

## Focus Properties



**South Main Street (Hwy. 44)**  
6.2 AC - 11 AC - 15.7 AC  
Sam Young  
706.817.6698



**Churchwell Site on Lake Oconee Pkwy & I-20**  
135 +/- AC  
Jamie Boswell  
706.546.8100



**Boswell Site**  
38.67 +/- AC  
Jamie Boswell  
706.546.8100



**Lake Oconee Parkway Sites**  
10.28 +/- AC  
Jim Baker  
770.968.1900



**Meadow Crest Road Site**  
16.54 AC  
Henry Wood  
770.448.6400

## 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
<b>Greensboro</b>	<b>GA</b>	<b>6,196</b>	<b>\$52,668</b>
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

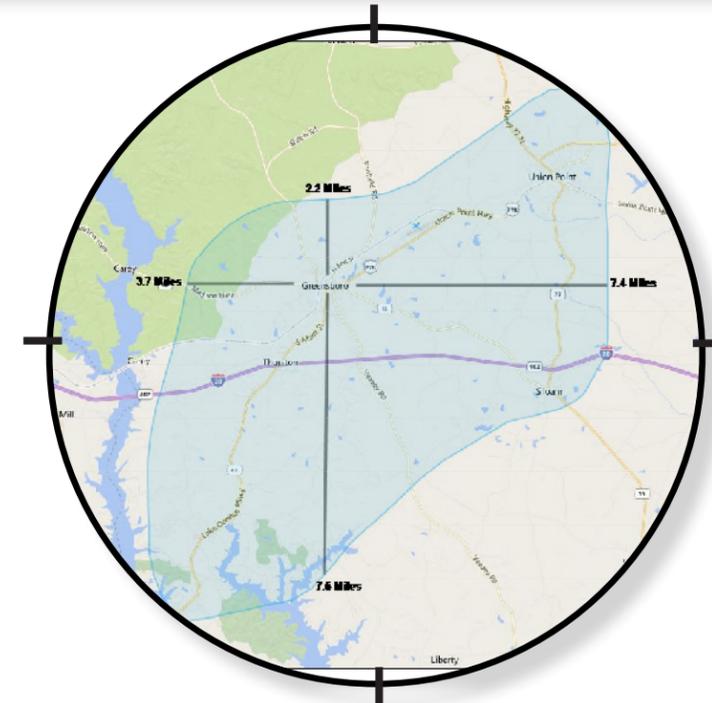
			
General Merchandise \$22 Million	Supermarkets/ Grocery \$21 Million	Health & Personal Care \$12 Million	Full Service Restaurants \$8 Million
			
Limited Service Restaurants \$7 Million	Women's / Family Clothing \$3 Million	Furniture/ Home Furnishings \$2 Million	Shoe Stores \$1 Million



# GREENSBORO, GA

Founded in 1786, Greensboro is the county seat and hometown of Lake Oconee. Fascinating historical buildings still stand in the middle of modern Greensboro: the Old Gaol has existed since 1807 and is believed to be the oldest jail in the state. Greensboro is steeped in Southern history and tradition, and rich with elegant antebellum homes and churches.

