 - \$99,999	254	20.18	4,420	6.69	8,035	5.51
Value \$100,000 - \$149,999	361	27.60	13,330	20.19	21,903	14.80
Value \$150,000 - \$199,999	80	6.12	11,223	16.99	19,399	13.29
Value \$200,000 - \$299,999	29	2.22	15,955	23.57	34,929	23.97
Value \$300,000 - \$399,999	2	0.15	5,796	8.78	20,196	13.95
Value \$400,000 - \$499,999	2	0.15	3,278	4.96	11,196	7.68
Value \$500,000 - \$749,999	1	0.08	2,720	4.12	8,022	5.60
Value \$750,000 - \$999,999	0	0.00	1,339	2.03	3,424	2.35
Value \$1,000,000 - \$1,499,999	0	0.00	528	0.80	1,222	0.84
Value \$1,500,000 - \$1,999,999	0	0.00	218	0.33	600	0.41
Value \$2,000,000 or more	0	0.00	137	0.21	427	0.29
2024 Est. Median All Owner-Occupied Housing Value	-	\$63,349.93	-	\$83,572.38	-	\$118,672.44

Benchmark: USA

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Pop-Facts® Demographic Snapshot | Housing & Households



Trade Area: 2704 Peach Orchard - 1 mi., 2704 Peach Orchard - 10 mi., 2704 Peach Orchard - 25 mi.

Total Population: 8,423, 297,897, 572,088 | Total Households: 3,395, 119,418, 223,148

	2704 Peach Orchard - 1 mi.		2704 Peach Orchard - 10 mi.		2704 Peach Orchard - 25 mi.	
	Count	%	Count	%	Count	%
2024 Est. Housing Units by Units in Structure						
1 Unit Detached	2,645	67.37	85,444	64.94	190,636	68.11
1 Unit Attached	39	0.99	8,893	6.68	12,974	5.30
2 Units	312	7.95	3,108	2.35	4,537	1.85
3 to 4 Units	198	4.99	6,599	4.98	8,641	3.53
5 to 19 Units	734	18.70	10,389	12.40	19,812	7.97
20 to 49 Units	0	0.00	1,674	1.27	2,194	0.89
50 or More Units	0	0.00	2,933	2.22	3,821	1.56
Mobile Home or Trailer	0	0.00	7,289	5.51	20,090	10.65
Boat, RV, Van, etc.	0	0.00	59	0.04	323	0.13
2024 Est. Housing Units by Year Structure Built						
Built 2020 or Later	37	0.94	3,026	2.29	9,961	3.91
Built 2010 to 2019	15	0.38	10,847	8.21	29,720	12.15
Built 2000 to 2009	145	3.69	13,047	9.87	35,894	14.67
Built 1990 to 1999	210	5.35	20,130	15.23	40,192	16.43
Built 1980 to 1989	499	11.87	22,959	17.07	30,902	15.08
Built 1970 to 1979	432	10.24	21,797	16.49	32,838	13.42
Built 1960 to 1969	597	22.85	15,209	11.51	22,879	9.35
Built 1950 to 1959	1,435	37.31	13,047	9.87	19,334	7.90
Built 1940 to 1949	285	6.90	5,093	3.85	6,641	2.71
Built 1930 or Earlier	35	0.89	7,436	5.63	10,705	4.38
2024 Housing Units by Year Structure Built						
2024 Est. Median Year Structure Built	-	1,961.87	-	1,961.56	-	1,988.18

Benchmark: USA

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Pop-Facts® Demographic Snapshot | Affluence & Education



Trade Area: 2704 Peach Orchard - 1 mi., 2704 Peach Orchard - 10 mi., 2704 Peach Orchard - 25 mi.

