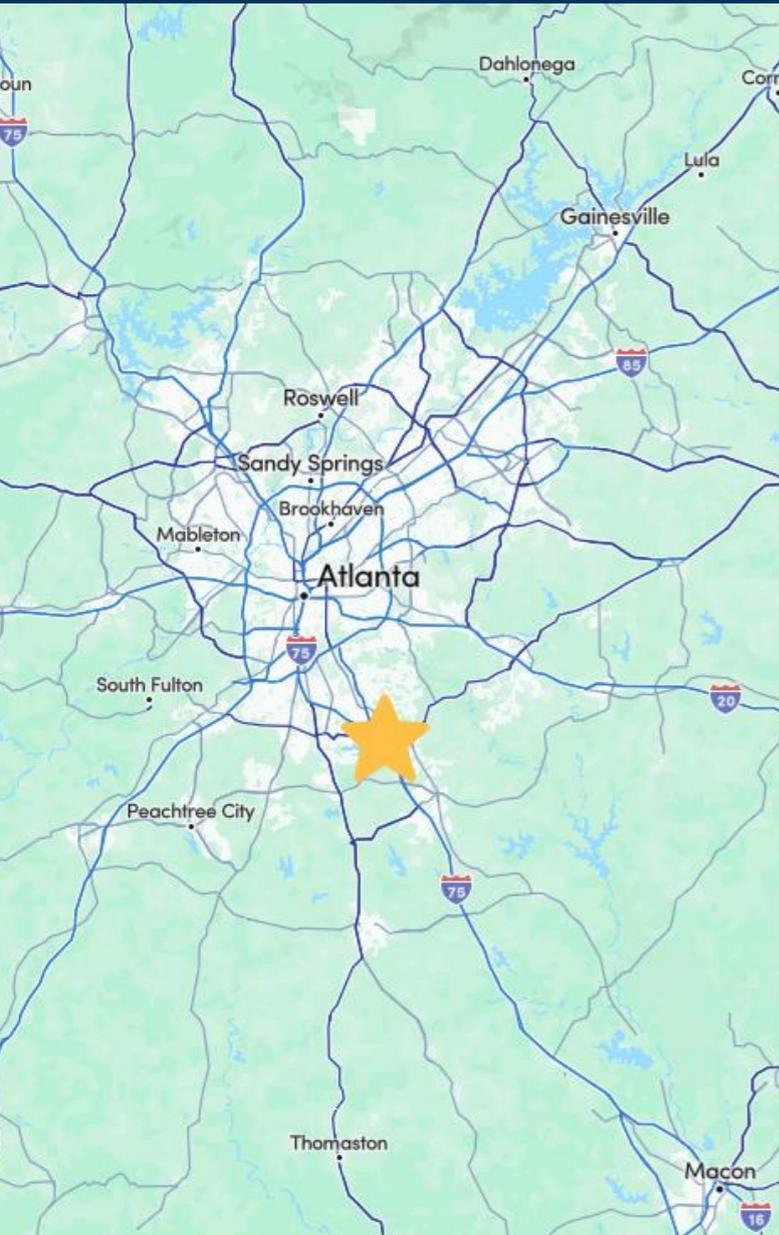


Shoppers World

1985 McDonough Road, Hampton, GA
30228

RIVERWOOD
PROPERTIES, LLC



GROUND LEASE OR BTS

Leasing Contacts

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Property Highlights

- Well Located and Established Retail Center in a Market With Great Momentum
- Near-by New Single Family Residential Developments Under Construction and Already Existing Dense Residential Neighborhoods
- Surrounded by National Retailers, Major Grocery Stores, Schools and Residential Neighborhoods
- Shadow Center to a Free-standing Walmart Supercenter
- Tenant Mix is Consistent With Walmart Shadow Centers Across the Southeast
- E-commerce Resistant and a Complimentary Mix of Tenants
- Pad Site Available | 7,500 SF

Shoppers World TENANTS

15	Pad Site	7,500 SF
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	Availability:	7,500 SF
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SHOPPERS WORLD
Site Plan

