



## Former Walmart For Sale or Lease

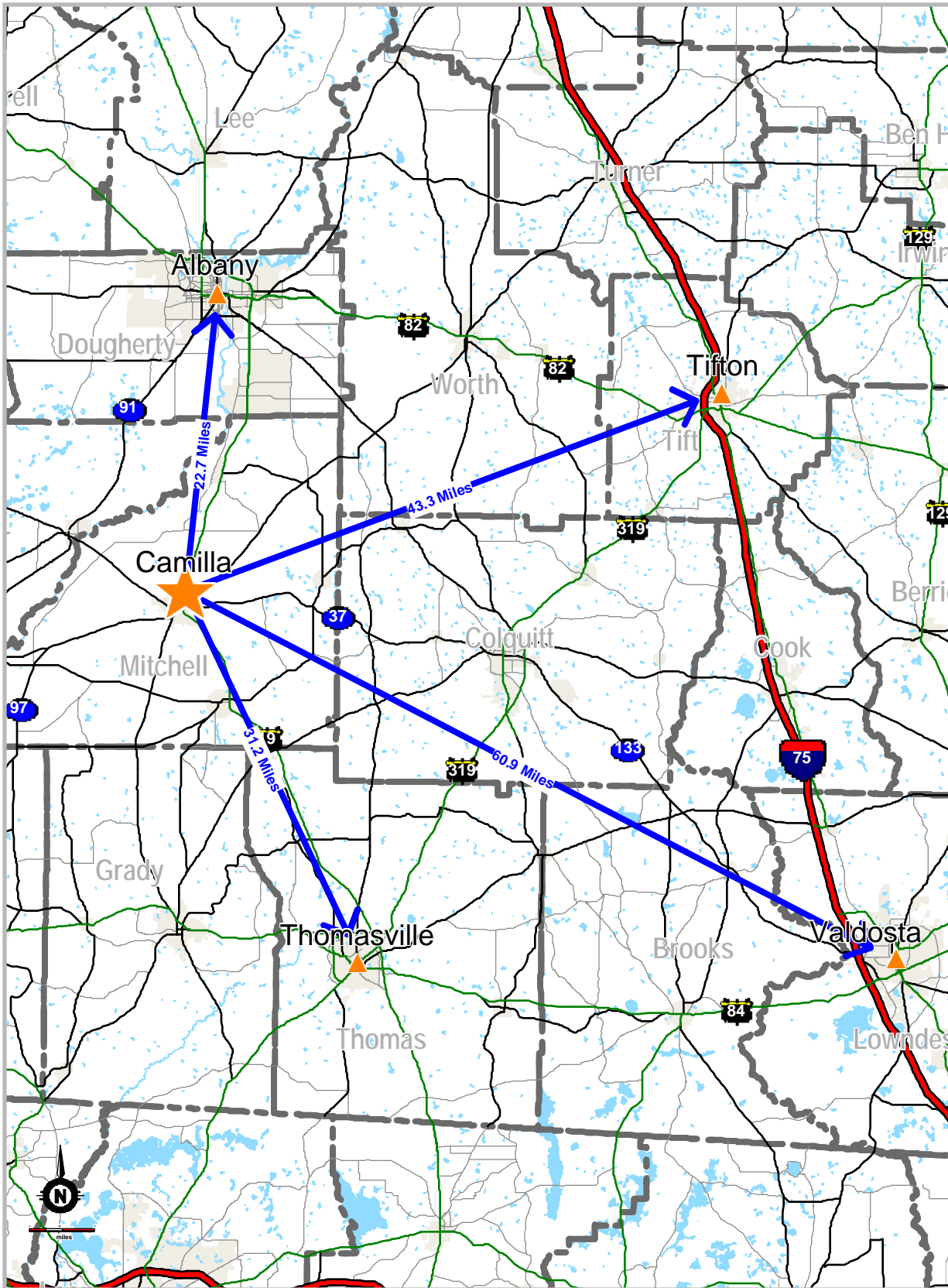
<b>Market Area:</b>	Camilla, Georgia
<b>Location:</b>	131 US Highway 19 N
<b>Co-Tenants:</b>	Winn-Dixie
<b>Area Tenants:</b>	New Walmart, Dollar General, Advance Auto, Badcock Furniture, Harvey's, Family Dollar
<b>Available Space:</b>	38,875 Square Feet
<b>Dimensions:</b>	225' wide x 155' deep
<b>Shopping Center GLA:</b>	75,465 Square Feet
<b>Traffic Count:</b>	± 14,490 (2010 AADT) on US Highway 19 N
<b>Column Spacing:</b>	30' wide x 40' deep
<b>Parking Spaces:</b>	212 for Walmart parcel 360 for entire center
<b>Price:</b>	Coming Soon

### Demographics:

	5 MILES	7 MILES	10 MILES	Trade Area
2011 Population	6,735	11,941	17,600	22,188
2011 Median Income	\$38,123	\$34,420	\$34,295	\$35,391
2011 Daytime Pop	4,358	5,607	6,937	7,942
2011 # of Businesses	188	251	344	424

Contact: Ruth E. Coan, Gail Fargason, Lauren Harley or Ginny Markham  
Phone (770) 955-2434  
Fax (770) 951-0054

Lat: 31.188 Lon: -83.8209 Zoom: 72 mi Logos are for identification purposes only and may be trademarks of their respective companies.



