

900 - 4,075 SF FOR LEASE

# BAINBRIDGE TOWN CENTER

1615 EAST SHOTWELL STREET. BAINBRIDGE, GA 39819

PROPERTY FOR LEASE



205.823.3030  
TheRetailCompanies.com

## PROPERTY PHOTOS



\*Representative Photo

## JOIN OUR NEWEST TENANT!



This information contained herein was obtained from sources deemed to be reliable; however The Retail Companies makes no guarantees, warranties, or representations as to the completeness or accuracy thereof.

## CALL FOR PRICING

**Bill Clements, CCIM**  
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205.823.3070

**Real Estate Is Our Passion**  
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**Brooks Corr, CCIM**  
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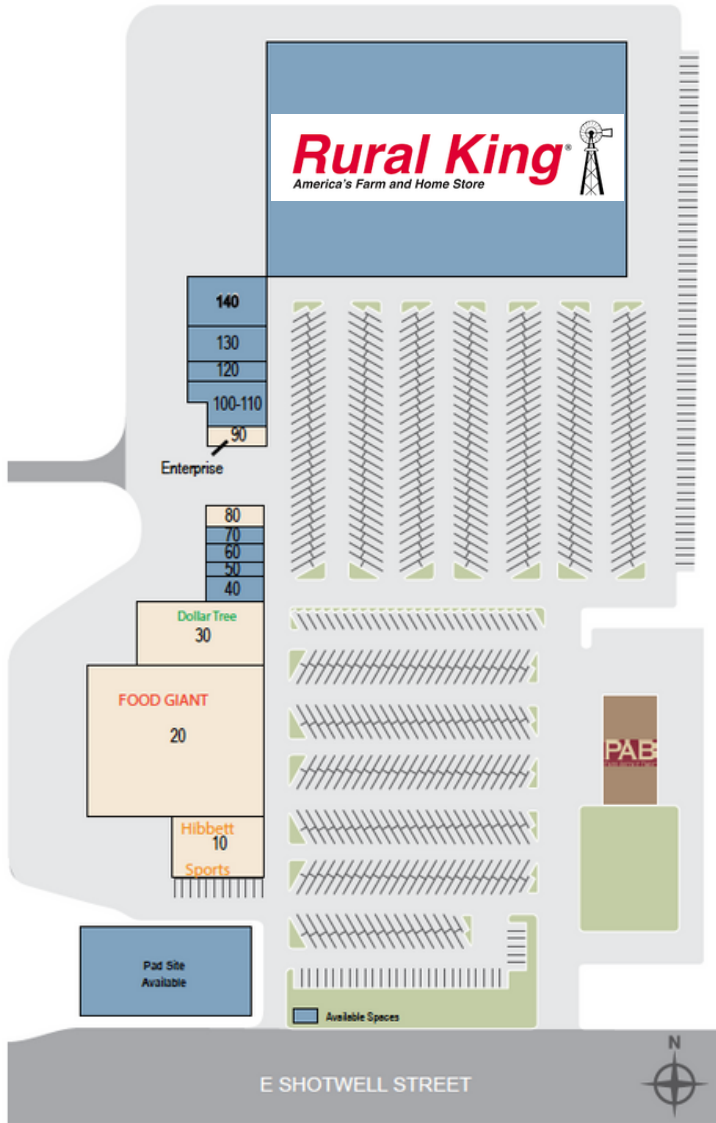
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## SITE PLAN



No.	Retailer	SQ FT
150	Rural King	86,479
140	AVAILABLE	4,075
130	AVAILABLE	2,824
120	Mr. Tony's	1,614
100 - 110	AVAILABLE	3,084
90	Enterprise	1,200
80	VIP Nails	1,200
70	AVAILABLE	1,050
60	Peggy Moore	1,050
50	AVAILABLE	900
40	AVAILABLE	1,500
30	Dollar Tree Stores	8,450
20	Food Giant / Harvey's	25,000
10	Hibbett Sporting Goods	5,400
PAD	AVAILABLE	N/A

