

# EVANS TOWNE CENTRE

EVANS, GA



## SIZE

75,668 square feet

## DEMOGRAPHICS

1 mile	3 mile	5 mile
<b>Population</b>		
6,658	51,547	124,053
<b>Households</b>		
2,645	19,702	48,083
<b>Median HH Income (\$)</b>		
89,616	85,055	85,435

## MAJOR TENANT(S)

Publix  
Orangetheory Fitness  
Palm Beach Tan  
Jimmy John's

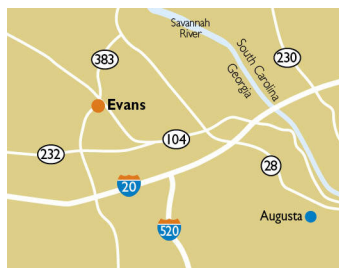
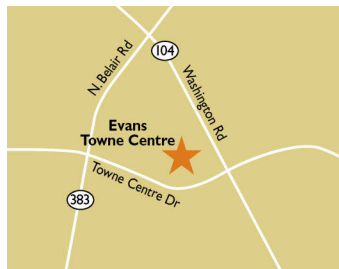
## LEASING CONTACT

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jtitshaw@phillipsedison.com

## MORE INFO

www.phillipsedison.com



## LOCATION

4274 Washington Road | Evans, GA 30809

## PROPERTY HIGHLIGHTS

- Anchored by Publix, with additional nation tenants including Orangetheory Fitness, Fantastic Sams and Jimmy John's
- Located at the intersection of Towne Centre Drive and Washington Road, adjacent to 68-acre University Health Care campus
- Population exceeds 51,500 within a three-mile radius with an average household income over \$107,700
- Evans, GA was recently named the "Best Place to Live in America" by personal finance website, Money



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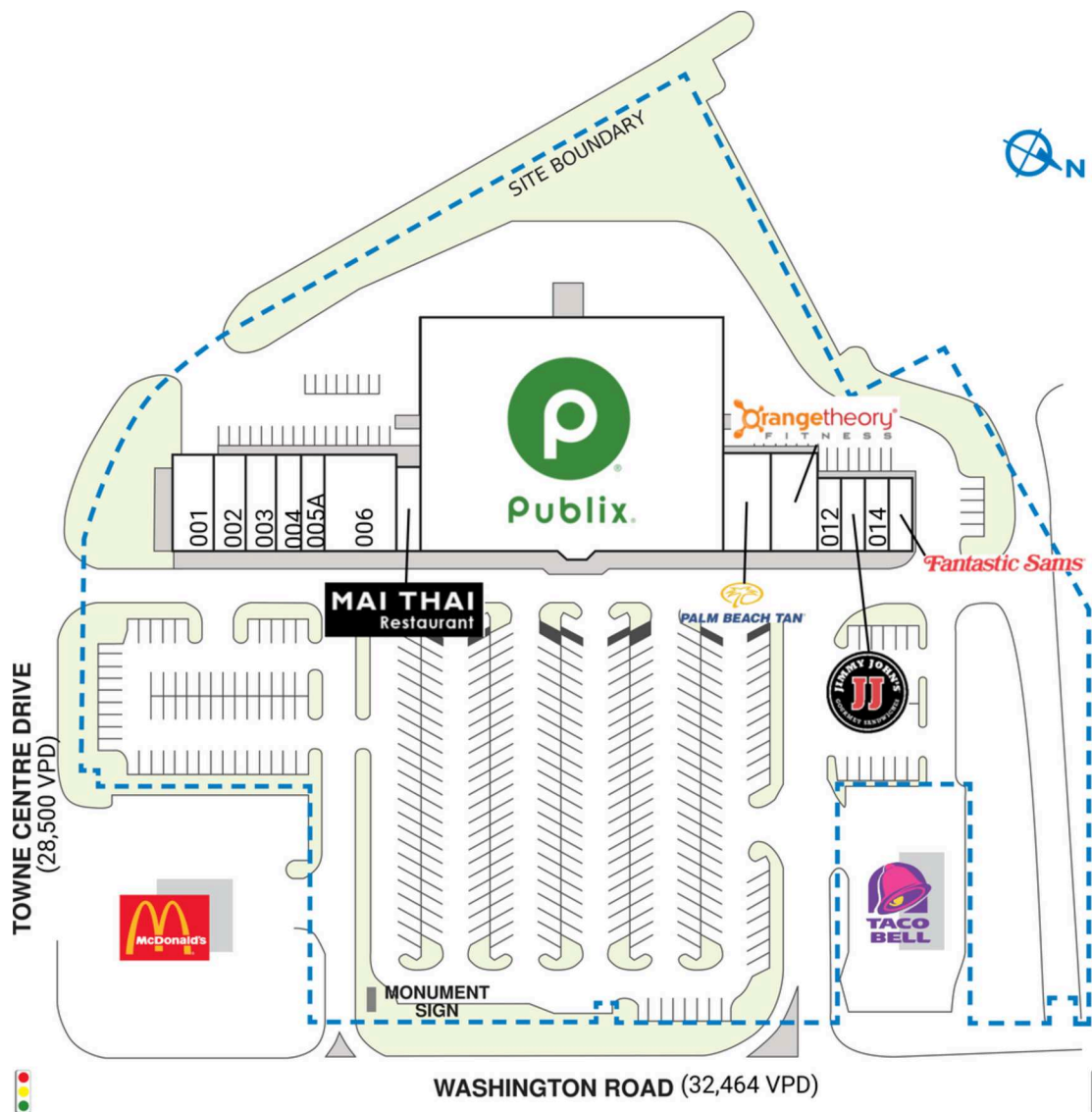
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SPACE	TENANT	SQ. FT.
SHAD1	Jane Fung-Kim Lui	
SHAD2	Taco Bel	
001	Laziza Mediterranean Grill	2,800 SF
002	Augusta Orthodontics	2,400 SF
003	OneMain Financial	2,213 SF
004	Namaste Indian Street Food	1,600 SF
005A	Mack's Poppin	1,600 SF
006	Peppy Poppy	4,500 SF
007	Mai Thai Restaurant	1,400 SF
008	Publix	47,955 SF
009	Palm Beach Tan	3,200 SF
010	Orangetheory Fitness	3,200 SF
012	New China Restaurant	1,200 SF
013	Jimmy John's	1,200 SF
014	US Nails	1,200 SF
015	Fantastic Sams	1,200 SF
TOTAL SQ. FT.		75,668