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## Former Walmart Location with Distances to Metro Cities

Prepared For  
**The Shopping Center Group**

May 2012



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# Camilla, Georgia



# CAMILLA

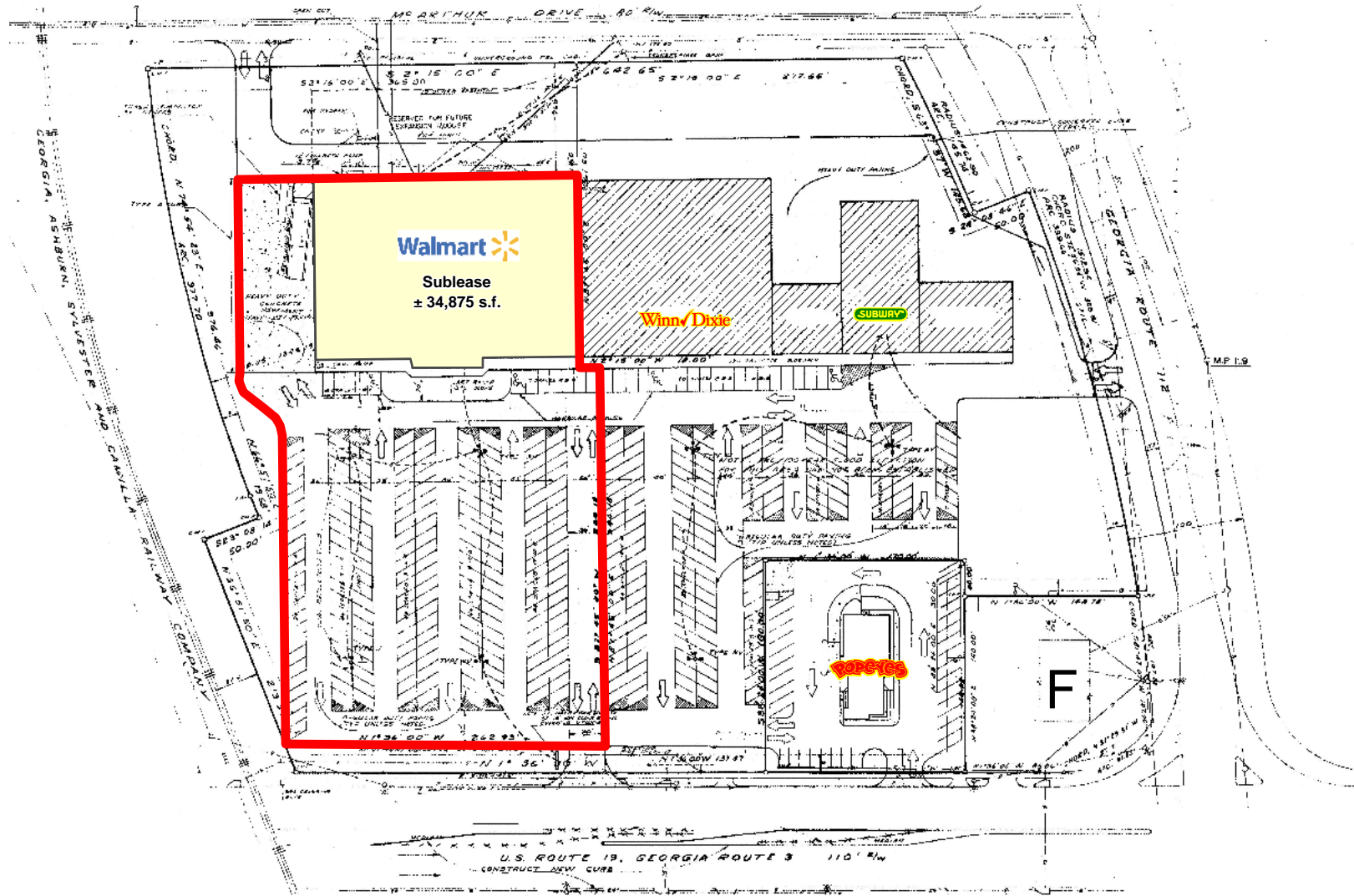


Only RETAIL.  
everything RETAIL.™

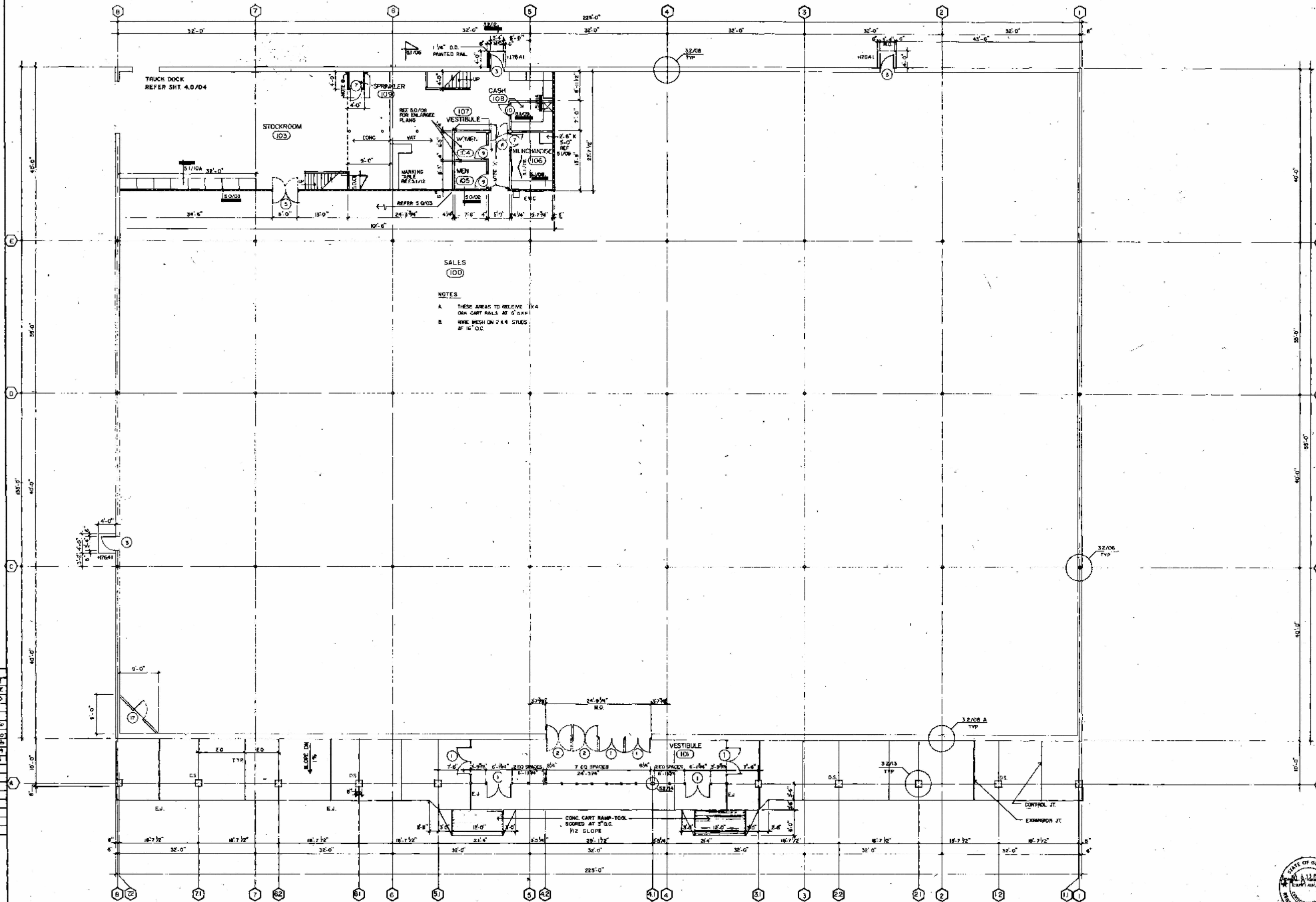
# Front View



# SITE PLAN



# FLOOR PLAN

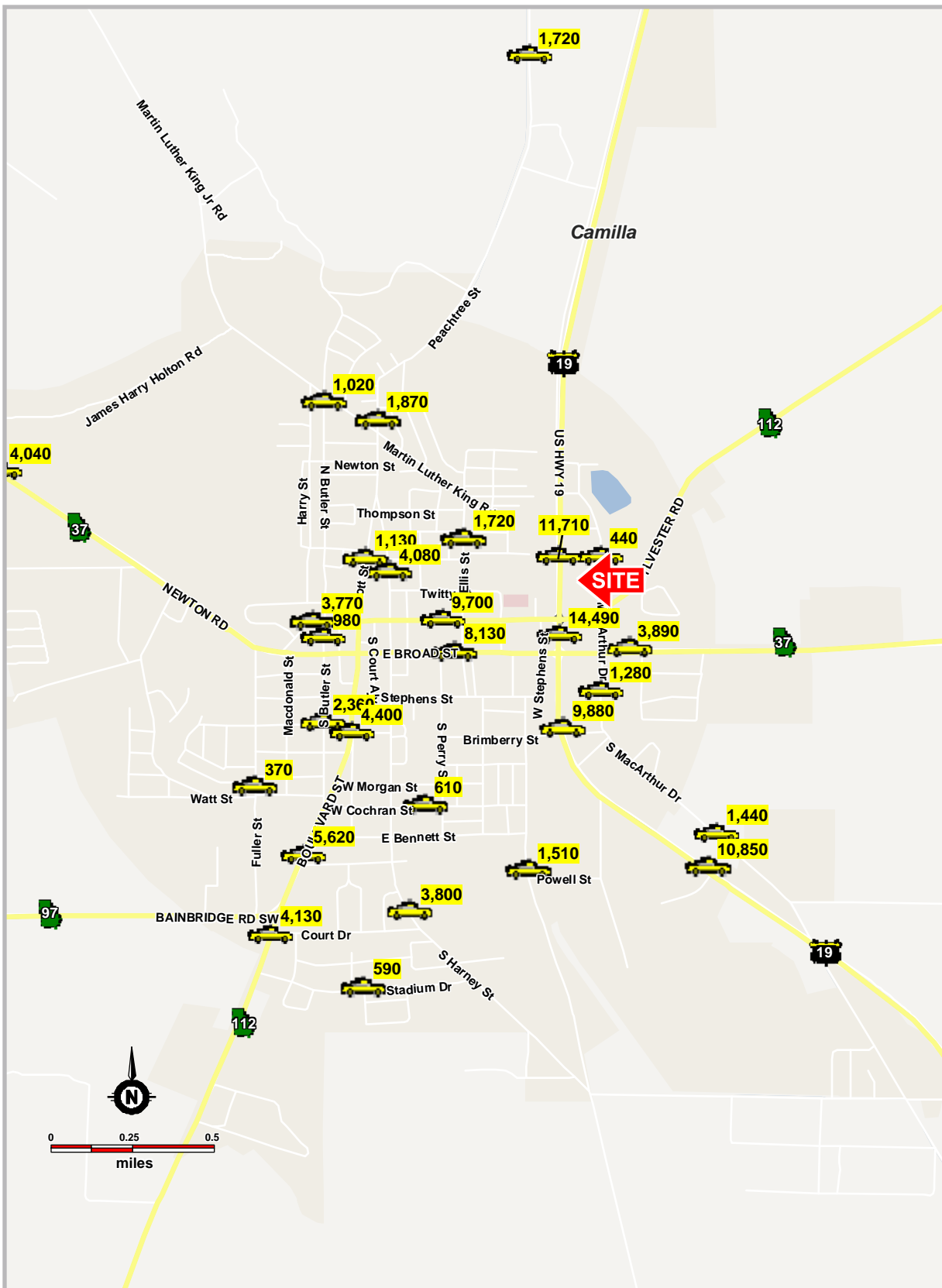


WAL-MART STORES, INC. **OMNIPLAN ARCHITECTS**  
 CAMILLA, GEORGIA  
 Dallas, Texas

FLOOR PLAN  
 DATE 11.11.83



# Camilla, Georgia



Data Source: GDOT 2010 Estimates

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## Area Traffic Counts 131 US Highway 19 N

Prepared For  
The Shopping Center Group

May 2012



# DEMOGRAPHIC PROFILE

2010 - 2000 Census, 2011 Estimates & 2016 Projections - as of 4th Qtr / 11

Calculated using Proportional Block Groups

Prepared For

The Shopping Center Group



Lat/Lon: 31.23423/-84.1989

May 2012

131 US Highway 19 N Camilla, Georgia		3.00 mi radius	5.00 mi radius	7.00 mi radius	10.00 mi radius
POPULATION	2011 Estimated Population	3,776	6,735	11,941	17,600
