



Meybohm Commercial Properties is pleased to present this new 12,341 SF Class A retail strip, positioned at the signalized hard corner of North Belair Road and Industrial Park Drive in the heart of Downtown Evans, GA. Scheduled to deliver in Q3 2026, the property offers outstanding visibility with traffic counts exceeding 19,260 vehicles per day.



Suite	SF
101	1,502
102	1,198
103	1,486
104	1,484
105	2,838
106	1,490
107	2,343



- Newly Announced Trader Joe's located less than 600 meters from the retail center
- "Trader Joe's Effect": Consistent with other markets, the store is expected to elevate surrounding property values and draw higher-income, repeat shoppers
- Traffic & Tax Revenue: As a high-volume specialty grocer, Trader Joe's drives strong customer traffic, meaningful sales tax generation, and positive spillover for neighboring retail [Click logo for full story.](#)

**TRADER JOE'S**

**DEMOGRAPHICS**

	Total Population	Household Income	Projected Population ▲
1 Mile	4,574	\$115,402	2.43%
3 Miles	50,000	\$108,021	1.23%
5 Miles	118,965	\$98,963	1.19%



**CHARLIE MOYE**  
POINT OF CONTACT  
CMOYE@meybohm.com  
706.832.1726



**BRIAN SWEETING**  
SENIOR ASSOCIATE  
BSWEETING@meybohm.com  
706.736.0700

