

MERGANSER COMMONS AT BONAIRE



510 S.R. 247 (GA S.R. 247 & GA S.R. 96)
Warner Robins, Houston County, GA 31005



Columbia Properties Inc.
Harman Jenkins (678) 460-3122
hjenkins@columbiaprop.com



Executive Summary

Merganser Commons at Bonaire is conveniently located at the intersection of GA S.R. 247 (General Robert L. Scott Hwy.) and S.R. 96 in Bonaire, Georgia. Bonaire is part of the Metropolitan Warner Robins area and hometown of the former Georgia governor Sonny Perdue. Merganser Commons at Bonaire is a 58,626 square foot Publix anchored shopping center, well located at the signalized intersection of S.R. 247 and S.R. 96 with three full access drives. The property is well situated to serve the surrounding area which has an average household income of over \$90K in a three mile radius. Bonaire is approximately two miles South of Warner Robins, Georgia. In 2009 and 2010, Business Week magazine named Warner Robins the best place in Georgia in which to raise a family. The Warner Robins Area Chamber was named one of the top three chambers of commerce in the U.S. for a chamber in its **division** in 2009 by the American Chamber of Commerce Executives Association[citation needed]. In 2012, CNN Money named Warner Robins No. 7 on its Best Places To Live list for America's best small cities. Robins Air Force Base is one of the largest employers in the state of Georgia and directly contributes over 25,000 military, civil service, and contractor jobs to the local economy. It has provided economic stability for Warner Robins that has benefited the entire Middle Georgia community. Warner Robins is home to the Museum of Aviation honoring the history of military aviation. It is located next to the air force base. The museum contains exhibits on military memorabilia, airplanes and ground vehicles, the Tuskegee Airmen and Operation Desert Storm. It is the second-largest aviation museum in the country. It is also the largest tourist attraction outside of Atlanta in the state of Georgia.

Demographics – The average household income within a **3 mile radius** is **\$90,614** and the median age is 38.6.

Merganser Commons at Bonaire
510 S.R. 247 (GA S.R. 247 & GA S.R. 96)
Warner Robins, Houston County, GA 31005

Quick Facts:

Warner Robins, Georgia, in Houston county, is 15 miles South of Macon, Georgia and 90 miles SE of Atlanta, Georgia. The city is part of the Macon metropolitan statistical area.

The community of Warner Robins has earned the reputation as one of Georgia's fastest growing cities. Starting from 52 people, it has become the 9th largest city in the State. Estimates place the current population at 62,000 with more than 75,000 living within a 10-mile radius of the city.

The area now known as Warner Robins was initially just a train stop for local farmers. At that time, it was known as York. The name was later changed to Wellston. However, in order to obtain a large military base during World War II, the area was renamed Warner Robins in honor of Brigadier General Augustine Warner Robins. The city was hit by the devastating F4 tornado in April of 1953. Warner Robins is also nicknamed the "International City," due to its large number of residents from different nations. BusinessWeek Magazine placed this city on its 2009 list of The Best Places to Raise Your Kids in Georgia.

Warner Robins and nearby Attractions:

- Museum of Aviation
- Georgia Aviation Hall of Fame
- Ocmulgee National Monument
- Wilkinson Lake
- Sandy Run Golf Club
- Lockerly Arboretum



Merganser Commons at Bonaire
 510 S.R. 247 (GA S.R. 247 & GA S.R. 96)
 Warner Robins, Houston County, GA 31005

Demographic Summary – 3 mile Radius

Summary	Census 2010	2015	2020	
Population	14,076	15,530	16,975	
Households	5,160	5,721	6,270	
Families	4,122	4,536	4,947	
Average Household Size	2.73	2.71	2.71	
Owner Occupied Housing Units	4,422	4,775	5,215	
Renter Occupied Housing Units	738	946	1,055	
Median Age	37.4	38.6	39.4	
Trends: 2015 - 2020 Annual Rate	Area	State	National	
Population	1.80%	0.90%	0.75%	
Households	1.85%	0.93%	0.77%	
Families	1.75%	0.80%	0.69%	
Owner HHs	1.78%	0.90%	0.70%	
Median Household Income	1.87%	2.80%	2.66%	
Households by Income	2015		2020	
	Number	Percent	Number	Percent
<\$15,000	275	4.8%	255	4.1%
\$15,000 - \$24,999	330	5.8%	239	3.8%
\$25,000 - \$34,999	362	6.3%	287	4.6%
\$35,000 - \$49,999	535	9.4%	501	8.0%
\$50,000 - \$74,999	975	17.0%	945	15.1%
\$75,000 - \$99,999	1,182	20.7%	1,398	22.3%
\$100,000 - \$149,999	1,387	24.2%	1,749	27.9%
\$150,000 - \$199,999	459	8.0%	643	10.3%
\$200,000+	217	3.8%	254	4.1%
Median Household Income	\$81,246		\$89,126	
Average Household Income	\$90,614		\$101,182	
Per Capita Income	\$32,841		\$36,792	