	2016 Projected Population	3,758	6,679	11,803	17,375
	2010 Census Population	3,768	6,721	11,926	17,582
	2000 Census Population	3,889	6,830	12,293	18,079
	1990 Census Population	3,187	5,453	10,151	15,221
	Historical Annual Growth 2000 to 2011	- 0.3%	- 0.1%	- 0.3%	- 0.2%
	Projected Annual Growth 2011 to 2016	- 0.1%	- 0.2%	- 0.2%	- 0.3%
HOUSEHOLDS	2011 Estimated Households	1,232	2,078	3,736	5,823
	2016 Projected Households	1,225	2,056	3,682	5,735
	2010 Census Households	1,226	2,070	3,727	5,813
	2000 Census Households	1,244	2,080	3,763	5,871
	1990 Census Households	1,099	1,828	3,294	5,014
	Historical Annual Growth 2000 to 2011	- 0.1%	0.0%	- 0.1%	- 0.1%
	Projected Annual Growth 2011 to 2016	- 0.1%	- 0.2%	- 0.3%	- 0.3%
AGE & SEX	2011 Population 0 to 14 Years	20.6%	18.1%	18.4%	18.9%
	2011 Population 15 to 19 Years	5.73%	5.27%	5.43%	5.52%
	2011 Population 20 to 24 Years	10.3%	10.6%	10.4%	9.9%
	2011 Population 25 to 44 Years	27.5%	29.5%	28.6%	27.2%
	2011 Population 45 to 59 Years	18.4%	19.7%	20.2%	20.4%
	2011 Population 60 to 74 Years	11.6%	11.7%	11.9%	12.6%
	2011 Population 75 Years Plus	5.78%	5.18%	5.11%	5.56%
	2011 Median Age	28.9	30.5	30.7	31.5
