

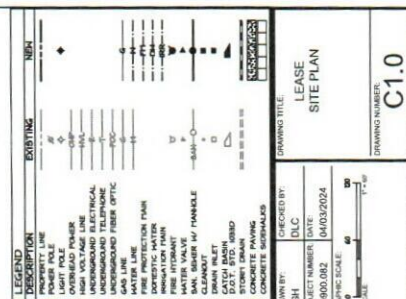
HAND
PROPERTIES, INC.

**Publix® at Bainbridge
Crossings**

**US-27 & Douglas Drive
Bainbridge, Decatur County, Georgia**

8,400 SF Retail Shops for Lease

**Contact: Bruce Coward
678.513.0993**



FLOODPLAIN NOTE
NO PORTION OF THE PROPERTY SHOWN ON THE SURVEY LIES WITHIN A FLOOD ZONE AREA AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (DOCKCOTR#), DATED SEPTEMBER 26, 2004.
NO DISTURBANCE OF THE FLOODPLAIN IS ANTICIPATED.

PROJECT INFORMATION PROPERTY LOCATION: TALLAHASSEE RD / U.S. HWY. 27 AT DOUGLAS DRIVE BARNESBORO, DAVENPORT COUNTY, GA OWNER/DEVELOPER: HAND PROPERTIES, INC. FRED B. HAND, JR. & FRED B. HAND, JR. 1980 2410 E. CONTRACT PRINCIPALS DAVENPORT, GA 31702	PROJECT INFORMATION PROPERTY LOCATION: TALLAHASSEE RD / U.S. HWY. 27 AT DOUGLAS DRIVE BARNESBORO, DAVENPORT COUNTY, GA OWNER/DEVELOPER: HAND PROPERTIES, INC. FRED B. HAND, JR. & FRED B. HAND, JR. 1980 2410 E. CONTRACT PRINCIPALS DAVENPORT, GA 31702
--	--

PUBLIX @ BAINBRIDGE CROSSINGS

CLIENT:

TALLAHASSEE ROAD / U.S. HIGHWAY 27
BAINBRIDGE, GEORGIA

DEVELOPER:
HAND PROPERTIES, INC.
33350 RIVERWOOD PARKWAY - SUITE 1900
ATLANTA, GEORGIA 30338
TEL. 770-984-5475 FAX 770-984-5474

