



SHOPS AT CENTERVILLE SNELLVILLE, GA

GA State Hwy 124 & Anniston Rd.

CENTER INFORMATION

3 MILE TRADE AREA

2004 ESTIMATED
POPULATION

48,837

AVERAGE HH-INCOME

\$80,619

TOTAL GLA OF SHOPS

30,000 SQFT

**OSEROFF &
ASSOCIATES, LLC**

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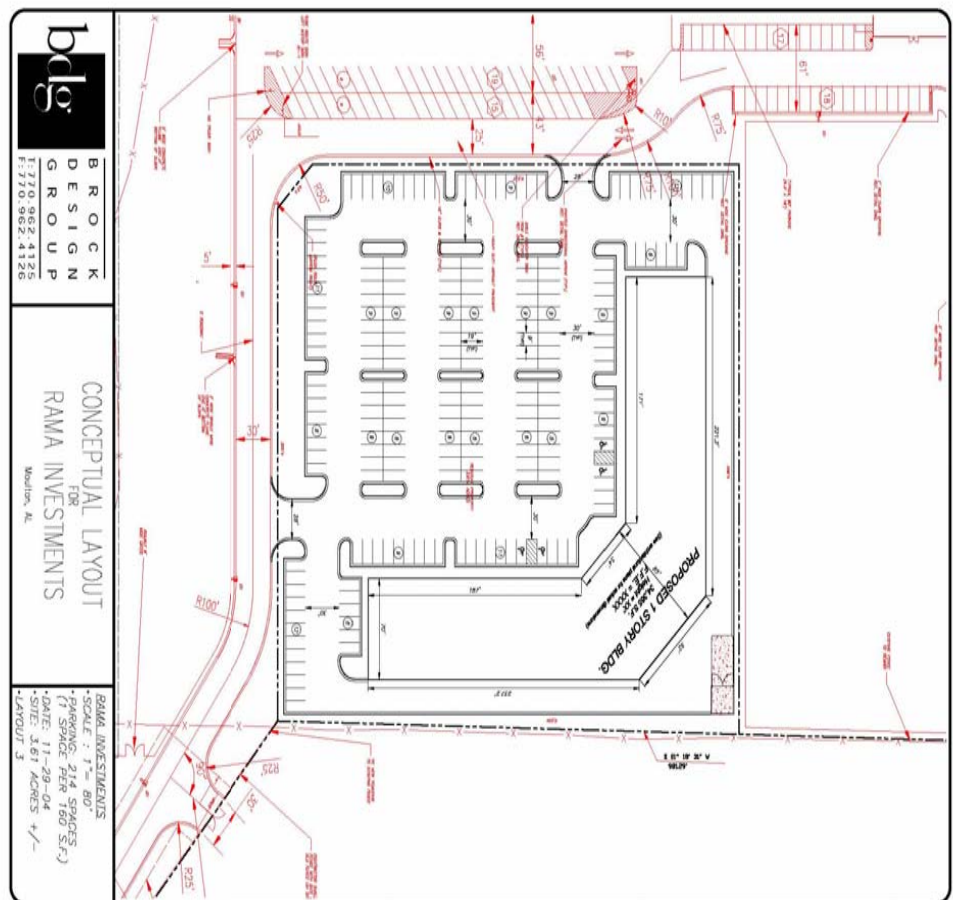
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WAL-MART ANCHORED !!

Shadow Space Available—Delivery is scheduled for Summer 2006. Curb cuts directly into the Walmart Parking Lot.

We are building a total GLA of 30,000 sqft.