	2011 Male Population	51.5%	55.4%	54.7%	52.8%
	2011 Female Population	48.5%	44.6%	45.4%	47.2%
HOUSEHOLDS	Family Households	70.8%	71.6%	71.7%	71.5%
	Married Couple Household	37.4%	42.2%	41.9%	43.7%
	Male Householder	6.19%	4.59%	4.23%	4.27%
	Female Householder	27.2%	24.8%	25.6%	23.6%
	Non Family Households	3.08%	3.07%	3.18%	3.42%
	Households with Kids	314	620	1,222	1,866
	Average Household Size	2.68	2.67	2.69	2.67
INCOME	2011 HH Income \$200,000 or More	0.83%	1.42%	1.10%	0.87%
	2011 HH Income \$150,000 to 199,999	0.79%	1.34%	1.30%	1.34%
	2011 HH Income \$100,000 to 149,999	9.24%	7.48%	6.21%	6.32%
	2011 HH Income \$75,000 to 99,999	8.29%	10.6%	9.50%	9.54%
	2011 HH Income \$50,000 to 74,999	17.0%	17.1%	16.7%	16.5%
	2011 HH Income \$35,000 to 49,999	12.2%	14.4%	13.6%	14.4%
	2011 HH Income \$15,000 to 34,999	32.8%	31.0%	30.3%	29.2%
	2011 HH Income \$0 to 14,999	18.9%	16.6%	21.4%	21.8%
	2011 Average Household Income	\$45,432	\$48,179	\$44,857	\$44,772
	2011 Median Household Income	\$37,615	\$38,123	\$34,420	\$34,295
	2011 Per Capita Income	\$16,185	\$16,726	\$15,709	\$16,089
BUS	2011 Number of Businesses	144	188	251	344
	2011 Total Number of Employees	3,277	4,358	5,607	6,937