LEASE DATES:	M /	DATE	DESCRIPTION
	14/01/2024		RESERVE COMMENTS



Georgia811
www.georgia811.com

Contact 811 before you dig

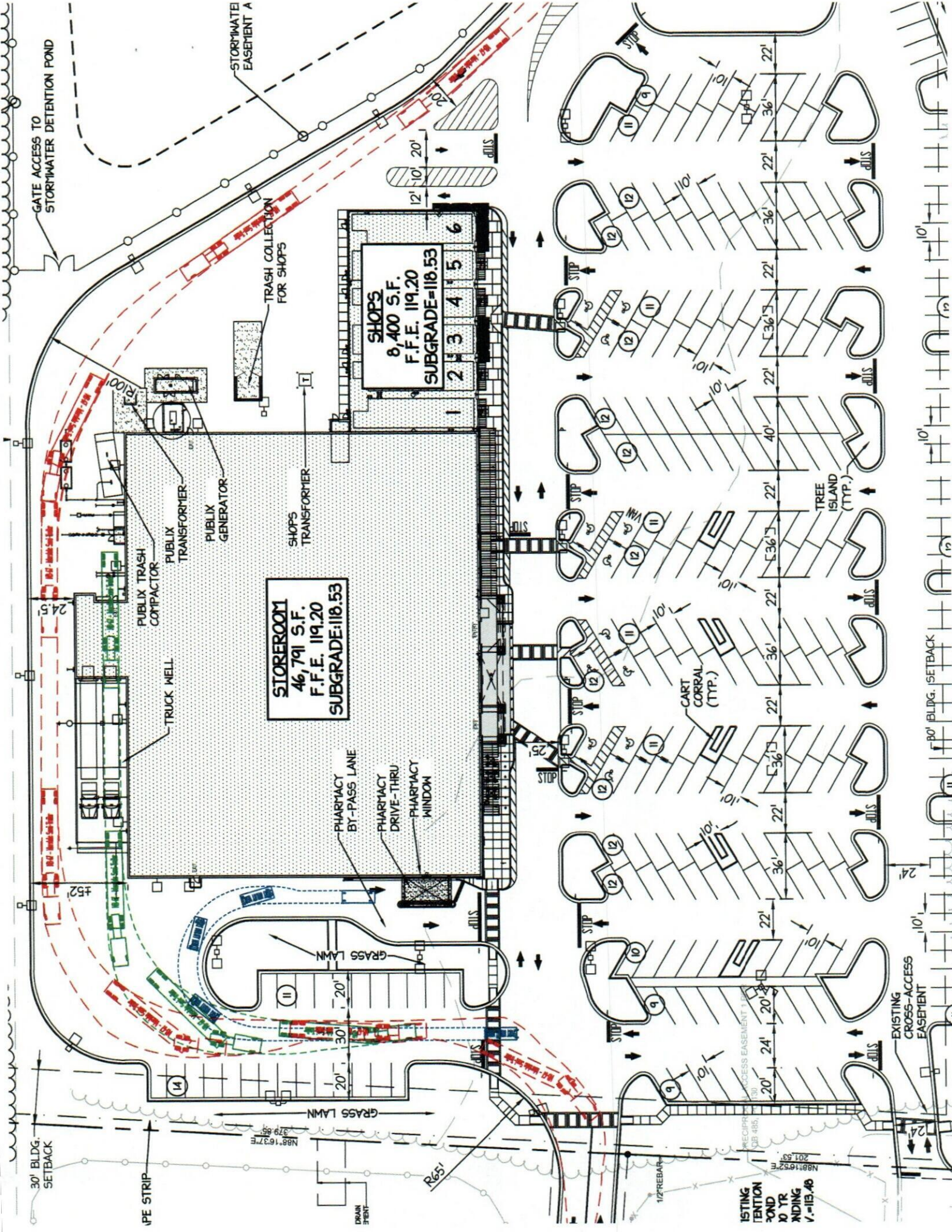


CARTER
Engineering Group

6310 Peake Road, Suite 200
Macon, GA 31210
(478) 219-2500

© 2000 Carter Engineering Group, Inc. All rights reserved. This document is the property of Carter Engineering Group, Inc. and is not to be distributed, copied, or reproduced in any form without the written permission of Carter Engineering Group, Inc. The information contained herein is confidential and proprietary to Carter Engineering Group, Inc. and is not to be disclosed to any third party without the written permission of Carter Engineering Group, Inc.







PROPOSED FRONT ELEVATION

Sherwin-Williams SW 7103	Sherwin-Williams SW 6140	Sherwin-Williams SW 6141	Split Face Block, Painted Sherwin-Williams SW 6150	Sherwin-Williams SW 7037	Sherwin-Williams SW 7042	Sherwin-Williams SW 7059	Standing Seam Metal Roof	Kynar Awning
WhiteTail	Moderate White	Softer Tan	Universal Kixki	Balanced Beige	Pavestone	Iron Ore	Charcoal	Forest Green

COPYRIGHT © 2023 - ANY USE OR REPRODUCTION OF THIS DOCUMENT WITHOUT WRITTEN PERMISSION FROM CP IS A VIOLATION OF FEDERAL COPYRIGHT LAWS.



