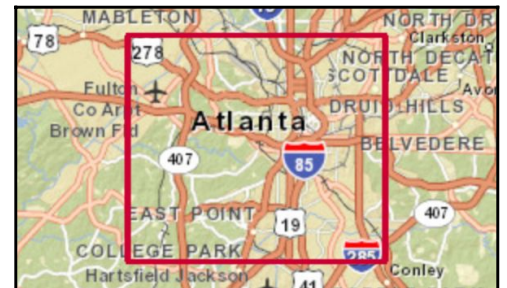
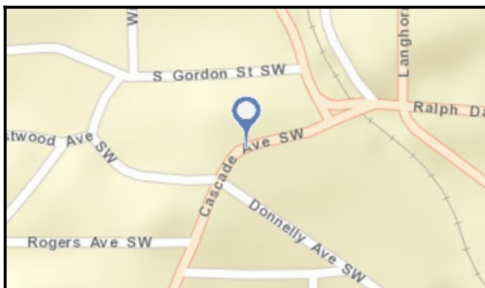
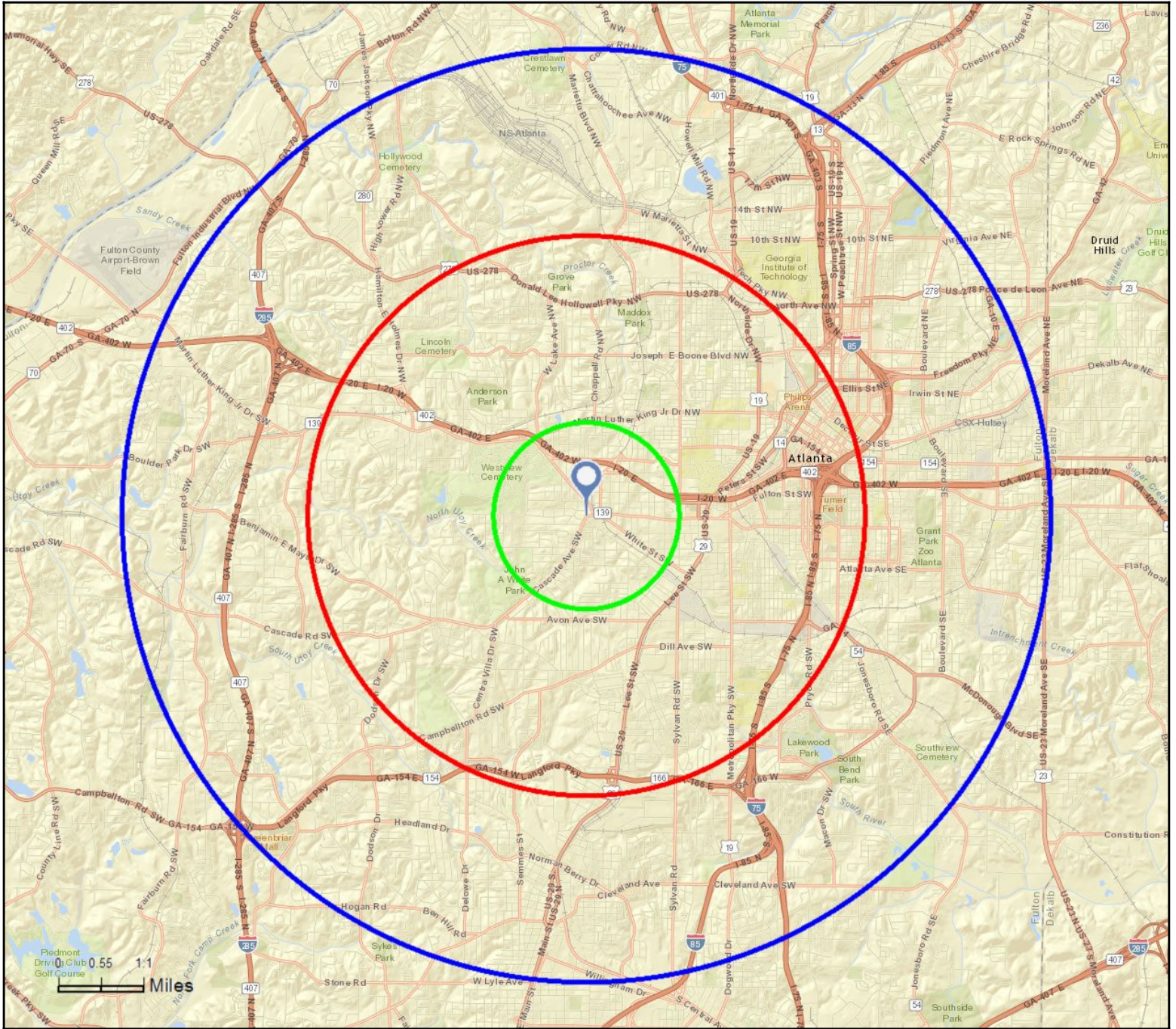