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# DEMOGRAPHIC PROFILE

2010 - 2000 Census, 2011 Estimates & 2016 Projections - as of 4th Qtr / 11

Calculated using Proportional Block Groups

Prepared For

The Shopping Center Group



Lat/Lon: 31.23423/-84.1989

May 2012

131 US Highway 19 N Camilla, Georgia		3.00 mi radius	5.00 mi radius	7.00 mi radius	10.00 mi radius
RACE	2011 Estimated Population	3,776	6,735	11,941	17,600
	2011 White Population	26.5%	32.1%	32.0%	39.8%
	2011 Black or African American	70.7%	64.7%	64.6%	56.2%
	2011 Asian & Pacific Islander	0.83%	0.78%	0.65%	0.58%
	2011 Two or more and Other Races	2.03%	2.45%	2.70%	3.44%
ETHNICITY	2011 Hispanic Population	94	225	426	730
	2011 Hispanic Population Percent	2.49%	3.33%	3.56%	4.15%
	Non Hispanic White	25.3%	30.4%	30.5%	38.3%
	Non Hispanic Black or African American	70.5%	64.5%	64.4%	56.0%
	Non Hispanic Asian & Pacific Islander	0.82%	0.77%	0.64%	0.56%
	Non Hispanic Two or more and Other Races	0.93%	0.95%	0.91%	1.04%
	2000 Census Hispanic Population	43	94	186	346
	2000 Census Hispanic Population Percent	1.10%	1.38%	1.52%	1.91%
	Historical Hispanic Growth 2000 to 2011	120%	138%	128%	111%
LANGUAGE SPOKEN HOME	2011 Total Population Age 5 and above	3,493	6,295	11,153	16,404
	Speak only English	96.7%	96.6%	96.1%	95.9%
	Spanish or Spanish Creole	1.64%	1.81%	2.62%	3.13%
	European/Indo-European	0.36%	0.33%	0.28%	0.25%
	Asian/Pacific	1.27%	1.29%	1.01%	0.77%
	Other Languages	0.00%	0.00%	0.00%	0.00%
	ANCESTRY	2011 Population by Ancestry	3,776	6,735	11,941
America		8.53%	8.58%	9.23%	13.03%
Hispanic		2.49%	3.33%	3.56%	4.15%
Asian		0.82%	0.77%	0.64%	0.56%
European		6.92%	7.80%	7.89%	10.01%
Middle Eastern		0.00%	0.00%	0.00%	0.00%
Other		50.22%	45.49%	46.02%	40.67%
Unclassified		31.02%	34.02%	32.65%	31.59%
EDUCATION (Adults 25 or Older)	2011 Adult Population (25 Years or Older)	2,392	4,450	7,859	11,560
	Elementary (0 to 8)	9.63%	8.43%	9.02%	9.59%
	Some High School (9 to 11)	29.9%	29.7%	29.4%	26.4%
	High School Graduate (12)	31.2%	34.5%	35.0%	36.0%
	Some College (13 to 16)	11.0%	10.5%	11.4%	13.1%
	Associates Degree Only	5.07%	5.93%	5.77%	5.60%
	Bachelors Degree Only	6.64%	6.29%	6.10%	6.37%
	Graduate Degree	6.59%	4.64%	3.29%	3.00%
ENROLLMENT	2011 Enrollment Base	3,776	6,735	11,941	17,600
	Nursery school/preschool	1.65%	1.50%	1.78%	1.64%
	Kindergarten/Elementary School	9.77%	10.98%	11.87%	12.48%
	High School	8.11%	8.00%	8.13%	7.48%
	College/Graduate/Professional school	5.49%	4.61%	4.30%	4.31%
	Not enrolled	74.98%	74.91%	73.91%	74.09%