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DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2005 Estimates & 2010 Projections

Calculated using Proportional Block Groups

Lat/Lon: 33.8038/-84.0431

November 2005

RF5

Centerville Hwy & Annistown Rd Snellville, GA 30039	1.00 mi		3.00 mi		5.00 mi	
Population						
Estimated Population (2005)	4,676		42,635		101,525	
Census Population (1990)	3,167		28,589		66,608	
Census Population (2000)	4,031		36,787		88,022	
Projected Population (2010)	5,241		47,748		113,395	
Forecasted Population (2015)	5,913		53,832		127,473	
Historical Annual Growth (1990 to 2000)	864	2.7%	8,198	2.9%	21,414	3.2%
Historical Annual Growth (2000 to 2005)	645	3.2%	5,848	3.2%	13,503	3.1%
Projected Annual Growth (2005 to 2010)	565	2.4%	5,114	2.4%	11,869	2.3%
Est. Population Density (2005)	1,489.14 psm		1,536.56 psm		1,312.22 psm	
Trade Area Size	3.14 sq mi		27.75 sq mi		77.37 sq mi	
Households						
Estimated Households (2005)	1,408		13,276		32,446	
Census Households (1990)	984		9,263		21,724	
Census Households (2000)	1,281		12,071		29,410	
Projected Households (2010)	1,501		14,154		34,672	
Forecasted Households (2015)	1,623		15,305		37,579	
Households with Children (2005)	680	48.3%	6,054	45.6%	13,869	42.7%
Average Household Size (2005)	3.31		3.19		3.11	
Average Household Income						
Est. Average Household Income (2005)	\$99,168		\$88,056		\$88,855	
Proj. Average Household Income (2010)	\$111,064		\$99,139		\$99,425	
Average Family Income (2005)	\$110,596		\$96,887		\$98,651	
Median Household Income						
Est. Median Household Income (2005)	\$77,843		\$72,367		\$72,921	
Proj. Median Household Income (2010)	\$88,828		\$82,290		\$82,885	
Median Family Income (2005)	\$83,848		\$78,279		\$80,150	
Per Capita Income						
Est. Per Capita Income (2005)	\$29,862		\$27,526		\$28,494	
Proj. Per Capita Income (2010)	\$31,813		\$29,500		\$30,503	
Per Capita Income Est. 5 year change	\$1,951	6.5%	\$1,974	7.2%	\$2,009	7.0%
Other Income						
Est. Median Disposable Income (2005)	\$62,419		\$58,476		\$58,857	
Est. Median Disposable Income (2010)	\$70,110		\$65,566		\$65,938	
Disposable Income Est. 5 year change	\$7,691	12.3%	\$7,090	12.1%	\$7,081	12.0%
Est. Median Household Net Worth (2005)	\$51,435		\$49,482		\$50,937	
Daytime Demos						
Total Number of Businesses (2005)	92		886		2,871	
Total Number of Employees (2005)	664		6,686		22,396	
Company Headqtrs: Businesses (2005)	0	0	0	0	1	0.0%
Company Headqtrs: Employees (2005)	0	0	0	0	4	0.0%
Unemployment Rate (2005)	2.50%		2.70%		2.70%	
Employee Population per Business	7.3 to 1		7.5 to 1		7.8 to 1	
Residential Population per Business	51.1 to 1		48.1 to 1		35.4 to 1	