Total Population: 8,423, 297,897, 572,088 | Total Households: 3,395, 119,418, 223,148

	2704 Peach Orchard - 1 mi.		2704 Peach Orchard - 10 mi.		2704 Peach Orchard - 25 mi.	
	Count	%	Count	%	Count	%
2024 Est. Pop Age 25+ by Edu. Attainment						
Less than 9th Grade	220	4.01	7,014	3.49	13,360	3.44
Some High School, No Diploma	896	16.32	15,808	7.86	25,825	6.92
High School Graduate (or GED)	2,154	39.24	58,734	29.22	111,000	28.88
Some College, No Degree	1,330	24.23	45,090	22.43	81,898	21.12
Associate's Degree	445	8.11	19,996	9.93	39,899	10.31
Bachelor's Degree	253	4.25	31,545	15.69	67,051	17.29
Master's Degree	182	3.32	13,783	6.86	31,084	8.02
Professional Degree	6	0.11	5,998	2.97	9,817	2.63
Doctorate Degree	23	0.42	3,120	1.55	5,908	1.59
2024 Est. Pop Age 25+ by Edu. Attain., Hisp./Lat.						
Less than High School Diploma	120	55.05	2,259	20.94	4,389	20.43
High School Graduate	26	11.93	3,022	28.02	5,623	26.18
Some College or Associate's Degree	49	22.48	3,259	30.21	6,319	29.41
Bachelor's Degree or Higher	24	11.01	2,246	20.82	5,151	23.98
2024 Est. Households by HH Income						
Income < \$15,000	470	13.84	13,457	11.29	22,017	9.87
Income \$15,000 - \$24,999	736	21.65	11,827	9.90	19,600	8.78
Income \$25,000 - \$34,999	508	14.96	13,026	10.91	20,634	9.25
Income \$35,000 - \$49,999	599	16.44	14,699	12.27	25,946	11.63
Income \$50,000 - \$74,999	604	17.79	21,621	18.11	38,516	17.26
Income \$75,000 - \$99,999	151	4.45	14,259	11.94	25,952	12.09
Income \$100,000 - \$124,999	114	3.35	10,326	8.65	20,909	9.37
Income \$125,000 - \$149,999	105	3.09	6,445	5.40	14,754	6.61
Income \$150,000 - \$199,999	105	3.09	5,881	4.92	14,989	6.72
Income \$200,000 - \$249,999	39	1.15	2,803	2.35	7,006	3.18
Income \$250,000 - \$499,999	4	0.12	3,241	2.71	7,844	3.52
Income \$500,000+	0	0.00	1,946	1.65	3,852	1.73
2024 Est. Average Household Income	-	49,129.00	-	62,102.00	-	91,521.00
2024 Est. Median Household Income	-	34,615.00	-	57,174.25	-	64,439.99
2024 Median HH Inc. by Single-Class, Race or Eth.						
White Alone	-	53,516.34	-	68,803.71	-	76,595.91
Black or African American Alone	-	27,807.96	-	44,612.55	-	48,199.40
American Indian and Alaska Native Alone	-	50,798.21	-	62,776.34	-	67,392.49
Asian Alone	-	46,514.12	-	75,102.94	-	83,195.47
Native Hawaiian and Other Pacific Islander Alone	-	172,955.47	-	183,091.23	-	92,281.36
Some Other Race Alone	-	55,265.03	-	54,981.62	-	58,305.27
Two or More Races	-	65,666.71	-	58,750.15	-	61,952.41
Hispanic or Latino	-	61,567.38	-	61,675.82	-	62,807.54
Not Hispanic or Latino	-	34,052.39	-	56,961.25	-	64,595.14
2024 Est. Families by Poverty Status						
2024 Families at or Above Poverty	1,106	60.33	67,547	86.32	137,900	89.94
2024 Families at or Above Poverty with children	723	33.24	28,798	36.80	58,058	37.43
2024 Families Below Poverty	697	36.67	10,707	13.68	17,148	11.05
2024 Families Below Poverty, with children	519	23.82	8,329	10.64	13,200	8.51

Benchmark: USA

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Pop-Facts® Demographic Snapshot | Employment & Occupation

Trade Area: 2704 Peach Orchard - 1 mi., 2704 Peach Orchard - 10 mi., 2704 Peach Orchard - 25 mi.