Cascade Citi Center
590 Cascade Ave SW, Atlanta, Georgia, 30310
Rings: 1, 3, 5 mile radii

Cascade Citi Center
Latitude: 33.73845
Longitude: -84.43484





Executive Summary

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

Latitude: 32.61831
 Longitude: -83.66613

	1 mile	3 mile	5 mile
Population			
2000 Population	6,117	48,816	80,348
2010 Population	6,336	54,493	99,734
2015 Population	6,228	55,976	103,764
2020 Population	6,387	58,545	109,055
2000-2010 Annual Rate	0.35%	1.11%	2.18%
2010-2015 Annual Rate	-0.33%	0.51%	0.76%
2015-2020 Annual Rate	0.51%	0.90%	1.00%
2015 Male Population	46.8%	47.9%	48.4%
2015 Female Population	53.2%	52.1%	51.6%
2015 Median Age	33.8	35.1	34.4

In the identified area, the current year population is 103,764. In 2010, the Census count in the area was 99,734. The rate of change since 2010 was 0.76% annually. The five-year projection for the population in the area is 109,055 representing a change of 1.00% annually from 2015 to 2020. Currently, the population is 48.4% male and 51.6% female.

Median Age

The median age in this area is 33.8, compared to U.S. median age of 37.9.

Race and Ethnicity

2015 White Alone	54.4%	56.9%	57.3%
2015 Black Alone	35.0%	32.8%	32.4%
2015 American Indian/Alaska Native Alone	0.4%	0.4%	0.4%
2015 Asian Alone	2.2%	2.6%	3.0%
2015 Pacific Islander Alone	0.3%	0.2%	0.2%
2015 Other Race	3.7%	3.7%	3.3%
2015 Two or More Races	3.9%	3.4%	3.5%
2015 Hispanic Origin (Any Race)	8.9%	8.2%	7.8%

Persons of Hispanic origin represent 7.8% of the population in the identified area compared to 17.6% 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 62.8 in the identified area, compared to 63.0 for the U.S. as a whole.

Households

2000 Households	2,577	19,305	30,524
2010 Households	2,748	21,928	38,629
2015 Total Households	2,719	22,625	40,396
2020 Total Households	2,793	23,699	42,554
2000-2010 Annual Rate	0.64%	1.28%	2.38%
2010-2015 Annual Rate	-0.20%	0.60%	0.86%
2015-2020 Annual Rate	0.54%	0.93%	1.05%
2015 Average Household Size	2.29	2.46	2.56

The household count in this area has changed from 38,629 in 2010 to 40,396 in the current year, a change of 0.86% annually. The five-year projection of households is 42,554, a change of 1.05% annually from the current year total. Average household size is currently 2.56, compared to 2.57 in the year 2010. The number of families in the current year is 27,778 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



Executive Summary

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

Latitude: 32.61831
 Longitude: -83.66613

	1 mile	3 mile	5 mile
Median Household Income			
2015 Median Household Income	\$38,212	\$46,133	\$52,306
2020 Median Household Income	\$42,698	\$53,185	\$60,101
2015-2020 Annual Rate	2.24%	2.89%	2.82%
Average Household Income			
2015 Average Household Income	\$47,910	\$56,731	\$63,024
2020 Average Household Income	\$54,265	\$64,141	\$71,067
2015-2020 Annual Rate	2.52%	2.49%	2.43%
Per Capita Income			
2015 Per Capita Income	\$20,558	\$22,962	\$24,468
2020 Per Capita Income	\$23,338	\$25,994	\$27,649
2015-2020 Annual Rate	2.57%	2.51%	2.47%

Current median household income is \$52,306 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$60,101 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$63,024 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$71,067 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$24,468 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$27,649 in five years, compared to \$32,501 for all U.S. households

Housing			
2000 Total Housing Units	2,767	20,612	33,293
2000 Owner Occupied Housing Units	1,550	12,692	20,286
2000 Renter Occupied Housing Units	1,027	6,613	10,238
2000 Vacant Housing Units	190	1,307	2,769
2010 Total Housing Units	3,036	24,061	42,536
2010 Owner Occupied Housing Units	1,461	13,357	24,537
2010 Renter Occupied Housing Units	1,287	8,571	14,092
2010 Vacant Housing Units	288	2,133	3,907
2015 Total Housing Units	3,106	25,164	44,918
2015 Owner Occupied Housing Units	1,353	12,849	24,226
2015 Renter Occupied Housing Units	1,365	9,775	16,170
2015 Vacant Housing Units	387	2,539	4,522
2020 Total Housing Units	3,208	26,414	47,310
2020 Owner Occupied Housing Units	1,373	13,389	25,428
2020 Renter Occupied Housing Units	1,420	10,310	17,125
2020 Vacant Housing Units	415	2,715	4,756