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	1.00 mi		3.00 mi		5.00 mi	
Race & Ethnicity						
White (2005)	3,361	71.9%	29,548	69.3%	67,384	66.4%
Black or African American (2005)	1,001	21.4%	10,021	23.5%	26,688	26.3%
American Indian & Alaska Native (2005)	7	0.1%	90	0.2%	203	0.2%
Asian (2005)	171	3.7%	1,617	3.8%	4,429	4.4%
Hawaiian & Pacific Islander (2005)	0		1	0.0%	26	0.0%
Other Race (2005)	55	1.2%	692	1.6%	1,355	1.3%
Two or More Races (2005)	82	1.7%	666	1.6%	1,441	1.4%
Not Hispanic or Latino Population (2005)	4,396	94.0%	39,447	92.5%	95,542	94.1%
Hispanic or Latino Population (2005)	280	6.0%	3,188	7.5%	5,983	5.9%
Not of Hispanic Origin Population (1990)	3,129	98.8%	28,098	98.3%	65,685	98.6%
Hispanic Origin Population (1990)	38	1.2%	491	1.7%	923	1.4%
Not Hispanic or Latino Population (2000)	3,874	96.1%	34,946	95.0%	84,570	96.1%
Hispanic or Latino Population (2000)	157	3.9%	1,841	5.0%	3,452	3.9%
Not Hispanic or Latino Population (2010)	4,847	92.5%	43,319	90.7%	104,942	92.5%
Hispanic or Latino Population (2010)	394	7.5%	4,429	9.3%	8,452	7.5%
Hist. Hispanic Ann Growth (1990 to 2005)	242	42.2%	2,696	36.6%	5,059	36.5%
Proj. Hispanic Ann Growth (2005 to 2010)	114	8.2%	1,242	7.8%	2,470	8.3%
Age Distribution						
Age 0 to 4 yrs (2005)	284	6.1%	2,967	7.0%	6,885	6.8%
Age 5 to 9 yrs (2005)	372	8.0%	3,436	8.1%	7,747	7.6%
Age 10 to 14 yrs (2005)	457	9.8%	3,845	9.0%	8,777	8.6%
Age 15 to 19 yrs (2005)	432	9.2%	3,611	8.5%	8,259	8.1%
Age 20 to 24 yrs (2005)	257	5.5%	2,300	5.4%	5,004	4.9%
Age 25 to 29 yrs (2005)	175	3.7%	2,004	4.7%	4,400	4.3%
Age 30 to 34 yrs (2005)	285	6.1%	2,907	6.8%	6,471	6.4%
Age 35 to 39 yrs (2005)	380	8.1%	3,617	8.5%	8,473	8.3%
Age 40 to 44 yrs (2005)	526	11.2%	4,341	10.2%	9,920	9.8%
Age 45 to 49 yrs (2005)	526	11.3%	4,275	10.0%	9,889	9.7%
Age 50 to 54 yrs (2005)	374	8.0%	3,340	7.8%	8,384	8.3%
Age 55 to 59 yrs (2005)	241	5.2%	2,212	5.2%	5,897	5.8%
Age 60 to 64 yrs (2005)	130	2.8%	1,285	3.0%	3,721	3.7%
Age 65 to 74 yrs (2005)	146	3.1%	1,486	3.5%	4,426	4.4%
Age 75 to 84 yrs (2005)	71	1.5%	729	1.7%	2,389	2.4%
Age 85 yrs plus (2005)	19	0.4%	280	0.7%	885	0.9%
Median Age (2005)	35.0	yrs	34.5	yrs	36.3	yrs
Gender Age Distribution						
Female Population (2005)	2,334	49.9%	21,316	50.0%	51,411	50.6%
Age 0 to 19 yrs (2005)	756	32.4%	6,700	31.4%	15,482	30.1%
Age 20 to 64 yrs (2005)	1,444	61.9%	13,159	61.7%	31,455	61.2%
Age 65 yrs plus (2005)	134	5.8%	1,457	6.8%	4,474	8.7%
Female Median Age (2005)	36.0	yrs	35.4	yrs	37.3	yrs
Male Population (2005)	2,342	50.1%	21,319	50.0%	50,114	49.4%
Age 0 to 19 yrs (2005)	790	33.7%	7,159	33.6%	16,185	32.3%
Age 20 to 64 yrs (2005)	1,451	61.9%	13,122	61.6%	30,702	61.3%
Age 65 yrs plus (2005)	102	4.3%	1,038	4.9%	3,227	6.4%
Male Median Age (2005)	33.9	yrs	33.4	yrs	35.3	yrs

