

Focus Properties



1010 Village Park Drive
.84 AC
Sam Young
706.454.7022



1040 Village Park Drive
.85 AC
Racy Wells
706.473.3200



Village Rd & Linger Longer Rd
2.20 AC
Sam Young
706.454.7022



Askew Site
8-18 AC
Ashley Goodroe
706.816.1112



Exchange St Sites
2.03 AC
Sam Young
706.454.7022

Retail Peers

City	State	5 Mile Population	5 Mile Average Household Income
St George	SC	6,161	\$55,785
Bamberg	SC	6,477	\$52,957
Jackson	AL	6,607	\$52,948
Greensboro	GA	6,196	\$52,668
Andrews	SC	6,606	\$51,790
Windsor	NC	5,958	\$49,984
Alma	GA	6,432	\$48,730
Pelham	GA	6,678	\$48,639
Metter	GA	6,671	\$48,585
Lakeland	GA	5,909	\$48,078

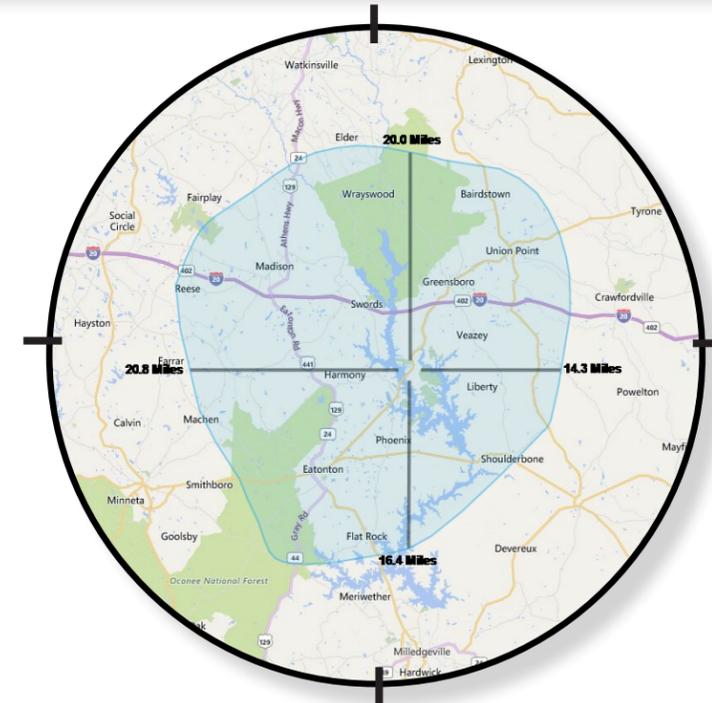
Regional Trade Area Retail Demand

			
General Merchandise \$118 Million	Supermarkets/ Grocery \$110 Million	Health & Personal Care \$66 Million	Full Service Restaurants \$45 Million
			
Limited Service Restaurants \$43 Million	Women's / Family Clothing \$20 Million	Furniture/ Home Furnishings \$13 Million	Shoe Stores \$6 Million

LAKE OCONEE, GA

Lake Oconee is the second largest lake in Georgia, created in 1979 when Georgia Power completed the construction of the Wallace Dam on the Oconee River. Lake Oconee has world-class golf courses, the Oconee Performing Arts Society (OPAS), The Ritz-Carlton, Lake Oconee Academy (one of the highest rated non-private schools in the state), St. Mary's Hospital and plethora of activities for outdoor enthusiasts.