**76** Miles from Atlanta, GA  
**72** Miles from Augusta, GA  
**34** Miles from Athens, GA



## Drive Time

5-10-15 Min

## Radius

3-5-10 Mile

### 5 MIN

#### Population:

4,322

#### Avg HH Income:

\$46,979

### 10 MIN

#### Population:

7,080

#### Avg HH Income:

\$52,885

### 15 MIN

#### Population:

12,541

#### Avg HH Income:

\$64,091

### 3 Mile

#### Population:

4,438

#### Avg HH Income:

\$47,376

### 5 Mile

#### Population:

6,192

#### Avg HH Income:

\$52,400

### 10 Mile

#### Population:

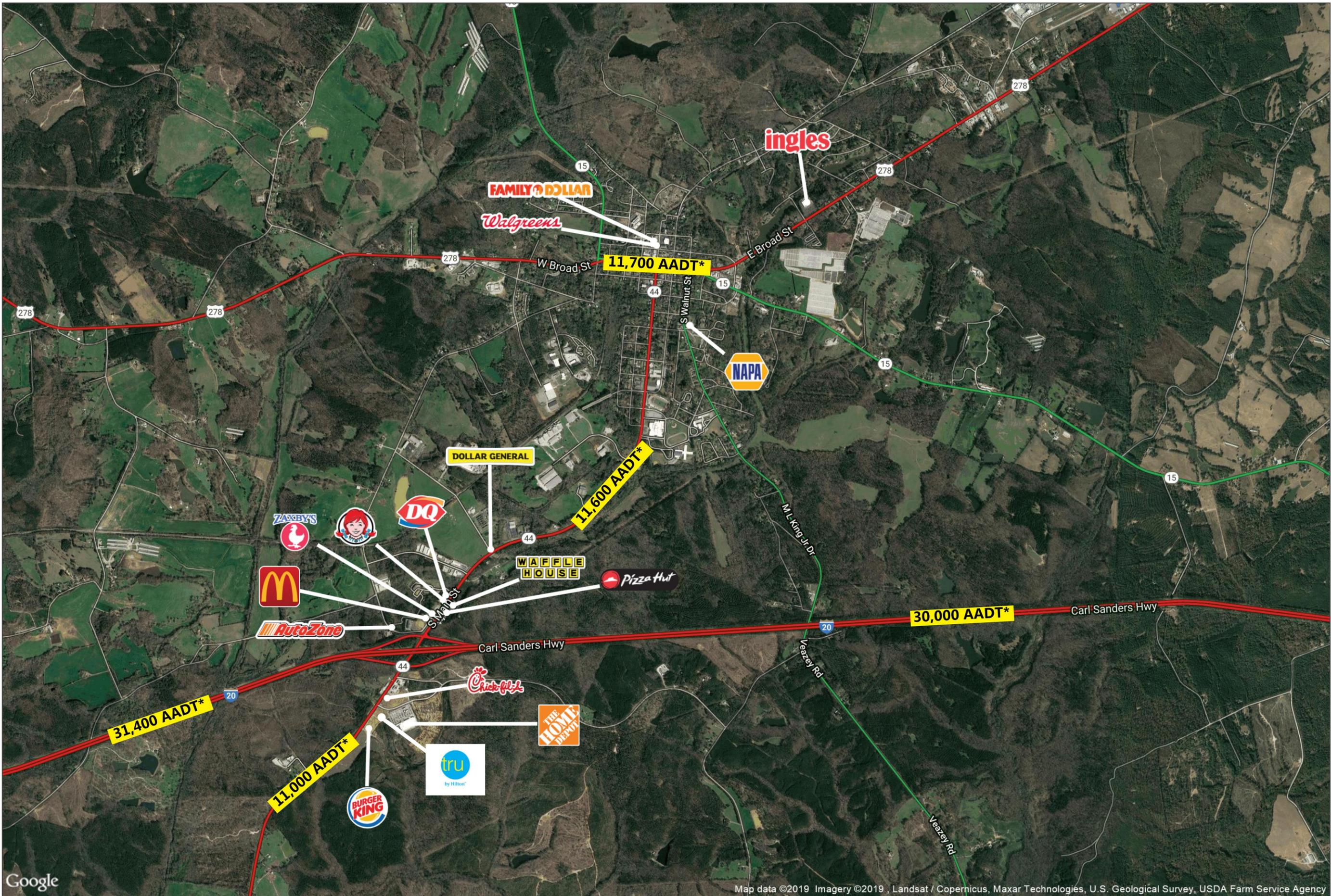
16,359

#### Avg HH Income:

\$75,691

## Regional Trade Area

Population	9,965
Households	4,038
Average Age	42.39
Median HH Income	\$44,265
Average HH Income	\$68,845
Per Capita Income	\$28,021
Daytime Population	12,931



Google

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

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# GREENSBORO, GEORGIA

Major Retail Aerial

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