Merganser Commons at Bonaire
510 S.R. 247 (GA S.R. 247 & GA S.R. 96)
Warner Robins, Houston County, GA 31005



Merganser Commons at Bonaire
 510 S.R. 247 (GA S.R. 247 & GA S.R. 96)
 Warner Robins, Houston County, GA 31005

Shopping Center Details

Location

Merganser Commons at Bonaire is located at the intersection of GA S.R. 247 & GA S.R. 96 in Bonaire, GA, just 2 miles South of Warner Robins, GA.

Land Area

10.58 AC

Zoning

TBD

Completion Date

Opened May 2018

Space Available

- 13,726 SF of in-line retail
- Outlots (2) – 2.60 AC

Shopping Center Signage

- 1 pylon sign on S.R. 247
- 1 pylon sign on S.R. 96

Shopping Center Parking

332 Total Spaces

Access

One full access drive on S.R. 247.
 Two full access drives on S.R. 96.
 Center located on a fully signalized intersection.

Building

High-end architecture and finishes identify this center as a high-end destination catering to the surrounding demographic.

Tenant Roster

<u>Building</u>	<u>Tenant</u>	<u>SF</u>
Anchor	PUBLIX	45,600
<u>Shops</u>		
Suite 101	Great Clips	1,050
Suite 201	Nail Spa	3,150
Suite 401	Available	1,400
Suite 501-601	Available	3,276
Suite 701	Available	1,400
Suite 801	Burgerim	2,800
	Gourmet Burgers	
TOTAL S.F.	58,676 SF	
	Future Retail	Heartland Dental
OUTLOTS	1	1.59 AC
	2	1.01 AC

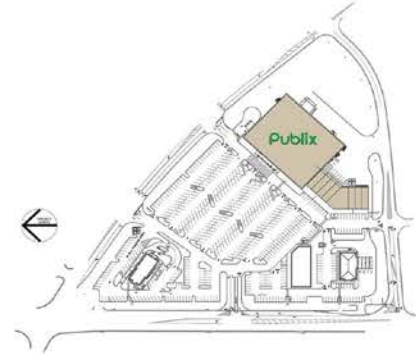
Merganser Commons at Bonaire
 510 S.R. 247 (GA S.R. 247 & GA S.R. 96)
 Warner Robins, Houston County, GA 31005

Overall Site Plan

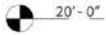


SITE ANALYSIS	
PARCEL	45,000 S.F.
RETAIL SHOPS	13,000 S.F.
TOTAL BUILDING AREA	58,000 S.F.
PARKING REQUIRED	794 SPACES (0.6/AMF)
PARKING PROVIDED	332 SPACES (0.6/AMF)
SHOPPING CENTER ADJACENT	0.758 ACRES
TOTAL OUTLOT ADJACENT (±)	± 2.60 ACRES
TOTAL LAND AREA	± 10.54 ACRES

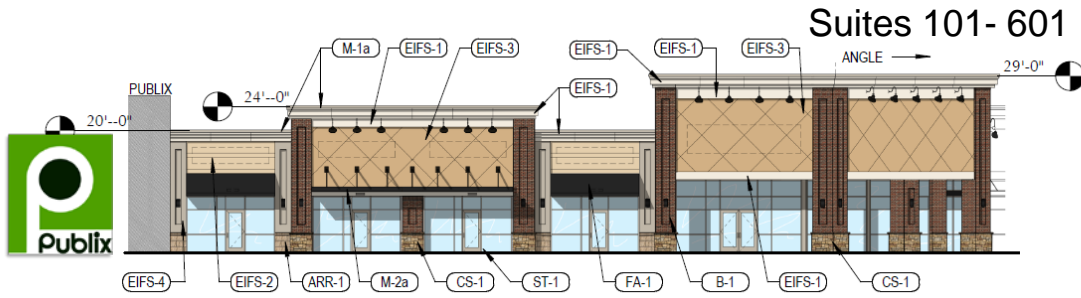
Merganser Commons at Bonaire
510 S.R. 247 (GA S.R. 247 & GA S.R. 96)
Warner Robins, Houston County, GA 31005