83 Miles from Augusta, GA
78 Miles from Atlanta, GA
48 Miles from Athens, GA



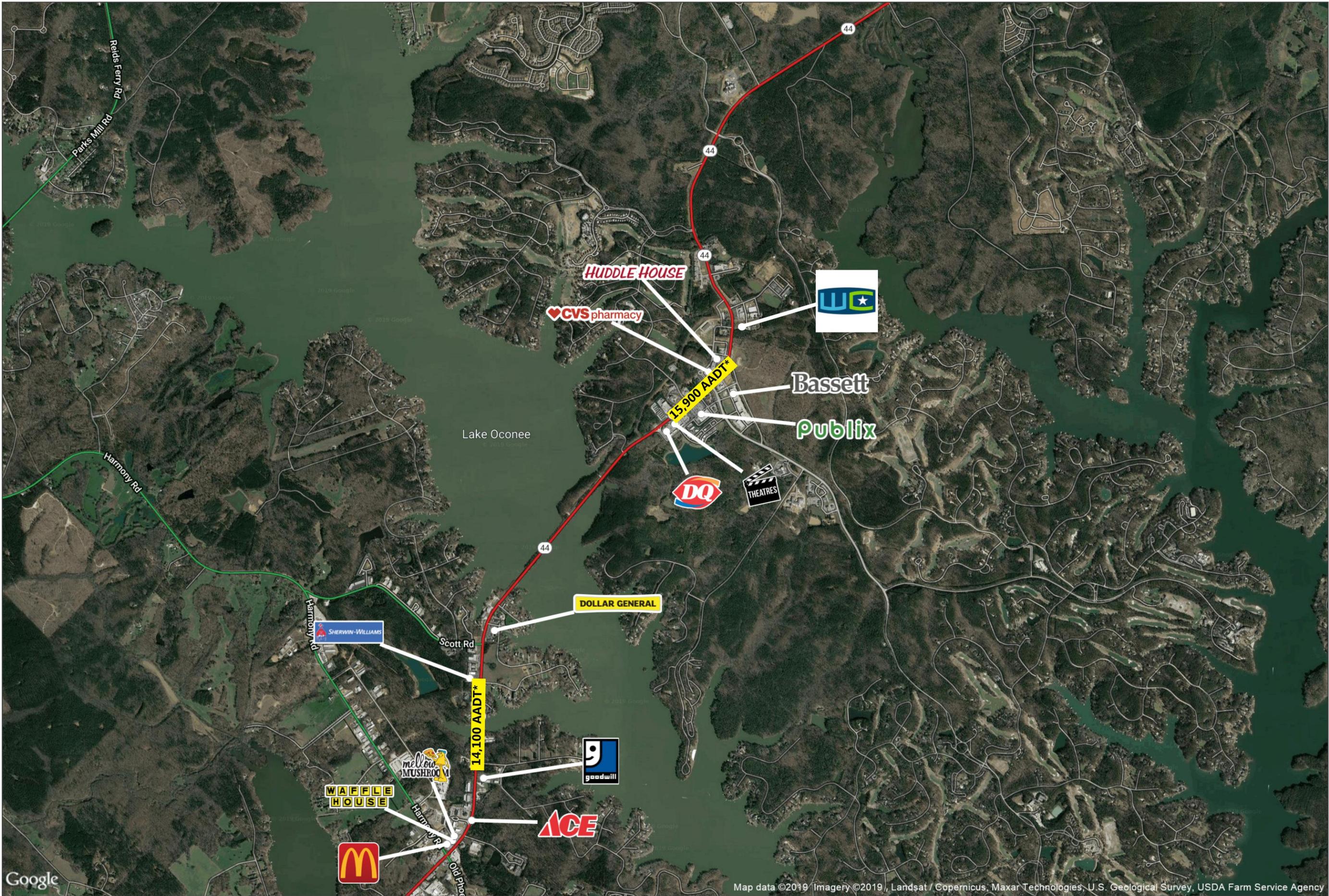
Drive Time
5-10-15 Min

Radius
3-5-10 Mile

5 MIN	3 Mile
Population: 2,428	Population: 4,977
Avg HH Income: \$124,457	Avg HH Income: \$131,937
10 MIN	5 Mile
Population: 7,122	Population: 9,444
Avg HH Income: \$136,361	Avg HH Income: \$129,593
15 MIN	10 Mile
Population: 12,452	Population: 19,919
Avg HH Income: \$110,504	Avg HH Income: \$99,821

Regional Trade Area

Population	55,690
Households	22,138
Average Age	43.07
Median HH Income	\$54,194
Average HH Income	\$79,051
Per Capita Income	\$31,580
Daytime Population	57,550



LAKE OCONEE, GEORGIA

Major Retail Aerial



Map Produced By NextSite. *2016 Traffic Counts Provided by GDOT.

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