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1.00 mi 3.00 mi 5.00 mi

Household Income Distribution

HH Income \$200,000 or More (2005)	76	5.4%	392	3.0%	1,044	3.2%
HH Income \$150,000 to \$199,999 (2005)	64	4.5%	618	4.7%	1,529	4.7%
HH Income \$100,000 to \$149,999 (2005)	272	19.4%	2,585	19.5%	6,439	19.8%
HH Income \$75,000 to \$99,999 (2005)	336	23.9%	2,640	19.9%	6,460	19.9%
HH Income \$50,000 to \$74,999 (2005)	308	21.9%	3,090	23.3%	7,357	22.7%
HH Income \$35,000 to \$49,999 (2005)	148	10.5%	1,851	13.9%	4,390	13.5%
HH Income \$25,000 to \$34,999 (2005)	86	6.1%	947	7.1%	2,190	6.8%
HH Income \$15,000 to \$24,999 (2005)	50	3.5%	570	4.3%	1,577	4.9%
HH Income \$0 to \$14,999 (2005)	68	4.8%	582	4.4%	1,459	4.5%
HH Income \$35,000+ (2005)	1,204	85.5%	11,176	84.2%	27,219	83.9%
HH Income \$75,000+ (2005)	748	53.1%	6,234	47.0%	15,473	47.7%

Housing

Total Housing Units (2005)	1,616		15,010		36,700	
Housing Units, Occupied (2005)	1,408	87.1%	13,276	88.4%	32,446	88.4%
<i>Housing Units, Owner-Occupied (2005)</i>	1,328	94.3%	11,902	89.7%	29,361	90.5%
<i>Housing Units, Renter-Occupied (2005)</i>	80	5.7%	1,373	10.3%	3,085	9.5%
Housing Units, Vacant (2005)	208	12.9%	1,734	11.6%	4,254	11.6%
Median Years in Residence (2005)	4.7	yrs	4.1	yrs	4.3	yrs

Marital Status

Never Married (2005)	790	22.2%	7,500	23.2%	17,717	22.7%
Now Married (2005)	2,185	61.3%	19,511	60.2%	47,635	61.0%
Separated (2005)	77	2.2%	980	3.0%	2,379	3.0%
Widowed (2005)	390	10.9%	3,291	10.2%	7,135	9.1%
Divorced (2005)	121	3.4%	1,105	3.4%	3,249	4.2%

Household Type

Population Family (2005)	4,202	89.9%	37,682	88.4%	90,354	89.0%
Population Non-Family (2005)	462	9.9%	4,708	11.0%	10,585	10.4%
Population Group Qtrs (2005)	12	0.3%	244	0.6%	586	0.6%
Family Households (2005)	1,105	78.5%	10,091	76.0%	24,678	76.1%
Married Couple With Children (2005)	334	15.3%	3,132	16.1%	8,520	17.9%
Average Family Household Size (2005)	3.80		3.73		3.66	
Non-Family Households (2005)	303	21.5%	3,185	24.0%	7,767	23.9%

Household Size

1 Person Household (2005)	271	19.2%	2,889	21.8%	7,085	21.8%
2 Person Households (2005)	406	28.8%	3,978	30.0%	10,318	31.8%
3 Person Households (2005)	236	16.8%	2,177	16.4%	5,488	16.9%
4 Person Households (2005)	320	22.7%	2,671	20.1%	6,077	18.7%
5 Person Households (2005)	145	10.3%	1,285	9.7%	2,827	8.7%
6+ Person Households (2005)	31	2.2%	274	2.1%	650	2.0%

Household Vehicles

Total Vehicles Available (2005)	3,469		30,856		75,298	
Household: 0 Vehicles Available (2005)	12	0.9%	250	1.9%	681	2.1%
Household: 1 Vehicles Available (2005)	284	20.2%	3,192	24.0%	7,704	23.7%
Household: 2+ Vehicles Available (2005)	1,112	79.0%	9,834	74.1%	24,060	74.2%
Average Vehicles Per Household (2005)	2.5		2.3		2.3	