Currently, 53.9% of the 44,918 housing units in the area are owner occupied; 36.0%, renter occupied; and 10.1% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 42,536 housing units in the area - 57.7% owner occupied, 33.1% renter occupied, and 9.2% vacant. The annual rate of change in housing units since 2010 is 2.45%. Median home value in the area is \$160,882, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 3.30% annually to \$189,270.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



Demographic and Income Profile

Cascade Citi Center
 590 Cascade Ave SW, Atlanta, Georgia, 30310
 Ring: 1 mile radius

Cascade Citi Center
 Latitude: 33.73845
 Longitude: -84.43484

Summary	Census 2010	2015	2020
Population	12,674	12,833	13,332
Households	5,155	5,297	5,558
Families	2,721	2,730	2,818
Average Household Size	2.45	2.41	2.39
Owner Occupied Housing Units	2,221	2,017	2,089
Renter Occupied Housing Units	2,934	3,281	3,469
Median Age	38.3	39.1	40.1
Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	0.77%	0.90%	0.75%
Households	0.97%	0.93%	0.77%
Families	0.64%	0.80%	0.69%
Owner HHs	0.70%	0.90%	0.70%
Median Household Income	2.11%	2.80%	2.66%

Households by Income	2015		2020	
	Number	Percent	Number	Percent
<\$15,000	2,021	38.2%	2,117	38.1%
\$15,000 - \$24,999	829	15.7%	704	12.7%
\$25,000 - \$34,999	737	13.9%	714	12.8%
\$35,000 - \$49,999	749	14.1%	803	14.4%
\$50,000 - \$74,999	509	9.6%	592	10.7%
\$75,000 - \$99,999	236	4.5%	320	5.8%
\$100,000 - \$149,999	168	3.2%	244	4.4%
\$150,000 - \$199,999	26	0.5%	36	0.6%
\$200,000+	22	0.4%	28	0.5%
Median Household Income	\$21,766		\$24,165	
Average Household Income	\$31,921		\$35,991	
Per Capita Income	\$13,250		\$15,079	

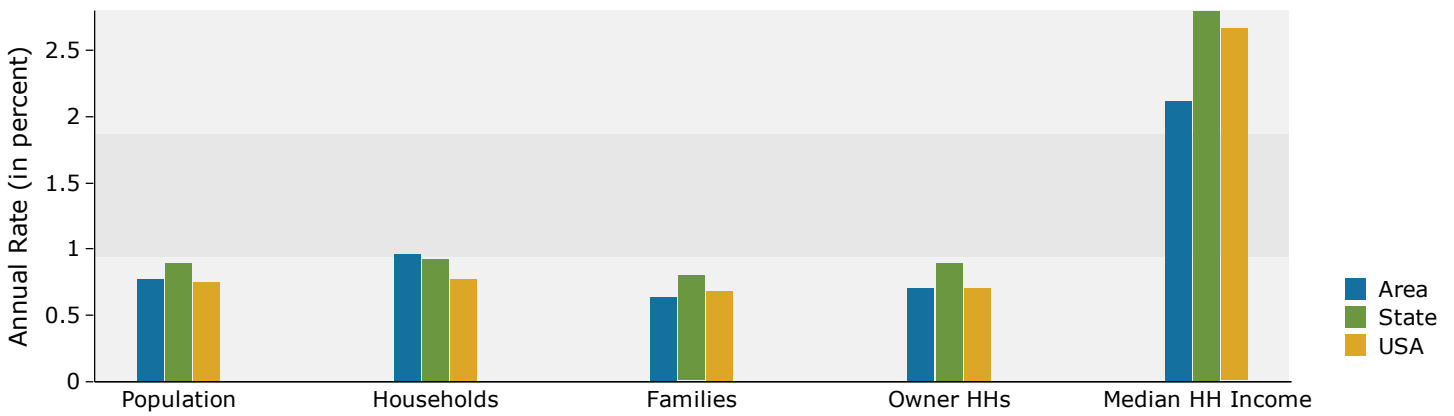
Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	805	6.4%	796	6.2%	826	6.2%
5 - 9	770	6.1%	800	6.2%	785	5.9%
10 - 14	819	6.5%	787	6.1%	824	6.2%
15 - 19	877	6.9%	776	6.0%	770	5.8%
20 - 24	906	7.1%	886	6.9%	841	6.3%
25 - 34	1,681	13.3%	1,724	13.4%	1,800	13.5%
35 - 44	1,509	11.9%	1,545	12.0%	1,632	12.2%
45 - 54	1,864	14.7%	1,715	13.4%	1,693	12.7%
55 - 64	1,579	12.5%	1,721	13.4%	1,793	13.4%
65 - 74	1,065	8.4%	1,209	9.4%	1,405	10.5%
75 - 84	590	4.7%	650	5.1%	713	5.3%
85+	209	1.6%	226	1.8%	250	1.9%

Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	346	2.7%	338	2.6%	341	2.6%
Black Alone	11,990	94.6%	12,129	94.5%	12,576	94.3%
American Indian Alone	53	0.4%	53	0.4%	55	0.4%
Asian Alone	50	0.4%	54	0.4%	64	0.5%
Pacific Islander Alone	4	0.0%	7	0.1%	9	0.1%
Some Other Race Alone	45	0.4%	46	0.4%	47	0.4%
Two or More Races	186	1.5%	206	1.6%	240	1.8%
Hispanic Origin (Any Race)	186	1.5%	190	1.5%	201	1.5%

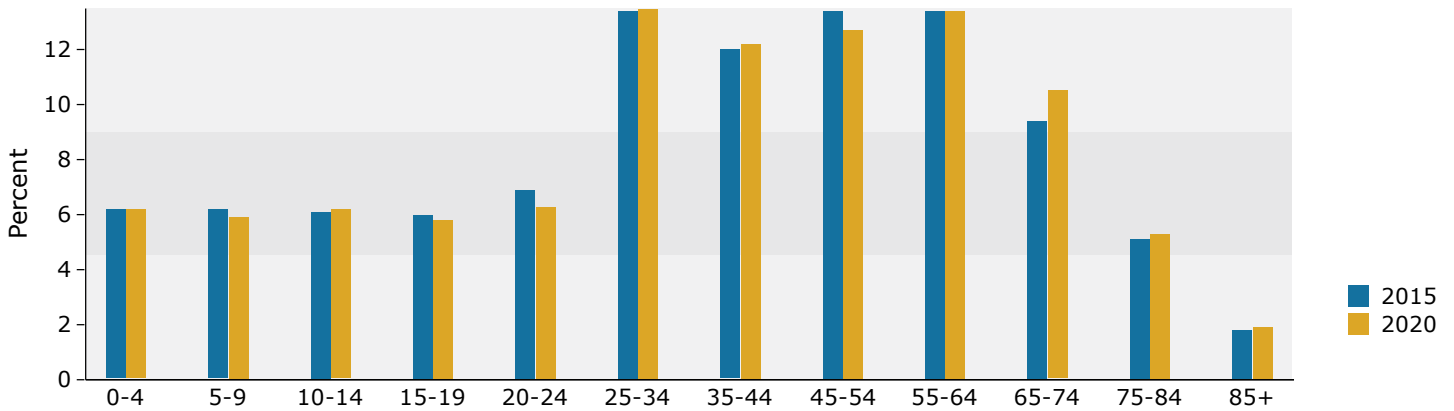
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

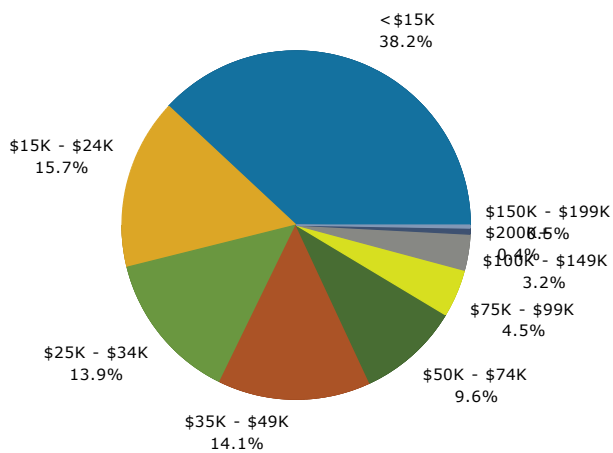
Trends 2015-2020



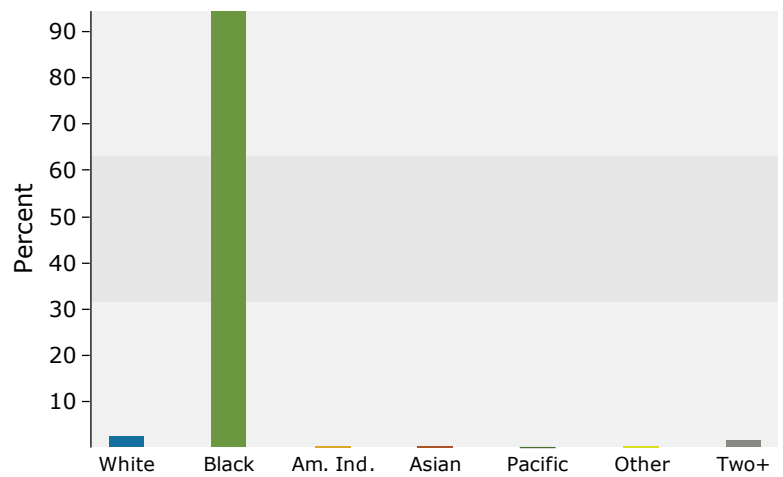
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 1.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.