Total Population: 8,423, 297,697, 572,068 | Total Households: 3,395, 119,418, 223,146

	2704 Peach Orchard - 1 mi.		2704 Peach Orchard - 10 mi.		2704 Peach Orchard - 25 mi.	
	Count	%	Count	%	Count	%
2024 Est. Employed Civilian Population 16+ by Occupation Classification						
White Collar	1,388	43.57	76,575	68.60	151,034	68.75
Blue Collar	1,095	34.37	28,063	21.48	95,642	22.01
Service and Farming	703	22.07	26,042	19.93	46,084	18.23
2024 Est. Workers Age 16+ by Travel Time to Work						
Less than 15 Minutes	1,100	38.95	38,127	30.18	61,435	25.00
15 - 29 Minutes	1,230	43.65	69,031	46.50	106,260	43.24
30 - 44 Minutes	316	11.19	20,750	16.02	60,225	20.44
45 - 59 Minutes	46	1.63	6,384	4.92	16,886	6.87
60 or more Minutes	131	4.64	4,414	3.40	10,917	4.44
2024 Est. Avg Travel Time to Work in Minutes	-	21.00	-	24.00	-	26.00
2024 Est. Workers Age 16+ by Transp. to Work						
2024 Est. Workers Age 16+ by Transp. to Work	3,132	-	137,564	-	261,498	-
Drove Alone	2,194	70.05	109,429	79.55	211,763	80.98
Carpooled	264	8.43	11,765	8.55	22,027	8.42
Public Transport	34	1.09	1,267	0.92	1,487	0.57
Walked	62	1.98	2,289	1.66	3,013	1.15
Bicycle	1	0.03	214	0.16	333	0.13
Other Means	206	6.58	3,664	2.69	4,685	1.79
Worked at Home	371	11.85	9,037	6.57	18,190	6.95
2024 Est. Civ. Employed Pop 16+ by Class of Worker						
2024 Est. Civ. Employed Pop 16+ by Class of Worker	3,185	-	130,678	-	252,760	-
For-Profit Private Workers	2,428	76.21	89,962	68.84	172,930	68.42
Non-Profit Private Workers	110	3.45	7,022	5.37	13,479	5.33
Local Government Workers	206	6.47	9,000	6.90	17,282	6.84
State Government Workers	247	7.75	9,021	6.90	15,123	5.98
Federal Government Workers	69	2.17	7,788	5.96	17,170	6.79
Self-Employed Workers	125	3.92	7,674	5.87	16,420	6.50
Unpaid Family Workers	0	0.00	191	0.15	356	0.14
2024 Est. Civ. Employed Pop 16+ by Occupation						
Architecture/Engineering	89	2.79	3,735	2.86	8,292	3.28
Arts/Design/Entertainment/Spots/Media	11	0.34	1,505	1.15	2,828	1.12
Building/Grounds/Cleaning/Maintenance	298	9.35	6,969	5.03	10,071	3.98
Business/Financial Operations	20	0.63	5,205	3.98	11,296	4.47
Community/Social Services	32	1.00	2,459	1.90	5,198	2.05
Computer/Mathematical	68	2.13	3,039	2.33	6,240	2.47
Construction/Extraction	248	7.78	5,000	3.83	10,778	4.26
Education/Training/Library	149	4.68	8,261	6.32	16,668	6.59
Farming/Fishing/Forestry	0	0.00	68	0.05	342	0.14
Food Preparation/Serving/Related	103	3.23	8,321	6.37	14,735	5.83
Healthcare Practitioner/Technician	80	2.50	10,580	8.10	20,145	7.97
Healthcare Support	156	4.90	4,251	3.28	7,530	2.98
Installation/Maintenance/Repair	49	1.54	3,991	3.05	8,533	3.38
Legal	16	0.50	1,753	1.34	2,497	0.99
Life/Physical/Social Science	16	0.50	803	0.71	2,262	0.90
Management	95	2.98	10,103	7.73	22,284	8.82
Office/Administrative Support	510	16.01	16,807	12.86	29,836	11.80
Production	373	11.71	8,468	6.48	16,981	6.72
Protective Services	64	2.01	4,124	3.16	7,567	2.99
Sales/Related	287	9.02	12,163	9.31	23,498	9.30
Personal Care/Service	82	2.57	2,668	2.04	5,840	2.31
Transportation/Material Moving	424	13.31	10,604	8.11	19,350	7.66
2024 Est. Pop Age 16+ by Employment Status						
In Armed Forces	2	0.03	9,404	3.91	11,970	2.60
Civilian - Employed	3,220	49.77	130,116	54.10	248,880	54.27
Civilian - Unemployed	660	10.20	11,363	4.72	19,069	4.14
Not in Labor Force	2,987	39.98	89,618	37.27	179,527	38.99

Benchmark: USA

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