SITE LEGEND	
<span style="background-color: orange; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Available	<span style="background-color: white; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Occupied
<span style="background-color: lightblue; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Leased (not occupied)	<span style="background-color: gray; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Owned by Others
<span style="border: 2px dashed blue; display: inline-block; width: 15px; height: 10px;"></span> Site Boundary	



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.



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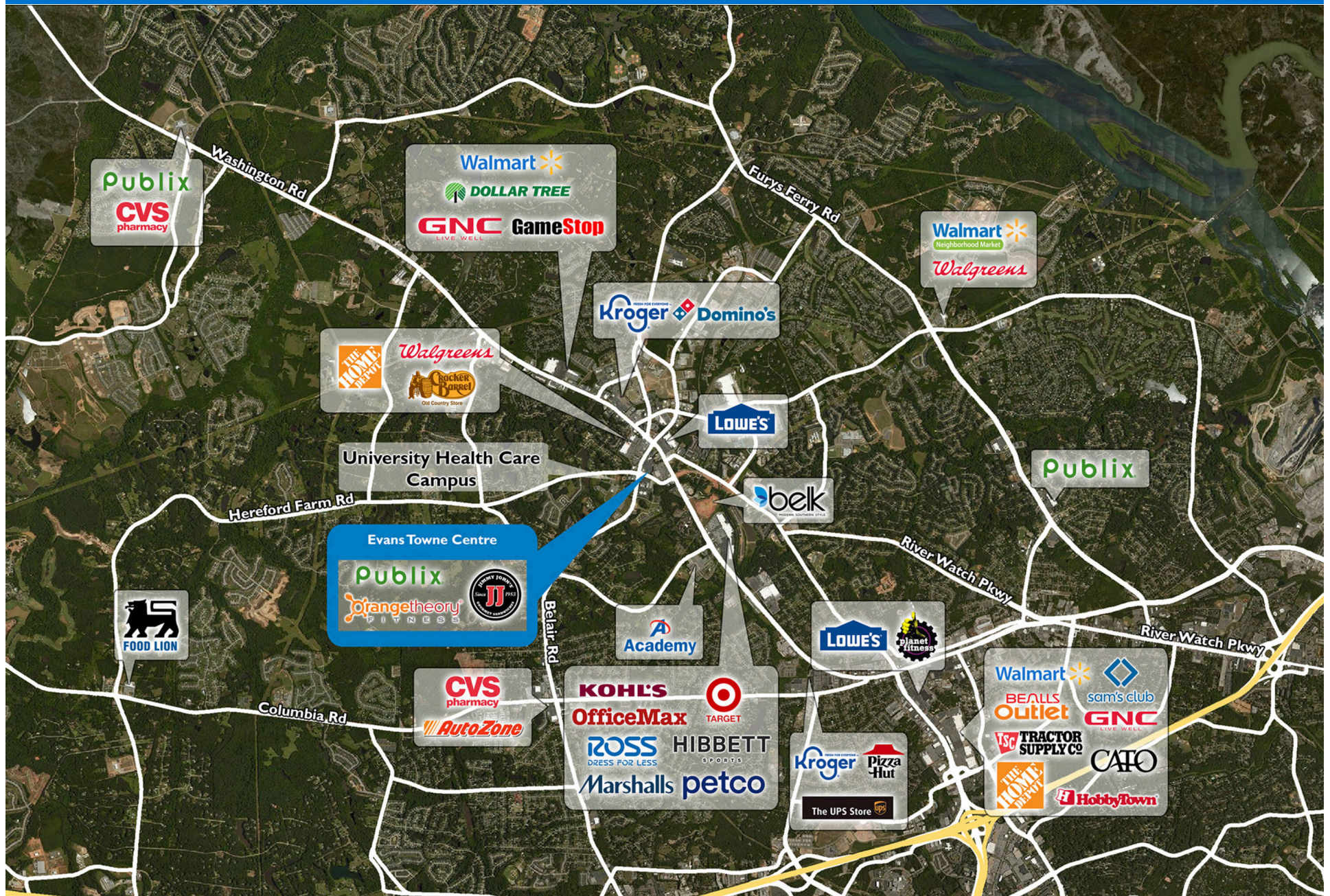
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# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 33.533442