Demographic and Income Profile

Cascade Citi Center
 590 Cascade Ave SW, Atlanta, Georgia, 30310
 Ring: 3 mile radius

Cascade Citi Center
 Latitude: 33.73845
 Longitude: -84.43484

Summary	Census 2010	2015	2020
Population	96,225	98,329	101,669
Households	36,785	37,748	39,538
Families	18,536	18,589	19,162
Average Household Size	2.35	2.32	2.30
Owner Occupied Housing Units	13,132	11,758	12,138
Renter Occupied Housing Units	23,653	25,989	27,400
Median Age	32.9	33.3	34.0
Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	0.67%	0.90%	0.75%
Households	0.93%	0.93%	0.77%
Families	0.61%	0.80%	0.69%
Owner HHs	0.64%	0.90%	0.70%
Median Household Income	2.28%	2.80%	2.66%

Households by Income	2015		2020	
	Number	Percent	Number	Percent
<\$15,000	14,076	37.3%	14,724	37.2%
\$15,000 - \$24,999	6,220	16.5%	5,214	13.2%
\$25,000 - \$34,999	5,026	13.3%	5,094	12.9%
\$35,000 - \$49,999	4,829	12.8%	5,127	13.0%
\$50,000 - \$74,999	3,475	9.2%	3,901	9.9%
\$75,000 - \$99,999	2,016	5.3%	2,619	6.6%
\$100,000 - \$149,999	1,498	4.0%	2,038	5.2%
\$150,000 - \$199,999	394	1.0%	547	1.4%
\$200,000+	209	0.6%	270	0.7%
Median Household Income	\$21,920		\$24,534	
Average Household Income	\$34,010		\$38,195	
Per Capita Income	\$14,642		\$16,402	

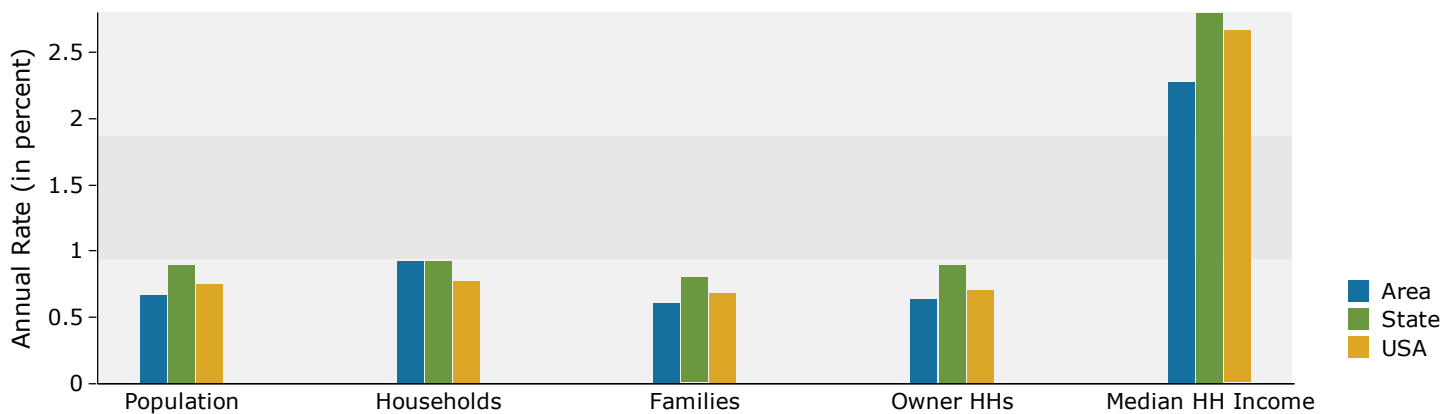
Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	6,307	6.6%	6,171	6.3%	6,417	6.3%
5 - 9	5,612	5.8%	5,996	6.1%	5,878	5.8%
10 - 14	5,405	5.6%	5,409	5.5%	5,811	5.7%
15 - 19	9,412	9.8%	8,894	9.0%	9,049	8.9%
20 - 24	10,471	10.9%	10,570	10.7%	10,061	9.9%
25 - 34	13,566	14.1%	14,354	14.6%	15,052	14.8%
35 - 44	11,344	11.8%	11,364	11.6%	11,920	11.7%
45 - 54	12,962	13.5%	11,992	12.2%	11,680	11.5%
55 - 64	10,283	10.7%	11,375	11.6%	11,745	11.6%
65 - 74	6,148	6.4%	7,101	7.2%	8,392	8.3%
75 - 84	3,454	3.6%	3,727	3.8%	4,158	4.1%
85+	1,260	1.3%	1,378	1.4%	1,506	1.5%

Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	5,296	5.5%	5,225	5.3%	5,232	5.1%
Black Alone	87,771	91.2%	89,597	91.1%	92,407	90.9%
American Indian Alone	219	0.2%	217	0.2%	220	0.2%
Asian Alone	557	0.6%	658	0.7%	816	0.8%
Pacific Islander Alone	23	0.0%	34	0.0%	44	0.0%
Some Other Race Alone	735	0.8%	739	0.8%	765	0.8%
Two or More Races	1,624	1.7%	1,861	1.9%	2,185	2.1%
Hispanic Origin (Any Race)	2,160	2.2%	2,224	2.3%	2,373	2.3%

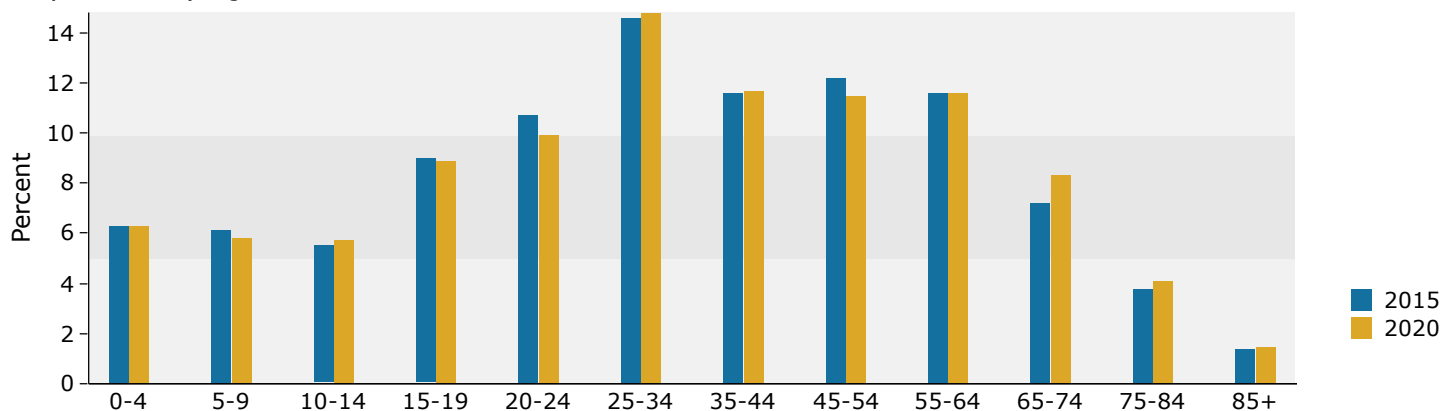
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

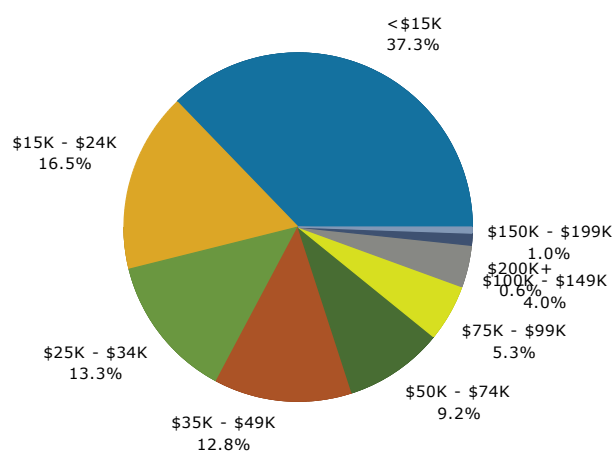
Trends 2015-2020



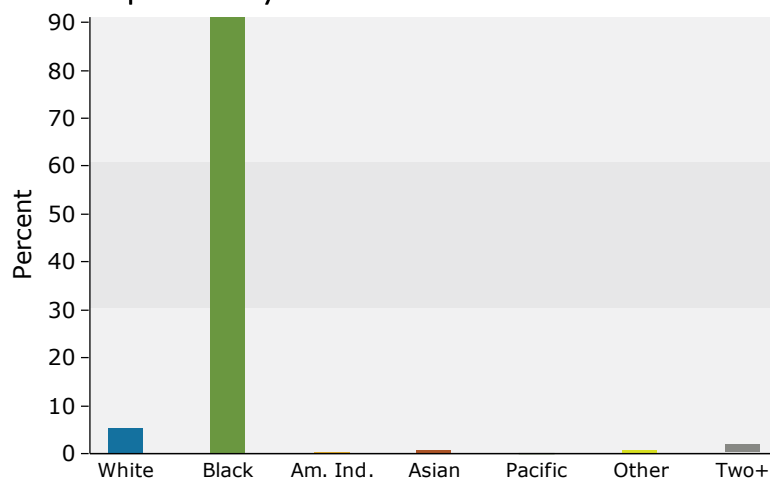
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 2.3%



