



CITY CROSSING SHOPPING CENTER

LOCATION
2620 Watson Blvd.
Warner Robins, GA, 31093

SIZE
190,692 sq.ft.

- PROPERTY HIGHLIGHTS**
- This property is positioned as one of the premier centers in the market with a strong national tenant line-up.
 - More than 115,000 people within 5 miles.
 - 30,150 automobile traffic count daily on Watson Ave and 10,130 on Cal Vinson Pkwy.

DEMOGRAPHICS

| | 1 MILE | 3 MILE | 5 MILE |
|-------------------------|----------|----------|----------|
| 2022 Population | 6,830 | 58,426 | 110,743 |
| Proj. Population | 7,048 | 61,289 | 116,893 |
| 2022 Households | 2,961 | 23,501 | 42,830 |
| Proj. Households | 3,056 | 24,651 | 45,194 |
| 2022 Median HH Income | \$41,798 | \$48,131 | \$53,598 |
| Proj. Median HH Income | \$43,497 | \$51,225 | \$58,038 |
| 2022 Average HH Income | \$56,679 | \$73,603 | \$79,882 |
| Proj. Average HH Income | \$59,933 | \$79,880 | \$88,583 |

NOTABLE TENANTS

ROSS
DRESS FOR LESS®

five
BEL®W

Michael's
Made by you®

BAM!
BOOKS·A·MILLION

rue21®
ULTA
BEAUTY

HomeGoods®



DOLLAR TREE®

carter's®

OLD NAVY

More Information, call us | 917-288-0049
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| STE. | TENANT | SQ. FT |
|------|-------------------------------------|--------|
| 1 | Old Navy | 20,000 |
| 2a | Ulta Beauty | 11,545 |
| 2b | Home Goods | 22,873 |
| 3 | Michaels | 20,400 |
| 4 | Books-A-Million | 12,500 |
| 5 | Lovely Nails | 1,050 |
| 6 | Carter's | 4,142 |
| 8 | Air National Guard | 2,100 |
| 9 | VACANT | 6,650 |
| 13 | Cato Fashions | 4,500 |
| 14 | Shoe Carnival | 10,000 |
| 15 | Ross Dress for Less | 30,038 |
| 16 | America's Best Contacts | 3,208 |
| 18 | Sushi Thai Restaurant | 4,760 |
| 19 | VACANT | 1,435 |
| 20 | VACANT | 1,050 |
| 21 | El Matate Restaurant (Opening Soon) | 4,000 |
| 22 | Five Below | 8,841 |
| 23 | Dollar Tree | 15,600 |
| 24 | Hibbett Sporting Goods | 6,000 |

