

CITY CROSSING SHOPPING CENTER

LOCATION

2620 Watson Blvd.
Warner Robins, GA, 31093

SIZE

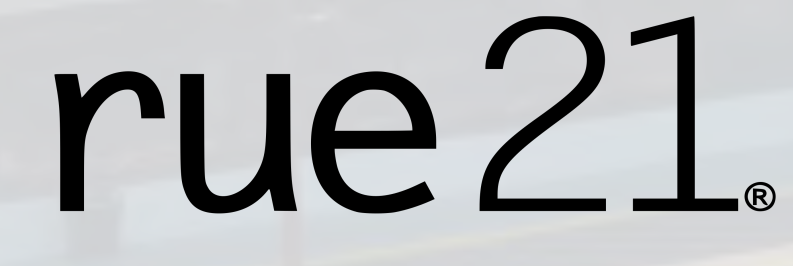
190,832 sq.ft.

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.



NOTABLE TENANTS



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 I Income	\$41,798	\$48,131	\$53,598
Proj. Median HH I Income	\$43,497	\$51,225	\$58,038
2022 Average HH I Income	\$56,679	\$73,603	\$79,882
Proj. Average HH I Income	\$59,933	\$79,880	\$88,583

More Information, call us | 917-288-0049
Jacob Sedgh | jsedgh1@hotmail.com

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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	Bath & Body Works (Opening Soon)	4,240
10	Spencer's Gifts (Opening Soon)	2,550
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	Bullseye Burger (Opening Soon)	1,435
20	VACANT	1,050
21	El Matate Restaurant	4,000
22	Five Below	8,841
23	Dollar Tree	15,600
24	Hibbett Sporting Goods	6,000
Total Square Footage of the Center:		190,832

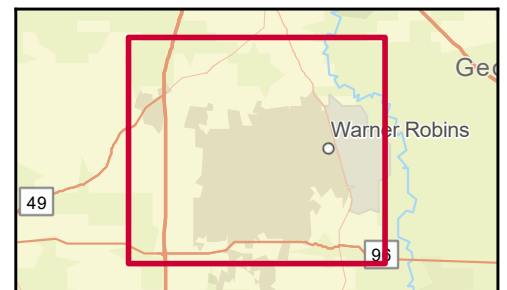
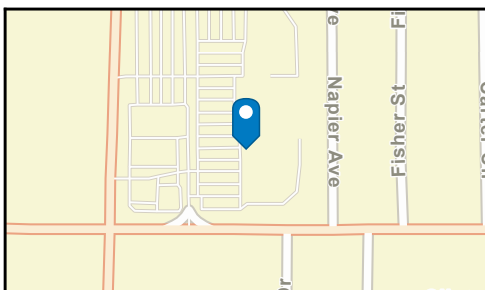
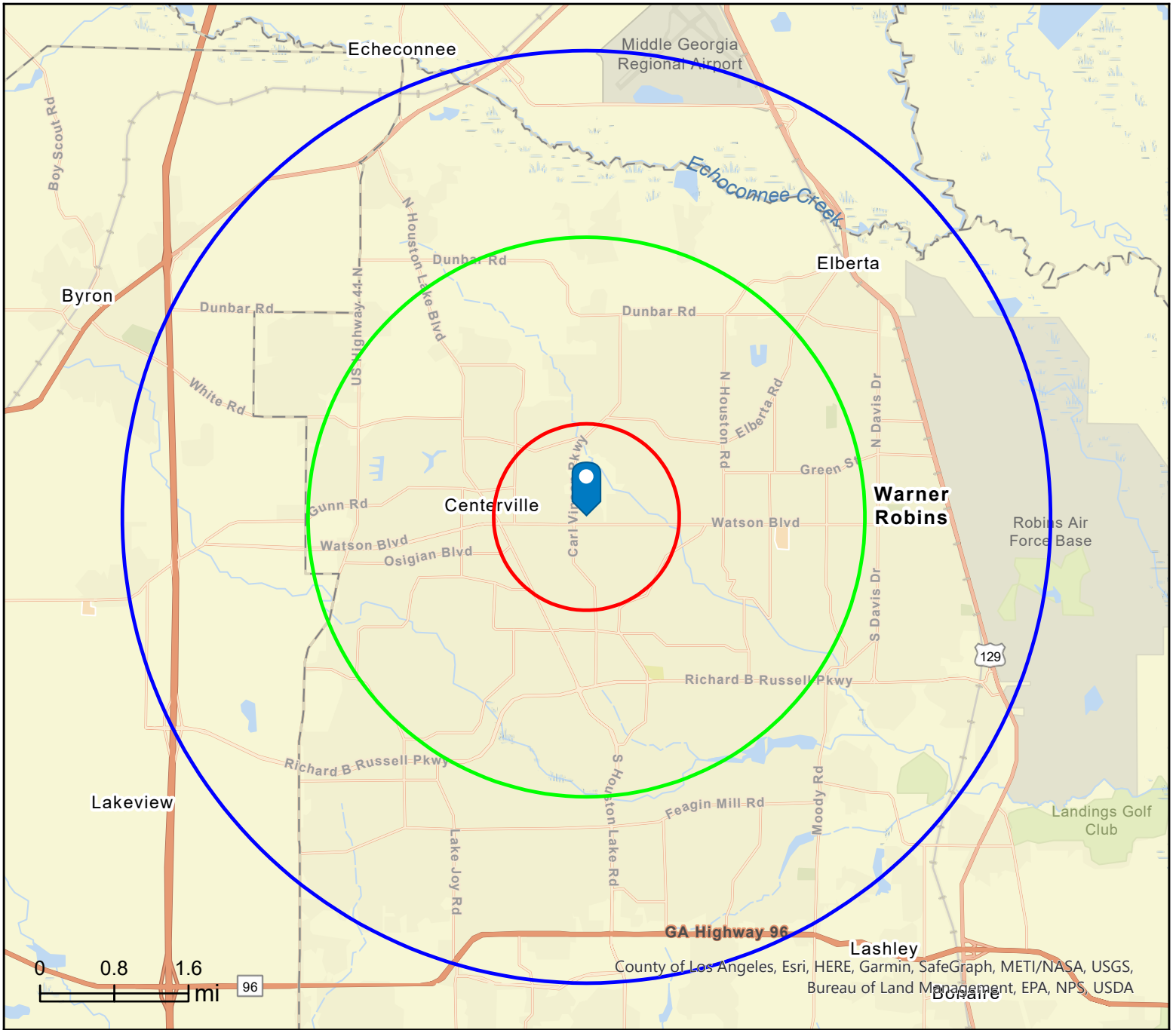


SITE PLAN

Site Map

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

Latitude: 32.6194
Longitude: -83.6668





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.



Executive Summary

City Crossing Shopping Center
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Latitude: 32.6194
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	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.