Demographic and Income Profile

Cascade Citi Center
 590 Cascade Ave SW, Atlanta, Georgia, 30310
 Ring: 5 mile radius

Cascade Citi Center
 Latitude: 33.73845
 Longitude: -84.43484

Summary	Census 2010	2015	2020
Population	271,165	282,182	295,391
Households	112,161	118,061	125,743
Families	48,964	49,821	51,894
Average Household Size	2.16	2.12	2.09
Owner Occupied Housing Units	44,852	41,869	44,063
Renter Occupied Housing Units	67,309	76,192	81,681
Median Age	31.6	32.4	33.0
Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	0.92%	0.90%	0.75%
Households	1.27%	0.93%	0.77%
Families	0.82%	0.80%	0.69%
Owner HHs	1.03%	0.90%	0.70%
Median Household Income	3.15%	2.80%	2.66%

Households by Income	2015		2020	
	Number	Percent	Number	Percent
<\$15,000	33,248	28.2%	33,977	27.0%
\$15,000 - \$24,999	15,292	13.0%	12,385	9.9%
\$25,000 - \$34,999	13,871	11.8%	13,332	10.6%
\$35,000 - \$49,999	14,912	12.6%	15,504	12.3%
\$50,000 - \$74,999	14,667	12.4%	16,185	12.9%
\$75,000 - \$99,999	10,154	8.6%	12,901	10.3%
\$100,000 - \$149,999	8,801	7.5%	11,835	9.4%
\$150,000 - \$199,999	3,645	3.1%	5,083	4.0%
\$200,000+	3,458	2.9%	4,530	3.6%
Median Household Income	\$32,009		\$37,374	
Average Household Income	\$52,527		\$60,972	
Per Capita Income	\$23,470		\$27,395	

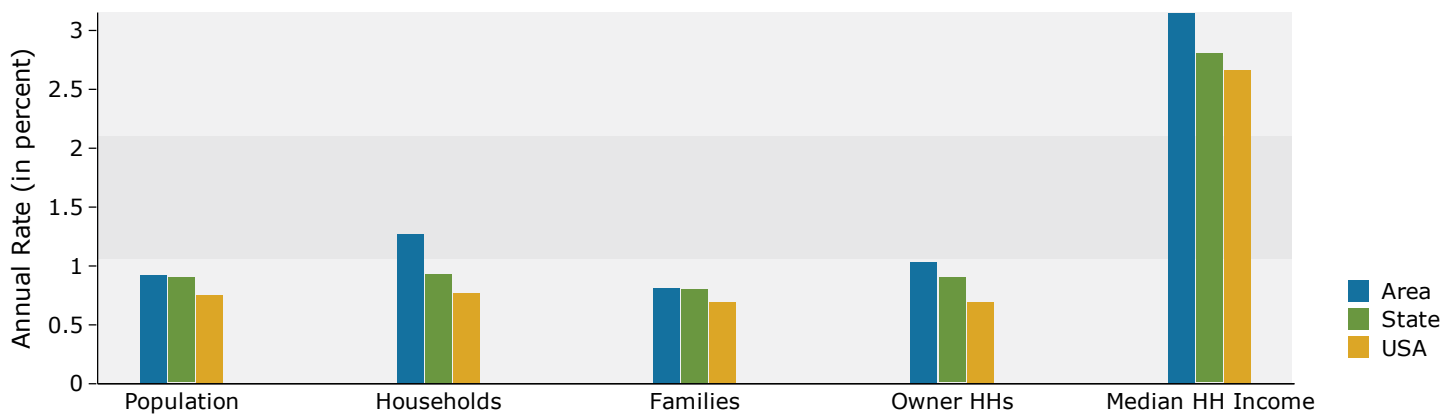
Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	17,256	6.4%	16,767	5.9%	17,429	5.9%
5 - 9	14,207	5.2%	15,198	5.4%	14,825	5.0%
10 - 14	12,864	4.7%	13,217	4.7%	14,045	4.8%
15 - 19	22,870	8.4%	22,320	7.9%	22,723	7.7%
20 - 24	33,482	12.3%	32,935	11.7%	32,390	11.0%
25 - 34	50,683	18.7%	53,722	19.0%	57,005	19.3%
35 - 44	36,623	13.5%	37,915	13.4%	39,889	13.5%
45 - 54	33,036	12.2%	32,771	11.6%	33,110	11.2%
55 - 64	25,315	9.3%	28,316	10.0%	29,913	10.1%
65 - 74	14,278	5.3%	17,300	6.1%	20,591	7.0%
75 - 84	7,618	2.8%	8,478	3.0%	9,895	3.3%
85+	2,934	1.1%	3,244	1.1%	3,574	1.2%

Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	64,033	23.6%	66,418	23.5%	68,201	23.1%
Black Alone	187,110	69.0%	192,466	68.2%	199,606	67.6%
American Indian Alone	700	0.3%	717	0.3%	741	0.3%
Asian Alone	8,180	3.0%	10,393	3.7%	13,099	4.4%
Pacific Islander Alone	84	0.0%	124	0.0%	161	0.1%
Some Other Race Alone	5,519	2.0%	5,554	2.0%	5,823	2.0%
Two or More Races	5,538	2.0%	6,511	2.3%	7,760	2.6%
Hispanic Origin (Any Race)	13,303	4.9%	13,600	4.8%	14,432	4.9%

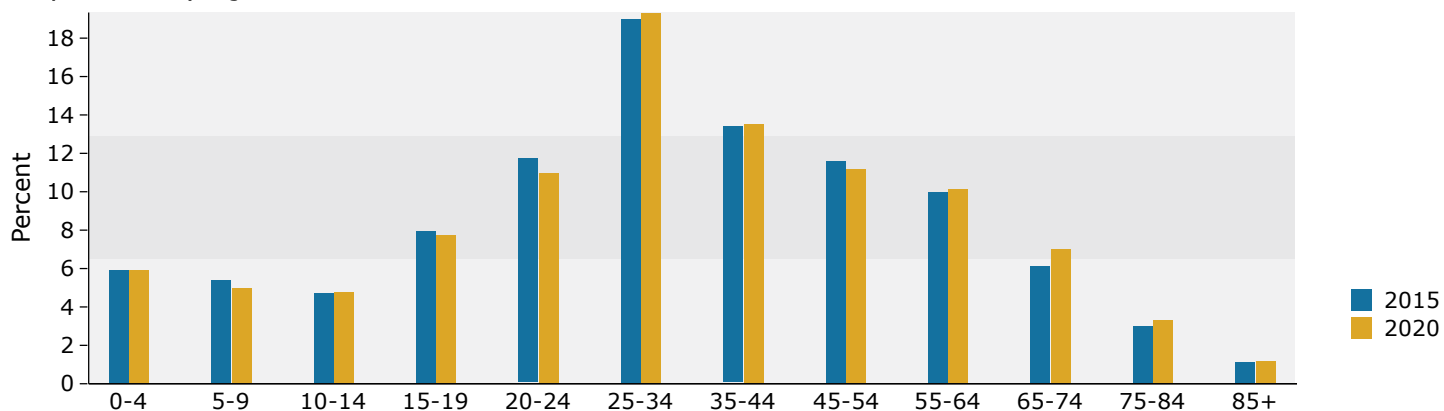
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

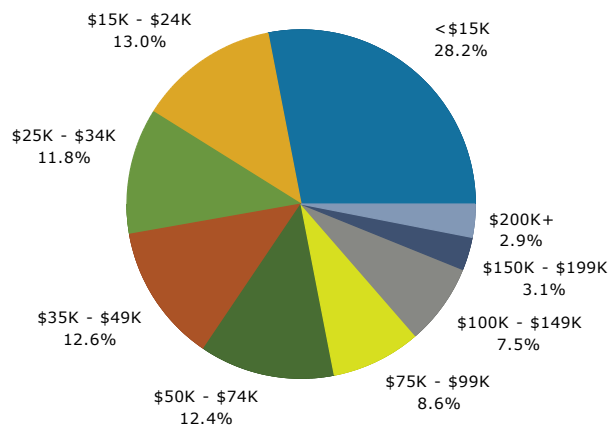
Trends 2015-2020



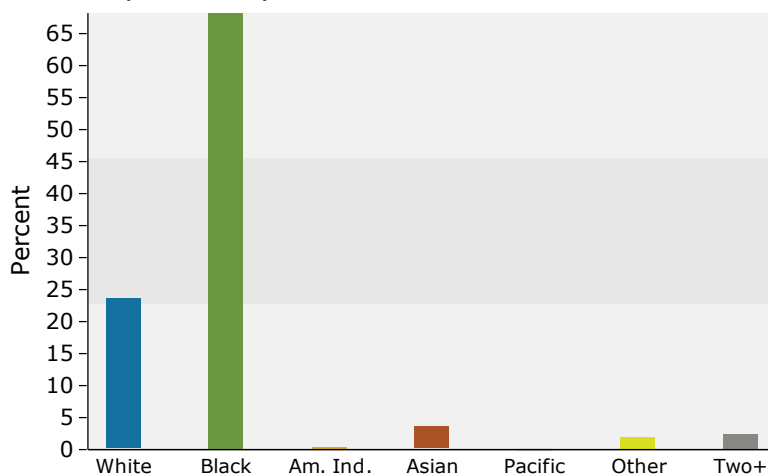
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 4.8%