Total Square Footage
of the Center: **190,692**



SITE PLAN

City Crossing

2620-2624 Watson Blvd / Warner Robins, GA 31093

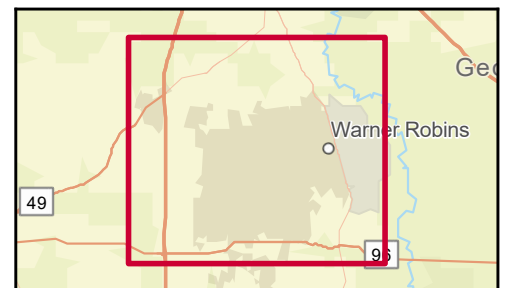
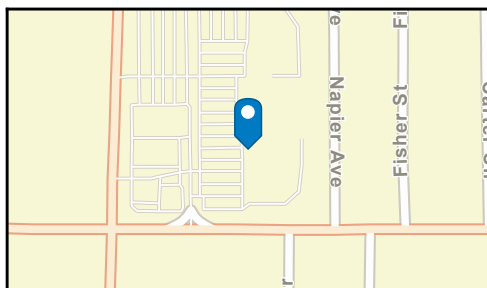
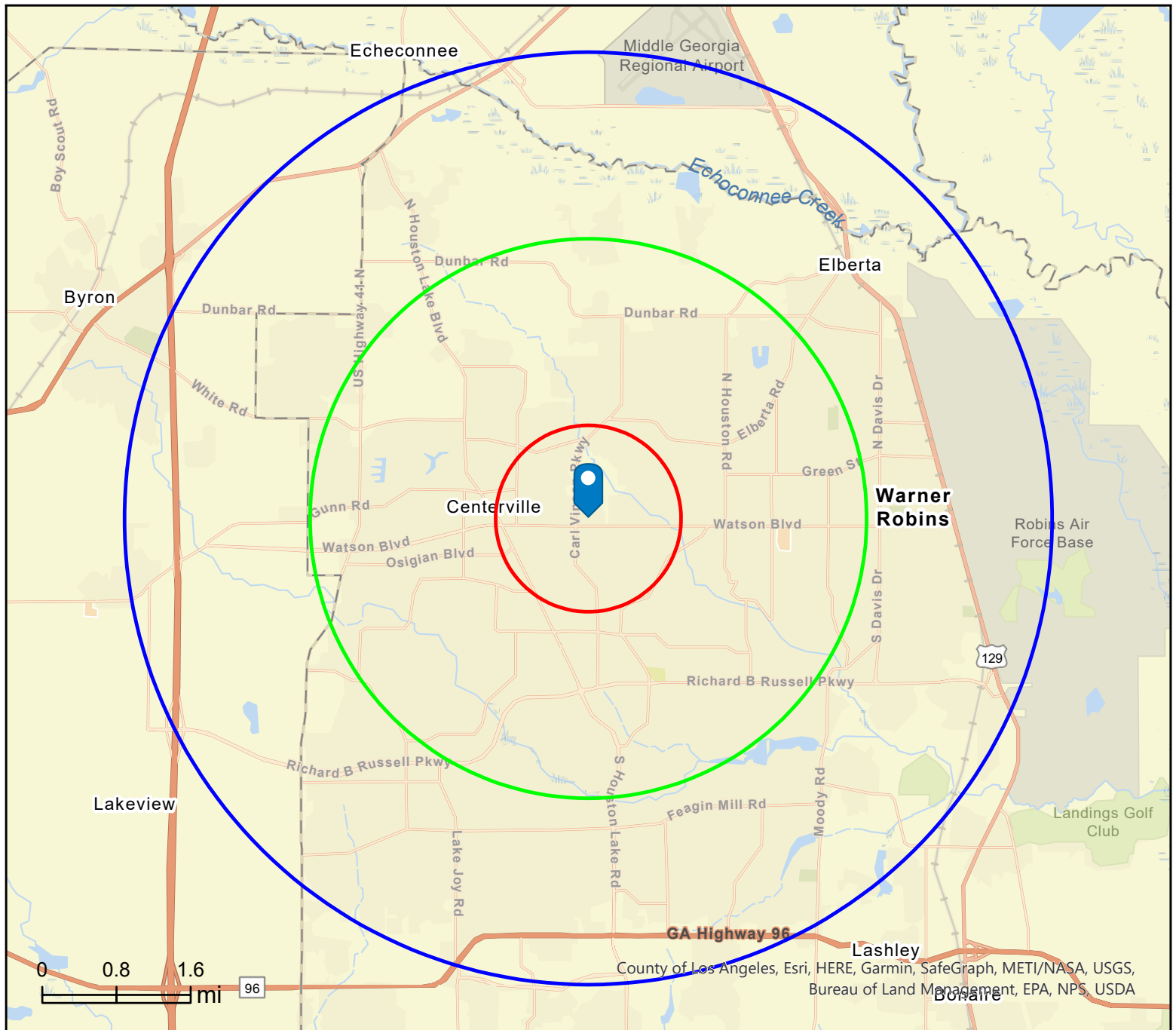




Site Map

City Crossing Shopping Center
2620 Watson Blvd Warner Robins GA 31093
Ring: 1 mile radius

Latitude: 32.6194
Longitude: -83.6668



April 21, 2021



Executive Summary

City Crossing Shopping Center
2620 Watson Blvd Warner Robins GA 31093
Rings: 1, 3, 5 mile radii

Latitude: 32.6194
Longitude: -83.6668

| | 1 mile | 3 mile | 5 mile |
|------------------------|--------|--------|---------|
| Population | | | |
| 2000 Population | 6,335 | 47,972 | 80,303 |
| 2010 Population | 6,537 | 53,820 | 99,683 |
| 2020 Population | 6,830 | 58,426 | 110,743 |
| 2025 Population | 7,048 | 61,289 | 116,893 |
| 2000-2010 Annual Rate | 0.31% | 1.16% | 2.19% |
| 2010-2020 Annual Rate | 0.43% | 0.80% | 1.03% |
| 2020-2025 Annual Rate | 0.63% | 0.96% | 1.09% |
| 2020 Male Population | 47.1% | 48.0% | 48.4% |
| 2020 Female Population | 53.0% | 52.0% | 51.6% |
| 2020 Median Age | 35.0 | 36.4 | 35.7 |

In the identified area, the current year population is 110,743. In 2010, the Census count in the area was 99,683. The rate of change since 2010 was 1.03% annually. The five-year projection for the population in the area is 116,893 representing a change of 1.09% annually from 2020 to 2025. Currently, the population is 48.4% male and 51.6% female.

Median Age

The median age in this area is 35.0, compared to U.S. median age of 38.5.