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Labor Force						
Est. Labor: Population Age 16+ (2005)	3,455		31,563		76,240	
Est. Civilian Employed (2005)	2,584	74.8%	22,883	72.5%	54,398	71.4%
Est. Civilian Unemployed (2005)	88	2.5%	864	2.7%	2,076	2.7%
Est. in Armed Forces (2005)	0		43	0.1%	77	0.1%
Est. not in Labor Force (2005)	783	22.7%	7,773	24.6%	19,689	25.8%
Occupation						
Occupation: Population Age 16+ (2000)	2,230		19,773		47,152	
Mgmt, Business, & Financial Operations (200)	419	29.8%	3,757	28.3%	8,994	27.7%
Professional and Related (2000)	439	19.7%	4,111	20.8%	10,390	22.0%
Service (2000)	219	9.8%	1,921	9.7%	4,698	10.0%
Sales and Office (2000)	657	29.4%	6,060	30.7%	14,538	30.8%
Farming, Fishing, and Forestry (2000)	1	0.0%	16	0.1%	37	0.1%
Construction, Extraction, & Maintenance (200)	252	11.3%	2,074	10.5%	4,386	9.3%
Production, Transport, & Material Moving (20)	244	10.9%	1,834	9.3%	4,110	8.7%
Percent White Collar Workers (2000)	67.9%		70.4%		71.9%	
Percent Blue Collar Workers (2000)	32.1%		29.6%		28.1%	
Consumer Expenditure (in \$,000,000s)						
Total Household Expenditure (2005)	\$100		\$862		\$2,118	
Total Non-Retail Expenditures (2005)	\$57	57.1%	\$491	57.0%	\$1,207	57.0%
Total Retail Expenditures (2005)	\$43	42.9%	\$371	43.0%	\$911	43.0%
Apparel (2005)	\$4	4.4%	\$38	4.4%	\$93	4.4%
Contributions (2005)	\$4	3.9%	\$33	3.8%	\$81	3.8%
Education (2005)	\$2	2.3%	\$19	2.2%	\$47	2.2%
Entertainment (2005)	\$6	5.6%	\$48	5.5%	\$117	5.5%
Food And Beverages (2005)	\$15	14.6%	\$126	14.7%	\$310	14.6%
Furnishings And Equipment (2005)	\$4	4.3%	\$36	4.2%	\$90	4.2%
Gifts (2005)	\$3	2.8%	\$24	2.8%	\$60	2.8%
Health Care (2005)	\$6	5.8%	\$51	5.9%	\$125	5.9%
Household Operations (2005)	\$4	3.6%	\$31	3.6%	\$75	3.6%
Miscellaneous Expenses (2005)	\$2	1.5%	\$13	1.5%	\$33	1.5%
Personal Care (2005)	\$1	1.4%	\$12	1.4%	\$29	1.4%
Personal Insurance (2005)	\$1	1.1%	\$10	1.1%	\$24	1.1%
Reading (2005)	\$0		\$3	0.3%	\$7	0.3%
Shelter (2005)	\$20	20.1%	\$173	20.1%	\$426	20.1%
Tobacco (2005)	\$1	0.6%	\$6	0.7%	\$14	0.7%
Transportation (2005)	\$21	20.8%	\$180	20.8%	\$441	20.8%
Utilities (2005)	\$7	6.9%	\$60	6.9%	\$147	6.9%
Educational Attainment						
Adult Population (25 Years or Older) (2005)	2,873		26,476		64,854	
Elementary (0 to 8) (2005)	81	2.8%	734	2.8%	1,797	2.8%
Some High School (9 to 11) (2005)	232	8.1%	2,551	9.6%	5,781	8.9%
High School Graduate (12) (2005)	914	31.8%	8,360	31.6%	19,618	30.2%
Some College (13 to 16) (2005)	596	20.7%	5,431	20.5%	13,129	20.2%
Associate Degree Only (2005)	184	6.4%	1,662	6.3%	4,006	6.2%
Bachelor Degree Only (2005)	489	17.0%	4,782	18.1%	13,073	20.2%
Graduate Degree (2005)	378	13.2%	2,956	11.2%	7,450	11.5%