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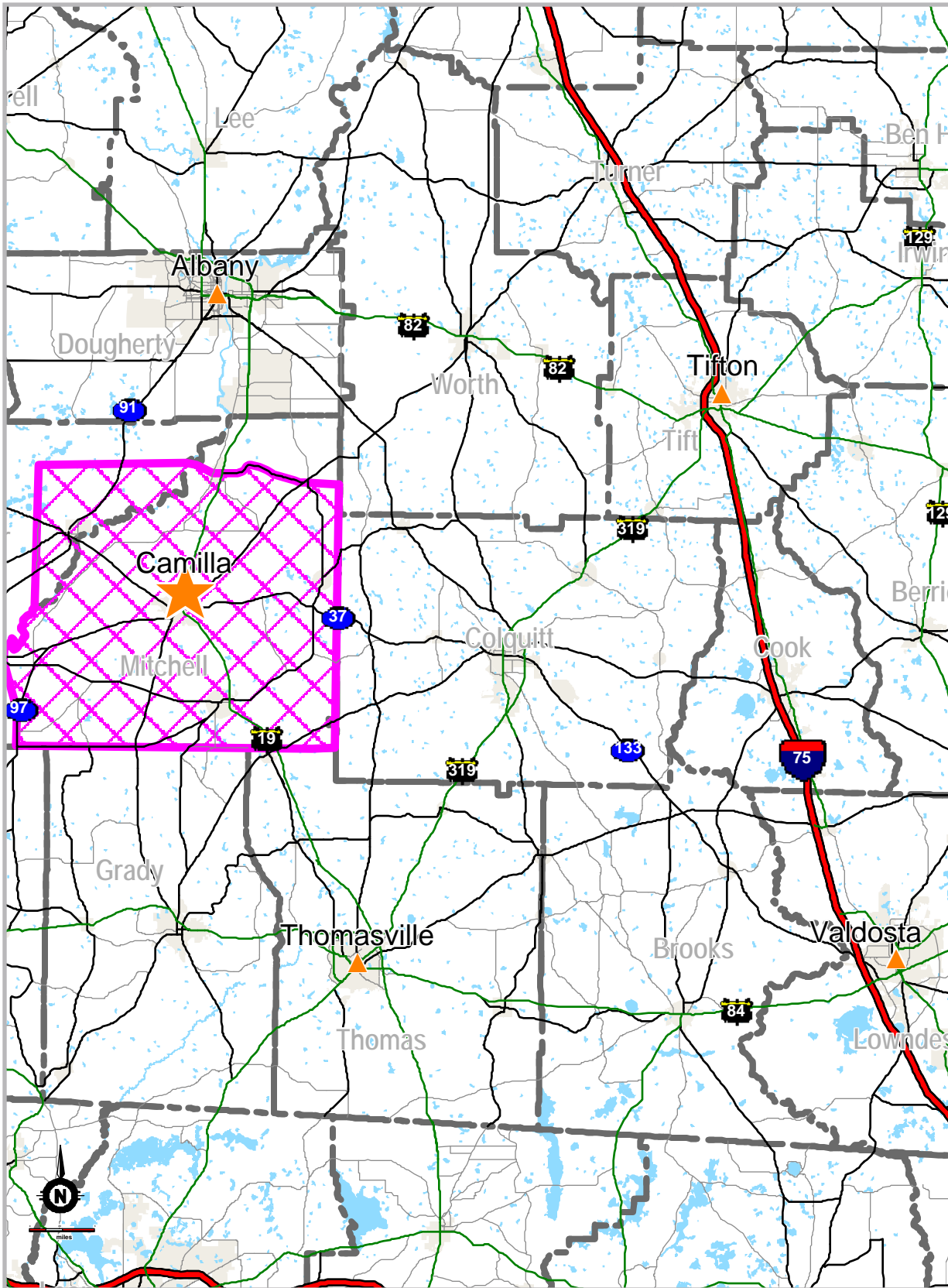
Lat/Lon: 31.23423/-84.1989