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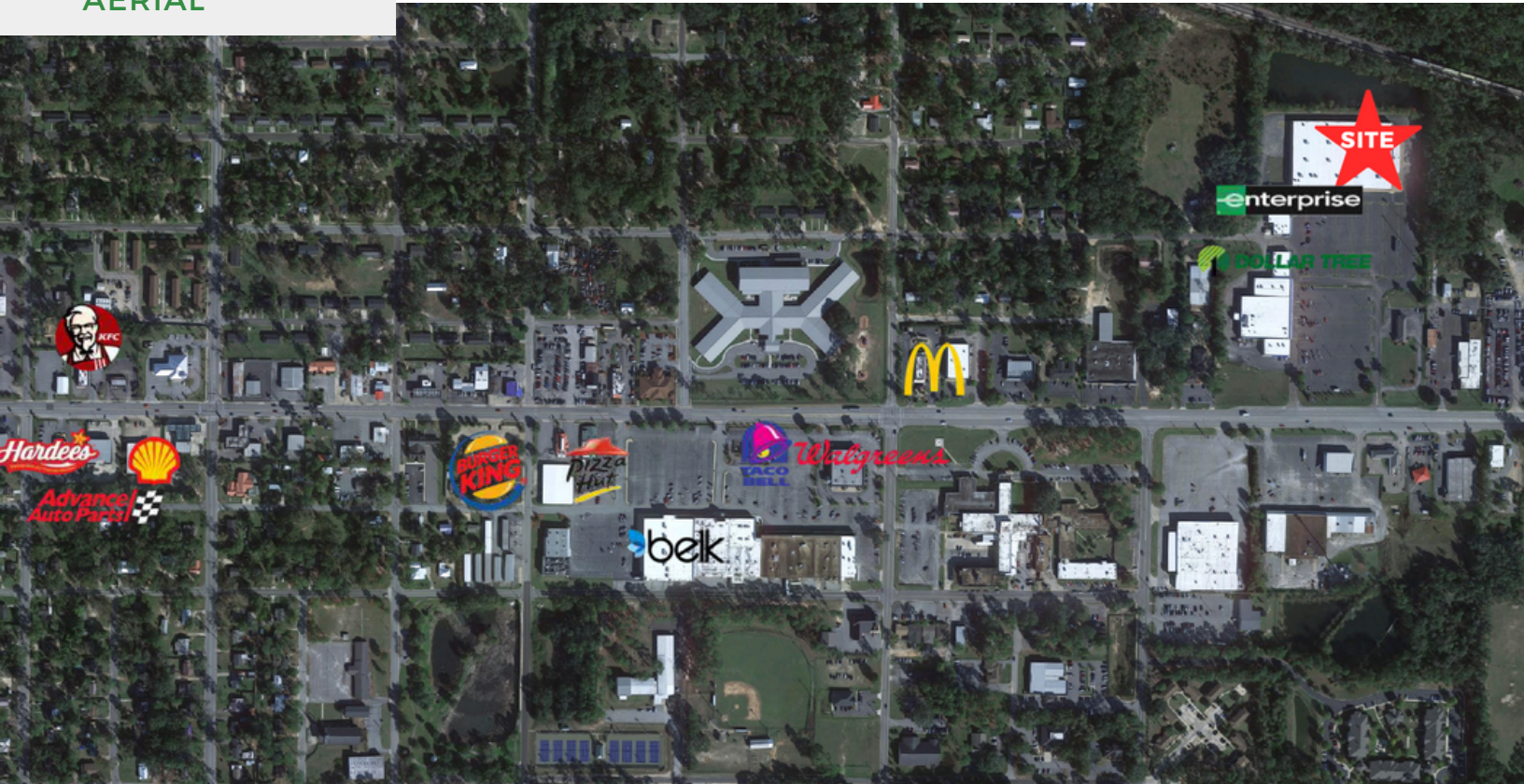
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## AERIAL



## QUICK FACTS

- Join Food Giant, Dollar Tree, Hibbett Sporting Goods, Family Dollar, Enterprise Rent a Car, and VIP Nail Salon as co-tenants
- Excellent visibility on Shotwell Street
- Monument signage
- Newly renovated
- Located on a dense retail corridor featuring national tenants
- Benefits from the highest traffic counts in Bainbridge
- Aggressive leasing rates

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## DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	3,506	12,357	15,611
2010 Population	3,852	13,231	16,449
2021 Population	3,688	12,811	15,975
2026 Population	3,609	12,543	15,659
2000-2010 Annual Rate	0.95%	0.69%	0.52%
2010-2021 Annual Rate	-0.39%	-0.29%	-0.26%
2021-2026 Annual Rate	-0.43%	-0.42%	-0.40%
2021 Male Population	45.3%	47.0%	48.2%
2021 Female Population	54.7%	53.0%	51.8%
2021 Median Age	35.6	37.8	38.0

In the identified area, the current year population is 15,975. In 2010, the Census count in the area was 16,449. The rate of change since 2010 was -0.26% annually. The five-year projection for the population in the area is 15,659 representing a change of -0.40% annually from 2021 to 2026. Currently, the population is 48.2% male and 51.8% female.