Race and Ethnicity

| | | | |
|--|-------|-------|-------|
| 2020 White Alone | 50.6% | 53.0% | 53.4% |
| 2020 Black Alone | 38.2% | 35.7% | 35.3% |
| 2020 American Indian/Alaska Native Alone | 0.4% | 0.5% | 0.4% |
| 2020 Asian Alone | 2.6% | 3.3% | 3.8% |
| 2020 Pacific Islander Alone | 0.3% | 0.2% | 0.2% |
| 2020 Other Race | 3.8% | 3.7% | 3.3% |
| 2020 Two or More Races | 4.0% | 3.6% | 3.7% |
| 2020 Hispanic Origin (Any Race) | 9.2% | 8.4% | 7.9% |

Persons of Hispanic origin represent 7.9% of the population in the identified area compared to 18.8% 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 64.9 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

| | | | |
|-----------------------------|-------|--------|--------|
| 2020 Wealth Index | 47 | 71 | 80 |
| 2000 Households | 2,660 | 18,969 | 30,507 |
| 2010 Households | 2,830 | 21,662 | 38,616 |
| 2020 Total Households | 2,961 | 23,501 | 42,830 |
| 2025 Total Households | 3,056 | 24,651 | 45,194 |
| 2000-2010 Annual Rate | 0.62% | 1.34% | 2.39% |
| 2010-2020 Annual Rate | 0.44% | 0.80% | 1.02% |
| 2020-2025 Annual Rate | 0.63% | 0.96% | 1.08% |
| 2020 Average Household Size | 2.31 | 2.47 | 2.58 |

The household count in this area has changed from 38,616 in 2010 to 42,830 in the current year, a change of 1.02% annually. The five-year projection of households is 45,194, a change of 1.08% annually from the current year total. Average household size is currently 2.58, compared to 2.57 in the year 2010. The number of families in the current year is 29,258 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

April 21, 2021



Executive Summary

City Crossing Shopping Center
2620 Watson Blvd Warner Robins GA 31093
Rings: 1, 3, 5 mile radii

Latitude: 32.6194
Longitude: -83.6668

| | 1 mile | 3 mile | 5 mile |
|-------------------------------------|----------|----------|----------|
| Mortgage Income | | | |
| 2020 Percent of Income for Mortgage | 11.4% | 10.8% | 11.1% |
| Median Household Income | | | |
| 2020 Median Household Income | \$41,798 | \$48,131 | \$53,598 |
| 2025 Median Household Income | \$43,497 | \$51,225 | \$58,038 |
| 2020-2025 Annual Rate | 0.80% | 1.25% | 1.60% |
| Average Household Income | | | |
| 2020 Average Household Income | \$56,679 | \$73,603 | \$79,882 |
| 2025 Average Household Income | \$59,933 | \$79,880 | \$88,583 |
| 2020-2025 Annual Rate | 1.12% | 1.65% | 2.09% |
| Per Capita Income | | | |
| 2020 Per Capita Income | \$24,198 | \$29,526 | \$30,774 |
| 2025 Per Capita Income | \$25,593 | \$32,037 | \$34,104 |
| 2020-2025 Annual Rate | 1.13% | 1.65% | 2.08% |

Households by Income

Current median household income is \$53,598 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$58,038 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$79,882 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$88,583 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$30,774 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$34,104 in five years, compared to \$37,691 for all U.S. households

| | | | |
|------------------------------------|-------|--------|--------|
| Housing | | | |
| 2020 Housing Affordability Index | 194 | 206 | 202 |
| 2000 Total Housing Units | 2,862 | 20,248 | 33,280 |
| 2000 Owner Occupied Housing Units | 1,615 | 12,501 | 20,270 |
| 2000 Renter Occupied Housing Units | 1,045 | 6,468 | 10,237 |
| 2000 Vacant Housing Units | 202 | 1,279 | 2,773 |
| 2010 Total Housing Units | 3,135 | 23,767 | 42,528 |
| 2010 Owner Occupied Housing Units | 1,533 | 13,240 | 24,515 |
| 2010 Renter Occupied Housing Units | 1,297 | 8,422 | 14,101 |
| 2010 Vacant Housing Units | 305 | 2,105 | 3,912 |
| 2020 Total Housing Units | 3,266 | 25,664 | 47,027 |
| 2020 Owner Occupied Housing Units | 1,420 | 12,883 | 24,831 |
| 2020 Renter Occupied Housing Units | 1,540 | 10,618 | 17,999 |
| 2020 Vacant Housing Units | 305 | 2,163 | 4,197 |
| 2025 Total Housing Units | 3,372 | 26,909 | 49,589 |
| 2025 Owner Occupied Housing Units | 1,458 | 13,395 | 26,117 |
| 2025 Renter Occupied Housing Units | 1,598 | 11,256 | 19,076 |
| 2025 Vacant Housing Units | 316 | 2,258 | 4,395 |

Currently, 52.8% of the 47,027 housing units in the area are owner occupied; 38.3%, renter occupied; and 8.9% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 42,528 housing units in the area - 57.6% owner occupied, 33.2% renter occupied, and 9.2% vacant. The annual rate of change in housing units since 2010 is 4.57%. Median home value in the area is \$142,032, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.49% annually to \$152,928.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

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