May 2012

131 US Highway 19 N Camilla, Georgia		3.00 mi radius	5.00 mi radius	7.00 mi radius	10.00 mi radius
HOUSEHOLD SIZE	2011 Household Size	1,232	2,078	3,736	5,823
	1 Person Household	26.10%	25.36%	25.11%	25.09%
	2 Person Households	29.30%	30.70%	30.40%	30.99%
	3 Person Households	18.27%	17.57%	17.55%	17.67%
	4 Person Households	12.91%	13.22%	13.48%	13.48%
	5 Person Households	8.25%	8.15%	8.09%	7.66%
	6 Person Households	3.05%	2.91%	3.22%	3.04%
	7+ Person Households	2.12%	2.09%	2.15%	2.07%
GROUP QUARTERS	2011 Group Quarters Population	475	1,183	1,890	2,074
	Non-Institutionalized	-	0	1	5
	College	-	-	-	-
	Military	-	-	-	-
	Other	-	0	1	5
	Institutionalized (Correctional, Medical, Other)	475	1,183	1,889	2,069
2000 Census Group Quarters Population	444	1,041	1,733	1,924	
2016 Projected Group Quarters Population	475	1,185	1,892	2,076	
HOUSING	2011 Total Housing Units	1,379	2,310	4,142	6,451
	Housing Units, Occupied	89.4%	90.0%	90.2%	90.3%
	<i>Housing Units, Owner-Occupied</i>	46.7%	53.0%	55.3%	57.8%
	<i>Housing Units, Renter-Occupied</i>	42.7%	37.0%	34.9%	32.5%
	Housing Units, Vacant	10.6%	10.0%	9.80%	9.74%
PROPERTY VALUES	2011 Owner Occupied Housing	644	1,225	2,289	3,726
	Home Values \$0 to \$9,999	3.63%	3.51%	3.43%	3.57%
	Home Values \$10,000 to \$19,999	1.94%	3.18%	5.00%	5.95%
	Home Values \$20,000 to \$29,999	6.24%	8.37%	10.7%	11.4%
	Home Values \$30,000 to \$39,999	3.47%	4.14%	5.82%	7.22%
	Home Values \$40,000 to \$49,999	2.82%	4.45%	5.42%	6.68%
	Home Values \$50,000 to \$59,999	22.4%	17.6%	17.0%	15.5%
	Home Values \$60,000 to \$69,999	23.3%	17.7%	13.7%	11.9%
	Home Values \$70,000 to \$79,999	8.49%	7.08%	5.94%	5.66%
	Home Values \$80,000 to \$99,999	7.71%	8.32%	7.58%	7.00%
	Home Values \$100,000 to \$124,999	3.90%	5.08%	6.15%	6.25%
	Home Values \$125,000 to \$149,999	6.72%	6.96%	6.92%	6.60%
	Home Values \$150,000 to \$174,999	3.74%	5.11%	4.35%	3.63%
	Home Values \$175,000 to \$199,999	1.56%	2.46%	2.20%	2.00%
	Home Values \$200,000 to \$249,999	1.62%	2.37%	2.19%	2.42%
	Home Values \$250,000 to \$299,999	1.63%	2.41%	2.20%	2.15%
	Home Values \$300,000 to \$399,999	0.90%	1.29%	1.10%	0.78%
	Home Values \$400,000 to \$499,999	0.00%	0.00%	0.01%	0.08%
	Home Values \$500,000 to \$749,999	0.00%	0.00%	0.23%	0.90%
	Home Values \$750,000 to \$999,999	0.00%	0.00%	0.07%	0.31%
	Home Values \$1,000,000 or More	0.00%	0.00%	0.00%	0.00%
	Owner Occupied Average Home Value	\$79,882	\$85,409	\$82,518	\$85,249
Owner Occupied Median Home Value	\$69,335	\$70,996	\$66,888	\$63,343	

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### Former Walmart Location Trade Area

Prepared For  
**The Shopping Center Group**

May 2012



# Camilla, Georgia

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# DEMOGRAPHIC PROFILE

2010 - 2000 Census, 2011 Estimates & 2016 Projections - as of 4th Qtr / 11

Calculated using Proportional Block Groups

Prepared For

The Shopping Center Group



Lat/Lon: 31.2342135/-84.215288

May 2012

Former Walmart Trade Area Camilla, Georgia		499.8 sq miles
POPULATION	2011 Estimated Population	22,188
	2016 Projected Population	21,900
	2010 Census Population	22,152
	2000 Census Population	22,697
	1990 Census Population	19,401
	Historical Annual Growth 2000 to 2011	- 0.2%
	Projected Annual Growth 2011 to 2016	- 0.3%
HOUSEHOLDS	2011 Estimated Households	7,568
	2016 Projected Households	7,456
	2010 Census Households	7,551
	2000 Census Households	7,602
	1990 Census Households	6,515
	Historical Annual Growth 2000 to 2011	0.0%
	Projected Annual Growth 2011 to 2016	- 0.3%
AGE & SEX	2011 Population 0 to 14 Years	19.1%
	2011 Population 15 to 19 Years	5.51%
	2011 Population 20 to 24 Years	9.60%
	2011 Population 25 to 44 Years	26.4%
	2011 Population 45 to 59 Years	20.5%
	2011 Population 60 to 74 Years	13.1%
	2011 Population 75 Years Plus	5.77%
	2011 Median Age	32.
	2011 Male Population	52.0%
2011 Female Population	48.0%	
HOUSEHOLDS	Family Households	71.0%
	Married Couple Household	45.5%
	Male Householder	4.20%
	Female Householder	21.3%
	Non Family Households	3.62%
	Households with Kids	2,339
	Average Household Size	2.65
INCOME	2011 HH Income \$200,000 or More	0.80%
	2011 HH Income \$150,000 to 199,999	1.31%
	2011 HH Income \$100,000 to 149,999	6.73%
	2011 HH Income \$75,000 to 99,999	10.1%
	2011 HH Income \$50,000 to 74,999	16.6%
	2011 HH Income \$35,000 to 49,999	15.3%
	2011 HH Income \$15,000 to 34,999	27.9%
	2011 HH Income \$0 to 14,999	21.2%
	2011 Average Household Income	\$45,662
	2011 Median Household Income	\$35,391
	2011 Per Capita Income	\$16,618
BUS	2011 Number of Businesses	424
	2011 Total Number of Employees	7,942