SOUTHWEST ELEVATION ← → SOUTH ELEVATION

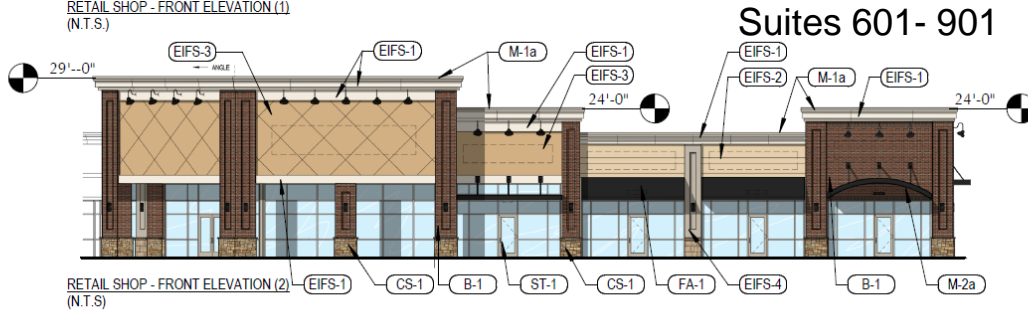


Merganser Commons at Bonaire
 510 S.R. 247 (GA S.R. 247 & GA S.R. 96)
 Warner Robins, Houston County, GA 31005



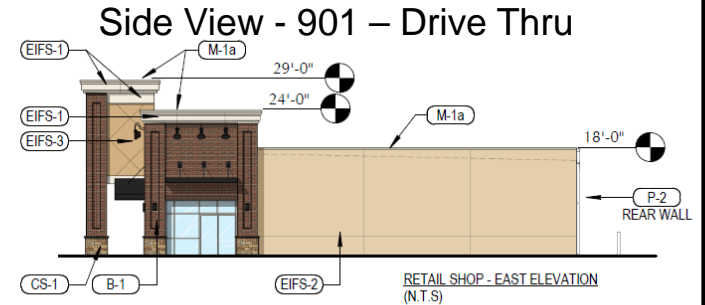
RETAIL SHOP - FRONT ELEVATION (1)
(N.T.S.)

Suites 101- 601



RETAIL SHOP - FRONT ELEVATION (2)
(N.T.S.)

Suites 601- 901



Side View - 901 - Drive Thru

RETAIL SHOP - EAST ELEVATION
(N.T.S.)

EXTERIOR MATERIAL LEGEND

MARK	CATEGORY	MANUFACTURER	DESCRIPTION / SELECTION	INSTALLATION / FINISH
ARR-1	ARRISCRAFT VENEER	ARRISCRAFT	ARRISCRAFT RENAISSANCE	COLOR: SUNSET; 3-5/8"W x 11-5/8"H x 23-5/8"L; ROCKED FACE TEXTURE; PROVIDE FINISH END FOR CORNERS
B-1	MODULAR BRICK	BORAL	BRICK - WATERFORD BLEND	BORAL: MODULAR - WATERFORD BLEND; MORTAR: "IVORY BLUFF" BY ARGOS MASONRY CEMENT
CS-1	CULTURED STONE	CULTURED STONE	CARAMEL COUNTRY LEDGESTONE	CARAMEL COUNTRY LEDGESTONE; MORTAR: "LITE BLUFF" BY ARGOS MASONRY CEMENT
EIFS-1	EIFS	DRYVIT OR EQUAL	DRYVIT #423A FRENCH VANILLA	DIRT PICK-UP RESISTANT; FINISH: FINE TEXTURE;
EIFS-2	EIFS	DRYVIT OR EQUAL	DRYVIT #107 SUNSET YELLOW	DIRT PICK-UP RESISTANT; FINISH: FINE TEXTURE;
EIFS-3	EIFS	DRYVIT OR EQUAL	DRYVIT #109A EGGSHELL CREAM	DIRT PICK-UP RESISTANT; FINISH: FINE TEXTURE;
EIFS-4	EIFS	DRYVIT OR EQUAL	DRYVIT #106 PEARL ASH	DIRT PICK-UP RESISTANT; FINISH: FINE TEXTURE;
FA-1	FABRIC AWNING	SUNBRELLA	FABRIC AWNING	SUNBRELLA: BLACK
M-1a	METAL COPING	PAC-CLAD OR APPROVED EQUAL	PRE-FINISHED METAL COPING	PREFINISHED METAL COPING: PAC-CLAD "CHAMPAGNE"
M-1b	STANDING SEAM ROOF	--	STANDING SEAM ROOF	PREFINISHED STANDING SEAM ROOF: PAC-CLAD "CHAMPAGNE"