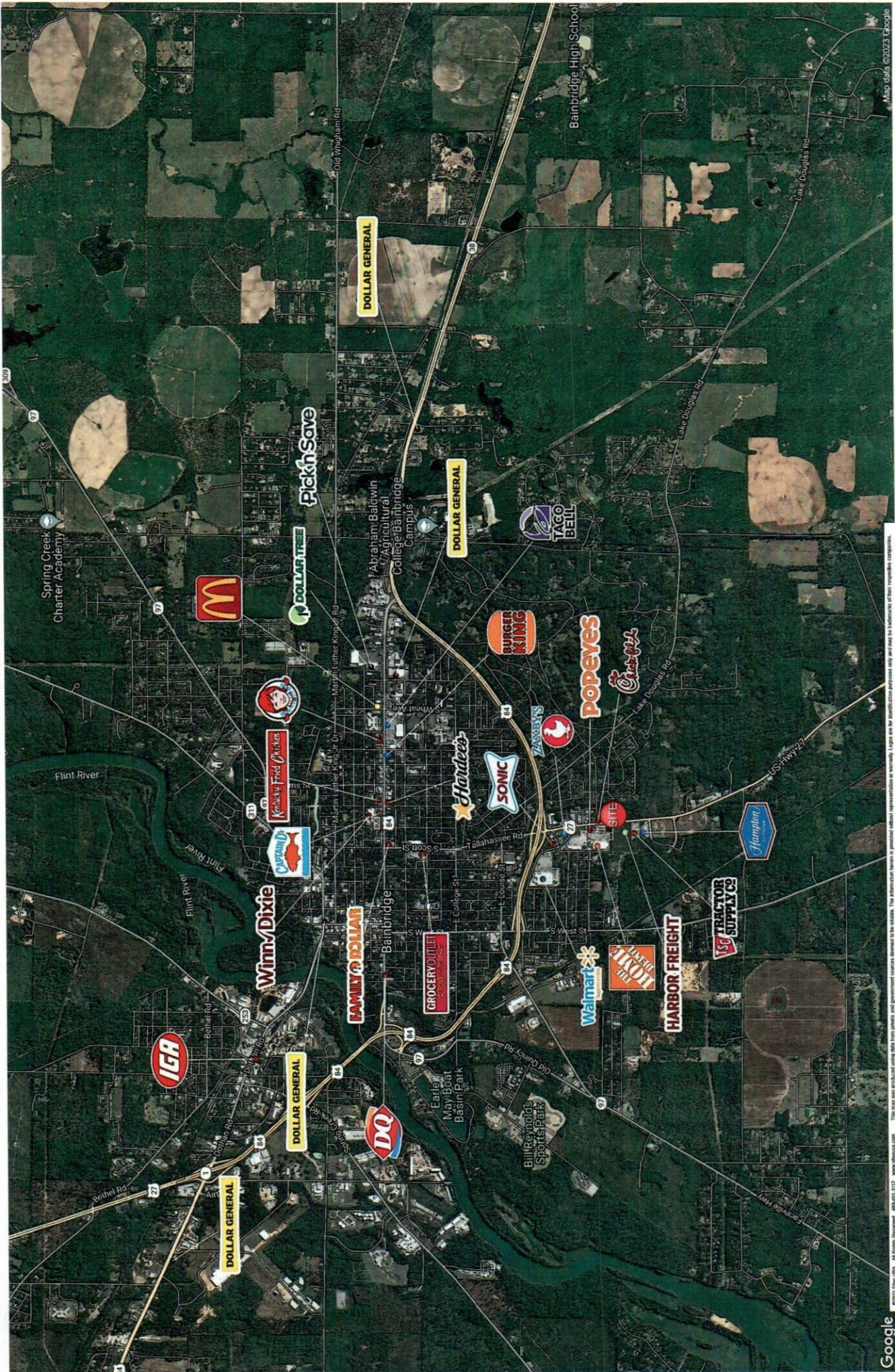
Publix at Bainbridge, GA

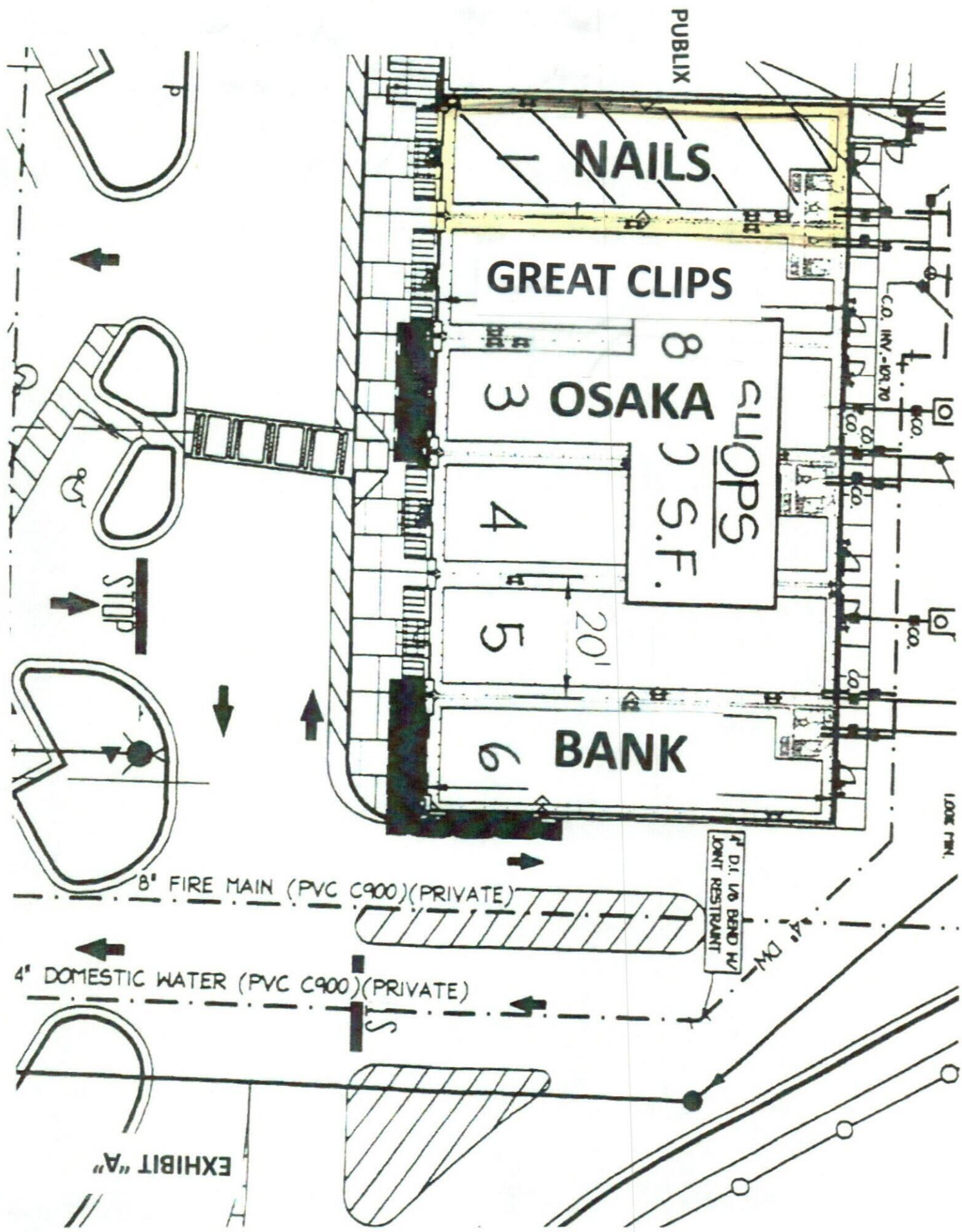
Bainbridge, GA

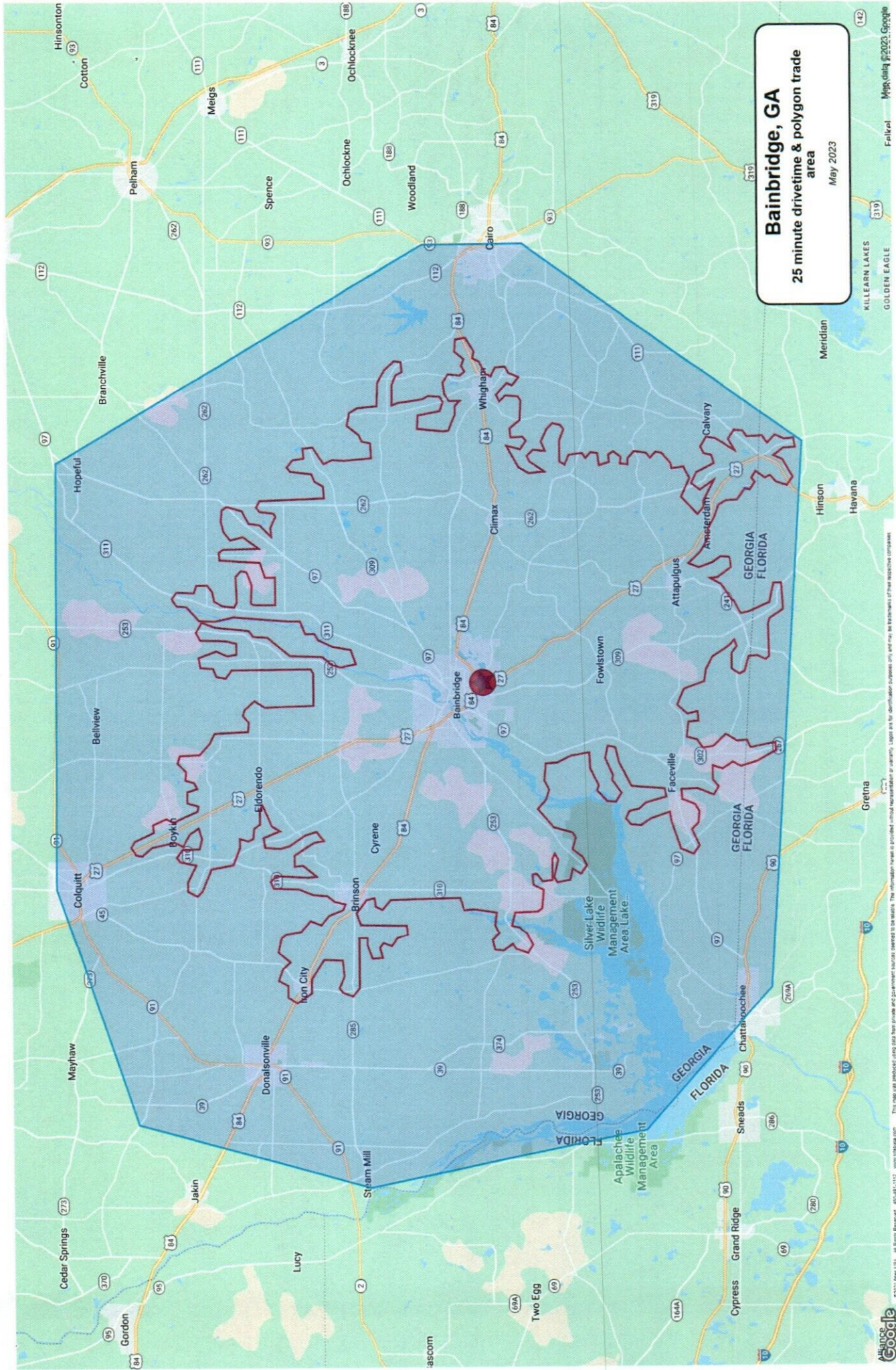
Project #20230527 • Date: 11/07/2023

publix









Bainbridge, GA
25 minute drivetime & polygon trade
area
May 2023

Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 30.9523/-84.6328

Bainbridge, GA		Trade Area	
polygon trade area			
Population			
Estimated Population (2023)		59,014	
Projected Population (2028)		57,792	
Census Population (2020)		59,403	
Census Population (2010)		58,282	
Projected Annual Growth (2023-2028)		-1,222	-0.4%
Historical Annual Growth (2020-2023)		-389	-0.2%
Historical Annual Growth (2010-2020)		1,121	0.2%
Estimated Population Density (2023)		43	psm
Trade Area Size		1,358.4	sq mi
Households			
Estimated Households (2023)		23,592	
Projected Households (2028)		21,678	
Census Households (2020)		23,429	
Census Households (2010)		21,805	
Projected Annual Growth (2023-2028)		-1,914	-1.6%
Historical Annual Change (2010-2023)		1,787	0.6%
Average Household Income			
Estimated Average Household Income (2023)		\$70,262	
Projected Average Household Income (2028)		\$78,631	
Census Average Household Income (2010)		\$44,060	