Longitude: -82.127509

Evans Towne Centre Evans, GA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	6,658	51,547	124,053
	2028 Projected Population	6,973	52,343	128,789
	2010 Census Population	6,199	48,964	106,006
	2000 Census Population	5,210	42,913	83,009
	1990 Census Population	2,442	33,139	64,073
	Historical Annual Growth 1990 to 2000	7.87%	2.62%	2.62%
	Historical Annual Growth 2000 to 2010	1.75%	1.33%	2.48%
	Estimated Annual Growth 2010 to 2023	0.52%	0.37%	1.15%
	Projected Annual Growth 2023 to 2028	0.93%	0.31%	0.75%
	Median Age	44.2	40.8	39.5
Households	Q4 2023 Estimated Households	2,645	19,702	48,083
	2028 Projected Households	2,786	20,006	49,832
	2010 Census Households	2,494	18,457	40,908
	2000 Census Households	1,874	15,108	30,425
	1990 Census Households	795	11,031	22,540
	Historical Annual Growth 1990 to 2000	8.95%	3.19%	3.05%
	Historical Annual Growth 2000 to 2010	2.90%	2.02%	3.00%
	Estimated Annual Growth 2010 to 2023	0.43%	0.48%	1.18%
	Projected Annual Growth 2023 to 2028	1.04%	0.31%	0.72%
	Population per Household	2.32	2.58	2.56
Population by Race	White	72.6%	69.9%	65.3%
	Black or African American	13.5%	12.4%	17.0%
	Asian & Pacific Islander	4.1%	5.6%	5.5%
	Other Races	3.9%	5.8%	5.7%
	Hispanic Population	5.9%	6.4%	6.5%
Income	Average Household Income	\$111,761	\$107,753	\$110,859
	Median Household Income	\$89,616	\$85,055	\$85,435
	Per Capita Income	\$48,066	\$41,865	\$43,419
Education (Age 25+)	Elementary	2.2%	2.9%	2.0%
	Some High School	3.9%	5.4%	4.4%
	High School Graduate	28.9%	23.3%	21.9%
	Some College	18.5%	21.5%	20.0%
	Associates Degree Only	8.4%	9.6%	9.8%
	Bachelors Degree Only	20.4%	22.0%	23.8%
	Graduate Degree	17.7%	15.2%	18.1%
Business	Number of Businesses	517	1,646	3,269
	Total Number of Employees	4,298	14,895	32,332
	Employees per Business	8.31	9.05	9.89
	Residential Population per Business	12.88	31.31	37.95

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.