EXTERIOR MATERIAL LEGEND

MARK	CATEGORY	MANUFACTURER	DESCRIPTION / SELECTION	INSTALLATION / FINISH
M-2a	METAL CANOPY	--	PRE-MANUF. METAL CANOPY	PREFINISHED METAL CANOPY: PAC-CLAD "BLACK"
M-2b	PUBLIX METAL ACCENT	PAC-CLAD OR APPROVED EQUAL	PRE-FINISHED METAL ACCENT	PREFINISHED METAL ACCENT: PAC-CLAD "BLACK"
M-3	PUBLIX METAL ACCENT	PAC-CLAD OR APPROVED EQUAL	PRE-FINISHED METAL ACCENT	PREFINISHED METAL ACCENT: PAC-CLAD "ALMOND"
P-1	PAINT	SHERWIN WILLIAMS	S.W. #6126 "NAVAJO WHITE"	FLAT; COLOR TO MATCH: S.W. #6126 "NAVAJO WHITE"; PROVIDE ELASTOMERIC PAINT ON EXTERIOR
P-2	PAINT	SHERWIN WILLIAMS	S.W. #6127 "IVOIRE"	FLAT; COLOR TO MATCH: S.W. #6127 "IVOIRE"; PROVIDE ELASTOMERIC PAINT ON EXTERIOR
P-3	PAINT	SHERWIN WILLIAMS	S.W. #6129 "RESTRAINED GOLD"	FLAT; COLOR TO MATCH: S.W. #6129 "RESTRAINED GOLD"; PROVIDE ELASTOMERIC PAINT ON EXTERIOR
P-4	PAINT	SHERWIN WILLIAMS	S.W. #7051 "ANALYTICAL GRAY"	FLAT; COLOR TO MATCH: S.W. #7051 "ANALYTICAL GRAY"; PROVIDE ELASTOMERIC PAINT ON EXTERIOR
ST-1	STOREFRONT	--	ALUM. STOREFRONT FRAME & DOORS	ALUMINUM STOREFRONT FRAME; COLOR: PAC-CLAD "CHAMPAGNE"

PLEASE NOTE THAT DUE TO A VARIETY OF MONITOR AND PRINTER SETTINGS, THE COLORS ON THE RENDERINGS AS SEEN ON MONITORS AND PRINTED COPIES, MAY VARY FROM THE ACTUAL COLORS. REFER TO MATERIAL LEGEND FOR COLOR INDICATIONS.

RETAIL SHOP ELEVATIONS

Merganser Commons at Bonaire
510 S.R. 247 (GA S.R. 247 & GA S.R. 96)
Warner Robins, Houston County, GA 31005



Merganser Commons at Bonaire
510 S.R. 247 (GA S.R. 247 & GA S.R. 96)
Warner Robins, Houston County, GA 31005

Anchor Highlights

Facts & Figures

Here are a few facts about our Publix:

- Founded in 1930 in Winter Haven, Florida, by George W. Jenkins.
 - The largest employee-owned grocery chain in the United States.
 - One of the 10 largest-volume supermarket chains in the country.
 - Retail sales in 2014 reached \$30.6 billion.
 - Currently, Publix employs over 168,500 people.
 - Have received numerous awards for being a great place to shop and work.
- . . . and these are our Southeast locations.

1,097 Store Locations

- Alabama (58 stores)
- Florida (760 stores)
- Georgia (182 stores)
- North Carolina (8 stores)
- South Carolina (51 stores)
- Tennessee (38 stores)

8 Distribution Centers

- Boynton Beach, Florida
- Miami, Florida
- Deerfield Beach, Florida
- Orlando, Florida
- Jacksonville, Florida
- Sarasota, Florida
- Lakeland, Florida
- Lawrenceville, Georgia

10 Manufacturing Facilities

- Atlanta, Georgia (bakery plant)
- Deerfield Beach, Florida (dairy plant, fresh foods)
- Jacksonville, Florida (fresh foods)
- Lakeland, Florida (bakery plant, dairy plant, deli kitchen, fresh foods, printing services)
- Lawrenceville, Georgia (dairy plant)



Source:
www.Publix.com