Census Average Household Income (2000)		\$39,017	
Projected Annual Change (2023-2028)		\$8,369	2.4%
Historical Annual Change (2000-2023)		\$31,245	3.5%
Median Household Income			
Estimated Median Household Income (2023)		\$52,790	
Projected Median Household Income (2028)		\$47,562	
Census Median Household Income (2010)		\$32,564	
Census Median Household Income (2000)		\$29,160	
Projected Annual Change (2023-2028)		-\$5,229	-2.0%
Historical Annual Change (2000-2023)		\$23,630	3.5%
Per Capita Income			
Estimated Per Capita Income (2023)		\$28,482	
Projected Per Capita Income (2028)		\$29,897	
Census Per Capita Income (2010)		\$16,482	
Census Per Capita Income (2000)		\$14,243	
Projected Annual Change (2023-2028)		\$1,415	1.0%
Historical Annual Change (2000-2023)		\$14,238	4.3%
Estimated Average Household Net Worth (2023)		\$277,642	

Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 30.9523/-84.6328

Bainbridge, GA		Trade Area	
polygon trade area			
Race and Ethnicity			
Total Population (2023)	59,014		
White (2023)	31,729	53.8%	
Black or African American (2023)	22,518	38.2%	
American Indian or Alaska Native (2023)	194	0.3%	
Asian (2023)	404	0.7%	
Hawaiian or Pacific Islander (2023)	22	-	
Other Race (2023)	1,975	3.3%	
Two or More Races (2023)	2,171	3.7%	