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Lat/Lon: 31.2342135/-84.215288

May 2012

Former Walmart Trade Area Camilla, Georgia		499.8 sq miles
RACE	2011 Estimated Population	22,187
	2011 White Population	45.7%
	2011 Black or African American	50.0%
	2011 Asian & Pacific Islander	0.54%
	2011 Two or more and Other Races	3.81%
ETHNICITY	2011 Hispanic Population	990
	2011 Hispanic Population Percent	4.46%
	Non Hispanic White	44.1%
	Non Hispanic Black or African American	49.8%
	Non Hispanic Asian & Pacific Islander	0.53%
	Non Hispanic Two or more and Other Races	1.12%
	2000 Census Hispanic Population	529
	2000 Census Hispanic Population Percent	2.33%
	Historical Hispanic Growth 2000 to 2011	87.1%
LANGUAGE SPOKEN HOME	2011 Total Population Age 5 and above	20,659
	Speak only English	95.6%
	Spanish or Spanish Creole	3.51%
	European/Indo-European	0.24%
	Asian/Pacific	0.63%
	Other Languages	0.00%
	ANCESTRY	2011 Population by Ancestry
America		14.93%
Hispanic		4.46%
Asian		0.53%
European		11.56%
Middle Eastern		0.00%
Other		37.49%
Unclassified	31.03%	
EDUCATION (Adults 25 or Older)	2011 Adult Population (25 Years or Older)	14,597
	Elementary (0 to 8)	9.65%
	Some High School (9 to 11)	24.1%
	High School Graduate (12)	37.3%
	Some College (13 to 16)	13.8%
	Associates Degree Only	5.49%
	Bachelors Degree Only	6.66%
Graduate Degree	3.02%	
ENROLLMENT	2011 Enrollment Base	22,187
	Nursery school/preschool	1.57%
	Kindergarten/Elementary School	12.52%
	High School	7.19%
	College/Graduate/Professional school	4.50%
	Not enrolled	74.22%

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May 2012

Former Walmart Trade Area Camilla, Georgia		499.8 sq miles
HOUSEHOLD SIZE	2011 Household Size	7,568
	1 Person Household	25.37%
	2 Person Households	31.27%
	3 Person Households	17.41%
	4 Person Households	13.51%
	5 Person Households	7.42%
	6 Person Households	2.97%
	7+ Person Households	2.05%
GROUP QUARTERS	2011 Group Quarters Population	2,118
	Non-Institutionalized	8
	College	-
	Military	-
	Other	8
	Institutionalized (Correctional, Medical, Other)	2,110
	2000 Census Group Quarters Population	1,975
	2016 Projected Group Quarters Population	2,120
HOUSING	2011 Total Housing Units	8,415
	Housing Units, Occupied	89.9%
	<i>Housing Units, Owner-Occupied</i>	59.4%
	<i>Housing Units, Renter-Occupied</i>	30.6%
	Housing Units, Vacant	10.1%
PROPERTY VALUES	2011 Owner Occupied Housing	4,996
	Home Values \$0 to \$9,999	3.46%
	Home Values \$10,000 to \$19,999	6.27%
	Home Values \$20,000 to \$29,999	11.8%
	Home Values \$30,000 to \$39,999	7.50%
	Home Values \$40,000 to \$49,999	7.01%
	Home Values \$50,000 to \$59,999	14.3%
	Home Values \$60,000 to \$69,999	11.2%
	Home Values \$70,000 to \$79,999	5.85%
	Home Values \$80,000 to \$99,999	7.03%
	Home Values \$100,000 to \$124,999	6.41%
	Home Values \$125,000 to \$149,999	6.22%
	Home Values \$150,000 to \$174,999	3.73%
	Home Values \$175,000 to \$199,999	2.06%
	Home Values \$200,000 to \$249,999	2.56%
	Home Values \$250,000 to \$299,999	2.32%
	Home Values \$300,000 to \$399,999	0.67%
	Home Values \$400,000 to \$499,999	0.15%
	Home Values \$500,000 to \$749,999	1.08%
	Home Values \$750,000 to \$999,999	0.46%
	Home Values \$1,000,000 or More	0.00%
		Owner Occupied Average Home Value
	Owner Occupied Median Home Value	\$62,906

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