RIVERWOOD
PROPERTIES, LLC

AREA DEMOGRAPHICS



2023
Population

1 MILE	10,007
3 MILE	37,303
5 MILE	81,190



2023 Daytime
Population

1 MILE	4,684
3 MILE	22,779
5 MILE	56,303



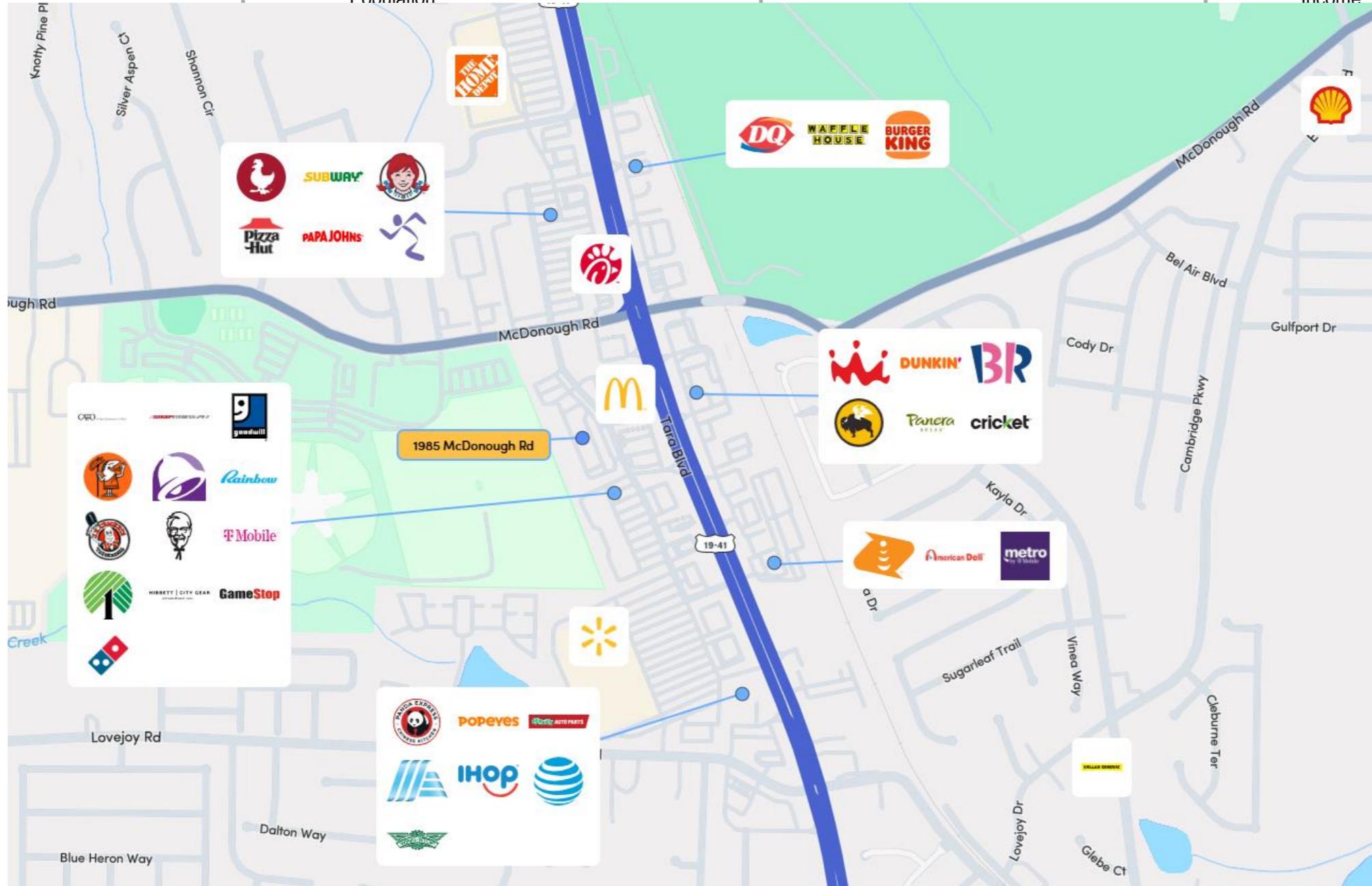
Household 2023

1 MILE	3,398
3 MILE	12,221
5 MILE	26,988



Household
Income

1 MILE	\$74,000
3 MILE	\$77,900
5 MILE	\$176,400



SHOPPERS WORLD

Trade Area Overview