Population < 18 (2023)	13,496	22.9%	
White Not Hispanic	5,793	42.9%	
Black or African American	5,842	43.3%	
Asian	113	0.8%	
Other Race Not Hispanic	419	3.1%	
Hispanic	1,329	9.8%	
Not Hispanic or Latino Population (2023)	54,415	92.2%	
Not Hispanic White	30,686	56.4%	
Not Hispanic Black or African American	22,398	41.2%	
Not Hispanic American Indian or Alaska Native	70	0.1%	
Not Hispanic Asian	388	0.7%	
Not Hispanic Hawaiian or Pacific Islander	14	-	
Not Hispanic Other Race	38	-	
Not Hispanic Two or More Races	821	1.5%	
Hispanic or Latino Population (2023)	4,599	7.8%	
Hispanic White	1,043	22.7%	
Hispanic Black or African American	120	2.6%	
Hispanic American Indian or Alaska Native	124	2.7%	
Hispanic Asian	17	0.4%	
Hispanic Hawaiian or Pacific Islander	8	0.2%	
Hispanic Other Race	1,937	42.1%	
Hispanic Two or More Races	1,350	29.4%	
Not Hispanic or Latino Population (2020)	55,744	93.8%	
Hispanic or Latino Population (2020)	3,659	6.2%	
Not Hispanic or Latino Population (2010)	55,418	95.1%	
Hispanic or Latino Population (2010)	2,864	4.9%	
Not Hispanic or Latino Population (2028)	53,278	92.2%	
Hispanic or Latino Population (2028)	4,514	7.8%	
Projected Annual Growth (2023-2028)	-84	-0.4%	
Historical Annual Growth (2010-2020)	795	2.8%	

Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 30.9523/-84.6328

Bainbridge, GA		Trade Area	
polygon trade area			
Total Age Distribution (2023)			
Total Population		59,014	
Age Under 5 Years		3,500	5.9%
Age 5 to 9 Years		3,655	6.2%
Age 10 to 14 Years		3,873	6.6%
Age 15 to 19 Years		3,762	6.4%
Age 20 to 24 Years		3,383	5.7%
Age 25 to 29 Years		3,466	5.9%
Age 30 to 34 Years		3,455	5.9%
Age 35 to 39 Years		3,366	5.7%
Age 40 to 44 Years		3,465	5.9%
Age 45 to 49 Years		3,528	6.0%
Age 50 to 54 Years		3,899	6.6%
Age 55 to 59 Years		4,190	7.1%
Age 60 to 64 Years		4,061	6.9%
Age 65 to 69 Years		3,577	6.1%
Age 70 to 74 Years		3,011	5.1%
Age 75 to 79 Years		2,192	3.7%
Age 80 to 84 Years		1,365	2.3%
Age 85 Years or Over		1,265	2.1%
Median Age		40.7	
Age 19 Years or Less		14,791	25.1%
Age 20 to 64 Years		32,813	55.6%
Age 65 Years or Over		11,410	19.3%
Female Age Distribution (2023)			
Female Population		30,139	51.1%
Age Under 5 Years		1,696	5.6%
Age 5 to 9 Years		1,753	5.8%
Age 10 to 14 Years		1,900	6.3%
Age 15 to 19 Years		1,843	6.1%
Age 20 to 24 Years		1,576	5.2%
Age 25 to 29 Years		1,777	5.9%
Age 30 to 34 Years		1,767	5.9%
Age 35 to 39 Years		1,775	5.9%
Age 40 to 44 Years		1,730	5.7%
Age 45 to 49 Years		1,827	6.1%
Age 50 to 54 Years		1,925	6.4%
Age 55 to 59 Years		2,136	7.1%
Age 60 to 64 Years		2,083	6.9%
Age 65 to 69 Years		1,883	6.2%
Age 70 to 74 Years		1,622	5.4%
Age 75 to 79 Years		1,224	4.1%
Age 80 to 84 Years		799	2.7%
Age 85 Years or Over		824	2.7%
Female Median Age		41.9	
Age 19 Years or Less		7,191	23.9%
Age 20 to 64 Years		16,596	55.1%
Age 65 Years or Over		6,352	21.1%

Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 30.9523/-84.6328

Bainbridge, GA		Trade Area	
polygon trade area			
Male Age Distribution (2023)			
Male Population		28,875	48.9%
Age Under 5 Years		1,804	6.2%
Age 5 to 9 Years		1,902	6.6%
Age 10 to 14 Years		1,974	6.8%
Age 15 to 19 Years		1,920	6.6%
Age 20 to 24 Years		1,807	6.3%
Age 25 to 29 Years		1,688	5.8%
Age 30 to 34 Years		1,688	5.8%
Age 35 to 39 Years		1,592	5.5%
Age 40 to 44 Years		1,734	6.0%
Age 45 to 49 Years		1,700	5.9%
Age 50 to 54 Years		1,975	6.8%
Age 55 to 59 Years		2,055	7.1%
Age 60 to 64 Years		1,978	6.8%
Age 65 to 69 Years		1,694	5.9%
Age 70 to 74 Years		1,389	4.8%
Age 75 to 79 Years		969	3.4%
Age 80 to 84 Years		566	2.0%
Age 85 Years or Over		440	1.5%
Male Median Age		39.4	
Age 19 Years or Less		7,600	26.3%
Age 20 to 64 Years		16,217	56.2%
Age 65 Years or Over		5,057	17.5%
Males per 100 Females (2023)			
Overall Comparison		96	
Age Under 5 Years		106	51.5%
Age 5 to 9 Years		109	52.0%
Age 10 to 14 Years		104	51.0%
Age 15 to 19 Years		104	51.0%
Age 20 to 24 Years		115	53.4%
Age 25 to 29 Years		95	48.7%
Age 30 to 34 Years		96	48.9%
Age 35 to 39 Years		90	47.3%
Age 40 to 44 Years		100	50.1%
Age 45 to 49 Years		93	48.2%
Age 50 to 54 Years		103	50.6%
Age 55 to 59 Years		96	49.0%
Age 60 to 64 Years		95	48.7%
Age 65 to 69 Years		90	47.4%
Age 70 to 74 Years		86	46.1%
Age 75 to 79 Years		79	44.2%
Age 80 to 84 Years		71	41.5%
Age 85 Years or Over		53	34.8%
Age 19 Years or Less		106	51.4%
Age 20 to 39 Years		98	49.6%
Age 40 to 64 Years		97	49.3%
Age 65 Years or Over		80	44.3%

Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 30.9523/-84.6328

Bainbridge, GA		Trade Area
polygon trade area		
Household Type (2023)		
Total Households	23,592	
Households with Children	7,209	30.6%
Average Household Size	2.4	
Household Density per Square Mile	17	
Population Family	47,227	80.0%
Population Non-Family	9,810	16.6%
Population Group Quarters	1,978	3.4%
Family Households	15,435	65.4%
Married Couple Households	10,035	65.0%
Other Family Households with Children	5,400	35.0%
Family Households with Children	7,207	46.7%
Married Couple with Children	3,946	54.7%
Other Family Households with Children	3,261	45.3%
Family Households No Children	8,228	53.3%
Married Couple No Children	6,089	74.0%
Other Family Households No Children	2,139	26.0%
Non-Family Households	8,157	34.6%
Non-Family Households with Children	2	-
Non-Family Households No Children	8,154	100.0%
Average Family Household Size	3.1	
Average Family Income	\$88,489	
Median Family Income	\$70,327	
Average Non-Family Household Size	1.2	
Marital Status (2023)		
Population Age 15 Years or Over	47,985	
Never Married	15,963	33.3%
Currently Married	19,893	41.5%
Previously Married	12,129	25.3%
Separated	2,316	19.1%
Widowed	3,821	31.5%
Divorced	5,992	49.4%
Educational Attainment (2023)		
Adult Population Age 25 Years or Over	40,840	
Elementary (Grade Level 0 to 8)	2,414	5.9%
Some High School (Grade Level 9 to 11)	3,856	9.4%
High School Graduate	14,818	36.3%
Some College	8,687	21.3%
Associate Degree Only	4,204	10.3%
Bachelor Degree Only	4,128	10.1%
Graduate Degree	2,733	6.7%
Any College (Some College or Higher)	19,751	48.4%
College Degree + (Bachelor Degree or Higher)	6,861	16.8%

Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 30.9523/-84.6328

Bainbridge, GA		Trade Area	
polygon trade area			
Housing			
Total Housing Units (2023)		27,659	
Total Housing Units (2020)		27,419	
Historical Annual Growth (2020-2023)		240	-
Housing Units Occupied (2023)		23,592	85.3%
Housing Units Owner-Occupied		15,778	66.9%
Housing Units Renter-Occupied		7,813	33.1%
Housing Units Vacant (2023)		4,067	14.7%
Household Size (2023)			
Total Households		23,592	
1 Person Households		7,408	31.4%
2 Person Households		8,493	36.0%
3 Person Households		3,463	14.7%
4 Person Households		2,385	10.1%
5 Person Households		1,151	4.9%
6 Person Households		459	1.9%
7 or More Person Households		232	1.0%
Household Income Distribution (2023)			
HH Income \$200,000 or More		899	3.8%
HH Income \$150,000 to \$199,999		1,155	4.9%
HH Income \$125,000 to \$149,999		1,249	5.3%
HH Income \$100,000 to \$124,999		1,751	7.4%
HH Income \$75,000 to \$99,999		2,841	12.0%
HH Income \$50,000 to \$74,999		3,614	15.3%
HH Income \$35,000 to \$49,999		3,162	13.4%
HH Income \$25,000 to \$34,999		2,496	10.6%
HH Income \$15,000 to \$24,999		2,885	12.2%
HH Income \$10,000 to \$14,999		1,413	6.0%
HH Income Under \$10,000		2,128	9.0%
Household Vehicles (2023)			
Households 0 Vehicles Available		1,556	6.6%
Households 1 Vehicle Available		7,910	33.5%
Households 2 Vehicles Available		8,469	35.9%
Households 3 or More Vehicles Available		5,656	24.0%
Total Vehicles Available		44,255	
Average Vehicles per Household		1.9	
Owner-Occupied Household Vehicles		33,550	75.8%
Average Vehicles per Owner-Occupied Household		2.1	
Renter-Occupied Household Vehicles		10,705	24.2%
Average Vehicles per Renter-Occupied Household		1.4	
Travel Time (2023)			
Worker Base Age 16 years or Over		23,330	
Travel to Work in 14 Minutes or Less		7,889	33.8%
Travel to Work in 15 to 29 Minutes		7,738	33.2%
Travel to Work in 30 to 59 Minutes		5,118	21.9%
Travel to Work in 60 Minutes or More		1,813	7.8%
Work at Home		773	3.3%
Average Minutes Travel to Work		20.1	

Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 30.9523/-84.6328

Bainbridge, GA		Trade Area	
polygon trade area			
Transportation To Work (2023)			
Worker Base Age 16 years or Over	23,330		
Drive to Work Alone	19,427	83.3%	
Drive to Work in Carpool	2,557	11.0%	
Travel to Work by Public Transportation	116	0.5%	
Drive to Work on Motorcycle	13	-	
Bicycle to Work	1	-	
Walk to Work	191	0.8%	
Other Means	251	1.1%	
Work at Home	773	3.3%	
Daytime Demographics (2023)			
Total Businesses	2,255		
Total Employees	20,053		
Company Headquarter Businesses	59	2.6%	
Company Headquarter Employees	2,104	10.5%	
Employee Population per Business	8.9	to 1	
Residential Population per Business	26.2	to 1	
Adj. Daytime Demographics Age 16 Years or Over	43,742		
Labor Force			
Labor Population Age 16 Years or Over (2023)	47,153		
Labor Force Total Males (2023)	22,774	48.3%	
Male Civilian Employed	12,267	53.9%	
Male Civilian Unemployed	415	1.8%	
Males in Armed Forces	103	0.5%	
Males Not in Labor Force	9,989	43.9%	
Labor Force Total Females (2023)	24,379	51.7%	
Female Civilian Employed	11,062	45.4%	
Female Civilian Unemployed	462	1.9%	
Females in Armed Forces	31	0.1%	
Females Not in Labor Force	12,823	52.6%	
Unemployment Rate	877	1.9%	
Occupation (2023)			
Occupation Population Age 16 Years or Over	23,330		
Occupation Total Males	12,267	52.6%	
Occupation Total Females	11,062	47.4%	
Management, Business, Financial Operations	2,479	10.6%	
Professional, Related	4,352	18.7%	
Service	4,726	20.3%	
Sales, Office	4,300	18.4%	
Farming, Fishing, Forestry	486	2.1%	
Construction, Extraction, Maintenance	2,383	10.2%	
Production, Transport, Material Moving	4,604	19.7%	
White Collar Workers	11,131	47.7%	
Blue Collar Workers	12,199	52.3%	

Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 30.9523/-84.6328

Bainbridge, GA		Trade Area	
polygon trade area			
Units In Structure (2023)			
Total Units		23,592	
1 Detached Unit		16,352	69.3%
1 Attached Unit		156	0.7%
2 Units		501	2.1%
3 to 4 Units		757	3.2%
5 to 9 Units		483	2.0%
10 to 19 Units		65	0.3%
20 to 49 Units		63	0.3%
50 or More Units		202	0.9%
Mobile Home or Trailer		4,921	20.9%
Other Structure		91	0.4%
Homes Built By Year (2023)			
Homes Built 2020 or later		12	-
Homes Built 2010 to 2019		1,684	6.1%
Homes Built 2000 to 2009		3,113	11.3%
Homes Built 1990 to 1999		4,614	16.7%
Homes Built 1980 to 1989		3,853	13.9%
Homes Built 1970 to 1979		4,342	15.7%
Homes Built 1960 to 1969		1,777	6.4%
Homes Built 1950 to 1959		1,667	6.0%
Homes Built 1940 to 1949		1,140	4.1%
Homes Built Before 1939		1,389	5.0%
Median Age of Homes		43.6	yrs
Home Values (2023)			
Owner Specified Housing Units		15,778	
Home Values \$1,000,000 or More		152	1.0%
Home Values \$750,000 to \$999,999		146	0.9%
Home Values \$500,000 to \$749,999		345	2.2%
Home Values \$400,000 to \$499,999		438	2.8%
Home Values \$300,000 to \$399,999		1,049	6.6%
Home Values \$250,000 to \$299,999		1,027	6.5%
Home Values \$200,000 to \$249,999		1,574	10.0%
Home Values \$175,000 to \$199,999		684	4.3%
Home Values \$150,000 to \$174,999		1,560	9.9%
Home Values \$125,000 to \$149,999		1,050	6.7%
Home Values \$100,000 to \$124,999		1,472	9.3%
Home Values \$90,000 to \$99,999		760	4.8%
Home Values \$80,000 to \$89,999		736	4.7%
Home Values \$70,000 to \$79,999		796	5.0%
Home Values \$60,000 to \$69,999		1,012	6.4%
Home Values \$50,000 to \$59,999		557	3.5%
Home Values \$35,000 to \$49,999		893	5.7%
Home Values \$25,000 to \$34,999		537	3.4%
Home Values \$10,000 to \$24,999		658	4.2%
Home Values Under \$10,000		332	2.1%
Owner-Occupied Median Home Value		\$134,080	
Renter-Occupied Median Rent		\$553	

Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 30.9523/-84.6328

Bainbridge, GA		Trade Area	
polygon trade area			
Total Annual Consumer Expenditure (2023)			
Total Household Expenditure		\$1.29 B	
Total Non-Retail Expenditure		\$679.26 M	
Total Retail Expenditure		\$606.66 M	
Apparel		\$44.67 M	
Contributions		\$41.27 M	
Education		\$36.71 M	
Entertainment		\$71.78 M	
Food and Beverages		\$190.46 M	
Furnishings and Equipment		\$44.61 M	
Gifts		\$30.5 M	
Health Care		\$111.17 M	
Household Operations		\$50.26 M	
Miscellaneous Expenses		\$24.3 M	
Personal Care		\$17.26 M	
Personal Insurance		\$8.82 M	
Reading		\$2.82 M	
Shelter		\$272.13 M	
Tobacco		\$8.34 M	
Transportation		\$233.17 M	
Utilities		\$97.65 M	
Monthly Household Consumer Expenditure (2023)			
Total Household Expenditure		\$4,542	
Total Non-Retail Expenditure		\$2,399	52.8%
Total Retail Expenditures		\$2,143	47.2%
Apparel		\$158	3.5%
Contributions		\$146	3.2%
Education		\$130	2.9%
Entertainment		\$254	5.6%
Food and Beverages		\$673	14.8%
Furnishings and Equipment		\$158	3.5%
Gifts		\$108	2.4%
Health Care		\$393	8.6%
Household Operations		\$178	3.9%
Miscellaneous Expenses		\$86	1.9%
Personal Care		\$61	1.3%
Personal Insurance		\$31	0.7%
Reading		\$10	0.2%
Shelter		\$961	21.2%
Tobacco		\$29	0.6%
Transportation		\$824	18.1%
Utilities		\$345	7.6%