### Median Age

The median age in this area is 35.6, compared to U.S. median age of 38.5.

### Race and Ethnicity

2021 White Alone	39.8%	45.0%	46.3%
2021 Black Alone	54.4%	48.6%	47.4%
2021 American Indian/Alaska Native Alone	0.3%	0.4%	0.4%
2021 Asian Alone	1.2%	1.1%	1.0%
2021 Pacific Islander Alone	0.0%	0.0%	0.0%
2021 Other Race	2.1%	2.7%	2.8%
2021 Two or More Races	2.2%	2.2%	2.2%
2021 Hispanic Origin (Any Race)	4.2%	5.5%	5.8%

Persons of Hispanic origin represent 5.8% of the population in the identified area compared to 18.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 60.9 in the identified area, compared to 65.4 for the U.S. as a whole.

### Households

2021 Wealth Index	44	63	60
2000 Households	1,417	4,797	5,877
2010 Households	1,519	5,140	6,161
2021 Total Households	1,458	5,002	6,020
2026 Total Households	1,428	4,905	5,909
2000-2010 Annual Rate	0.70%	0.69%	0.47%
2010-2021 Annual Rate	-0.36%	-0.24%	-0.21%
2021-2026 Annual Rate	-0.41%	-0.39%	-0.37%
2021 Average Household Size	2.47	2.49	2.54

The household count in this area has changed from 6,161 in 2010 to 6,020 in the current year, a change of -0.21% annually. The five-year projection of households is 5,909, a change of -0.37% annually from the current year total. Average household size is currently 2.54, compared to 2.56 in the year 2010. The number of families in the current year is 4,032 in the specified area.

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<b>Mortgage Income</b>			
2021 Percent of Income for Mortgage	16.9%	15.0%	15.1%
<b>Median Household Income</b>			
2021 Median Household Income	\$33,324	\$43,117	\$42,254
2026 Median Household Income	\$35,840	\$47,003	\$46,239
2021-2026 Annual Rate	1.47%	1.74%	1.82%
<b>Average Household Income</b>			
2021 Average Household Income	\$47,940	\$61,896	\$60,638
2026 Average Household Income	\$52,732	\$67,746	\$66,650
2021-2026 Annual Rate	1.92%	1.82%	1.91%
<b>Per Capita Income</b>			
2021 Per Capita Income	\$19,151	\$23,912	\$22,905
2026 Per Capita Income	\$21,074	\$26,199	\$25,207
2021-2026 Annual Rate	1.93%	1.84%	1.93%

**Households by Income**  
Current median household income is \$42,254 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$46,239 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$60,638 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$66,650 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$22,905 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$25,207 in five years, compared to \$39,378 for all U.S. households

<b>Housing</b>			
2021 Housing Affordability Index	128	145	144
2000 Total Housing Units	1,581	5,480	6,721
2000 Owner Occupied Housing Units	757	3,081	3,858
2000 Renter Occupied Housing Units	660	1,716	2,018
2000 Vacant Housing Units	164	683	845
2010 Total Housing Units	1,707	5,880	7,064
2010 Owner Occupied Housing Units	688	2,885	3,575
2010 Renter Occupied Housing Units	831	2,255	2,586
2010 Vacant Housing Units	188	740	903
2021 Total Housing Units	1,666	5,823	7,027
2021 Owner Occupied Housing Units	561	2,491	3,111
2021 Renter Occupied Housing Units	897	2,511	2,909
2021 Vacant Housing Units	208	821	1,007
2026 Total Housing Units	1,668	5,830	7,036
2026 Owner Occupied Housing Units	545	2,467	3,083
2026 Renter Occupied Housing Units	883	2,438	2,827
2026 Vacant Housing Units	240	925	1,127

Currently, 44.3% of the 7,027 housing units in the area are owner occupied; 41.4%, renter occupied; and 14.3% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 7,064 housing units in the area - 50.6% owner occupied, 36.6% renter occupied, and 12.8% vacant. The annual rate of change in housing units since 2010 is -0.23%. Median home value in the area is \$152,059, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 2.26% annually to \$170,046.

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