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Units In Structure						
1 Detached Unit (2000)	1,258	93.3%	11,026	88.2%	27,264	89.7%
1 Attached Unit (2000)	0		90	0.7%	353	1.2%
2 to 4 Units (2000)	0		477	3.8%	1,036	3.4%
5 to 9 Units (2000)	0		132	1.1%	265	0.9%
10 to 19 Units (2000)	0		110	0.9%	208	0.7%
20 to 49 Units (2000)	0		80	0.6%	151	0.5%
50 or more Units (2000)	0		9	0.1%	81	0.3%
Mobile Home or Trailer (2000)	89	6.6%	571	4.6%	1,011	3.3%
Other Structure (2000)	1	0.1%	10	0.1%	33	0.1%
Homes Built By Year						
Homes Built 1999 to 2000	39	2.9%	467	3.7%	1,490	4.9%
Homes Built 1995 to 1998	121	9.0%	1,138	9.1%	3,127	10.3%
Homes Built 1990 to 1994	218	16.1%	2,112	16.9%	5,008	16.5%
Homes Built 1980 to 1989	650	48.2%	6,300	50.4%	12,000	39.5%
Homes Built 1970 to 1979	262	19.5%	1,904	15.2%	6,491	21.4%
Homes Built 1960 to 1969	22	1.6%	337	2.7%	1,537	5.1%
Homes Built 1950 to 1959	19	1.4%	145	1.2%	407	1.3%
Homes Built 1940 to 1949	17	1.3%	103	0.8%	343	1.1%
Home Values						
Home Values \$1,000,000 or More (2000)	0		6	0.1%	9	0.0%
Home Values \$500,000 to \$999,999 (2000)	0		18	0.2%	38	0.2%
Home Values \$400,000 to \$499,999 (2000)	8	0.7%	78	0.8%	137	0.6%
Home Values \$300,000 to \$399,999 (2000)	29	2.6%	298	3.1%	668	2.8%
Home Values \$200,000 to \$299,999 (2000)	157	14.4%	1,077	11.2%	2,895	12.1%
Home Values \$150,000 to \$199,999 (2000)	243	22.3%	1,932	20.1%	5,567	23.3%
Home Values \$100,000 to \$149,999 (2000)	421	38.6%	4,087	42.5%	10,577	44.3%
Home Values \$75,000 to \$99,999 (2000)	229	21.0%	2,039	21.2%	3,687	15.5%
Home Values \$50,000 to \$74,999 (2000)	4	0.3%	42	0.4%	115	0.5%
Home Values \$25,000 to \$49,999 (2000)	1	0.1%	20	0.2%	92	0.4%
Home Values \$0 to \$24,999 (2000)	0		23	0.2%	72	0.3%
Owner Occupied Median Home Value (2000)	\$136,302		\$135,277		\$140,211	
Renter Occupied Median Rent (2000)	\$784		\$765		\$749	
Transportation To Work						
Drive to Work Alone (2000)	1,823	81.8%	16,282	82.2%	39,038	82.7%
Drive to Work in Carpool (2000)	291	13.0%	2,456	12.4%	5,413	11.5%
Travel to Work - Public Transportation (2000)	30	1.3%	140	0.7%	344	0.7%
Drive to Work on Motorcycle (2000)	0		23	0.1%	46	0.1%
Walk or Bicycle to Work (2000)	10	0.5%	108	0.5%	237	0.5%
Other Means (2000)	12	0.5%	150	0.8%	276	0.6%
Work at Home (2000)	64	2.9%	651	3.3%	1,861	3.9%
Travel Time						
Travel to Work in 14 Minutes or Less (2000)	339	15.6%	2,858	14.9%	6,644	14.6%
Travel to Work in 14 to 29 Minutes (2000)	456	21.0%	4,300	22.4%	10,514	23.2%
Travel to Work in 30 to 59 Minutes (2000)	1,086	50.1%	9,156	47.8%	21,296	47.0%
Travel to Work in 60 Minutes or More (2000)	287	13.2%	2,844	14.8%	6,899	15.2%
Average Travel Time to Work (2000)	32.9	mins	33.7	mins	33.5	mins

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