

EVANS TOWNE CENTRE

EVANS, GA



SIZE

75,668 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	7,747	55,333	127,386
Households	3,094	20,796	48,580
Median HH Income (\$)	97,288	81,866	81,839

MAJOR TENANT(S)

Publix
Orangetheory Fitness
Palm Beach Tan
Jimmy John's

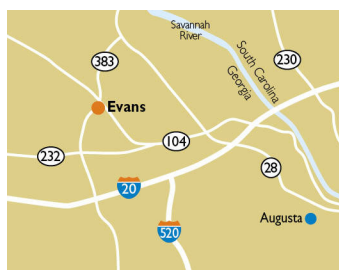
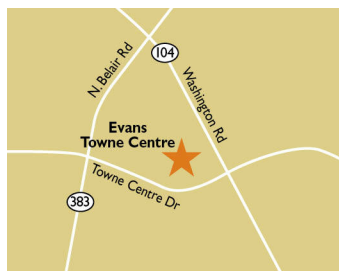
LEASING CONTACT

Greg Clough
Mobile (502) 224-9990
gclough@phillipsedison.com

Jordan Titshaw
Mobile (770) 906-4251
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 55,300 within a three-mile radius with an average household income over \$102,500
- Evans, GA was recently named the "Best Place to Live in America" by personal finance website, Money



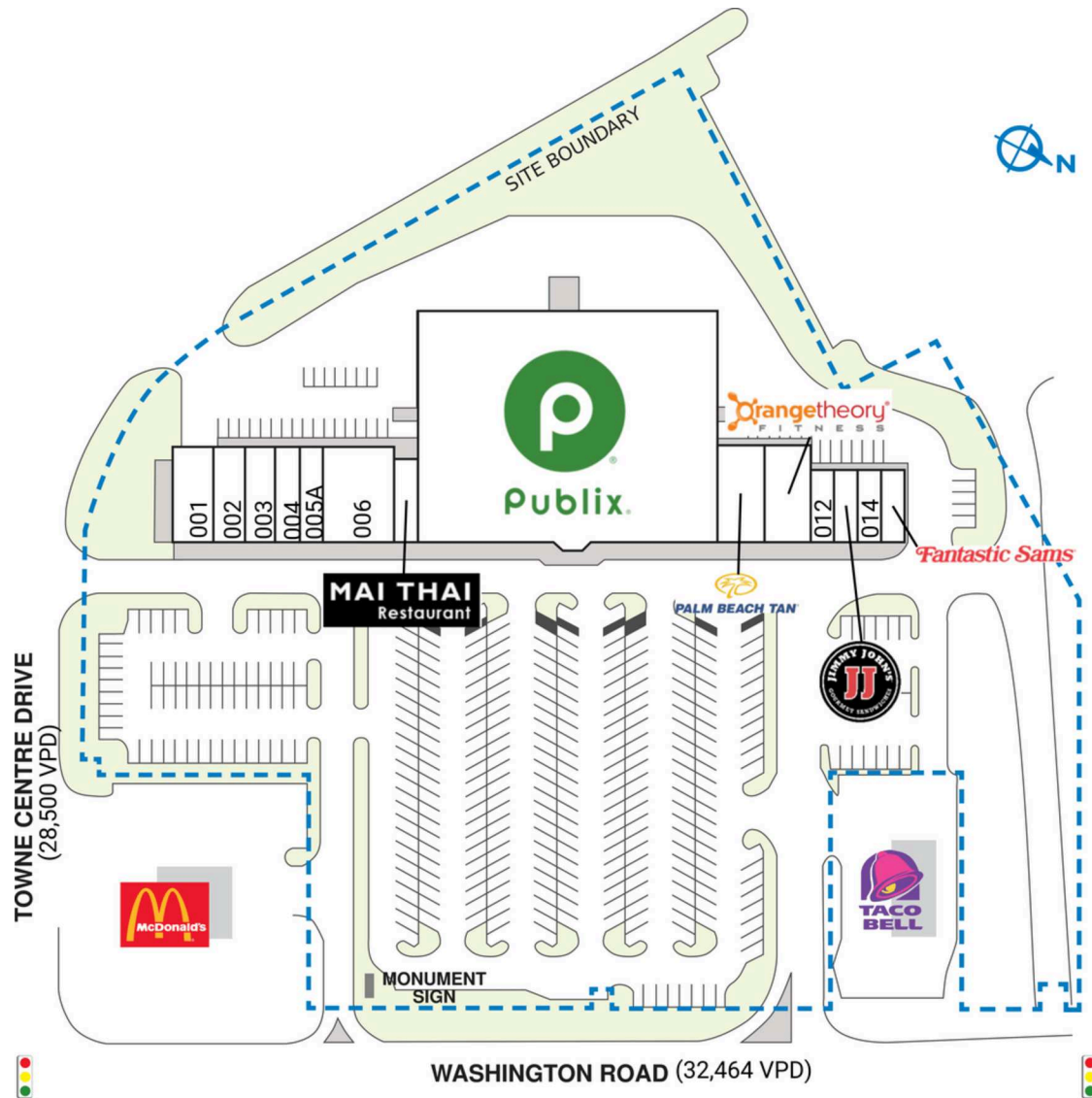
PHILLIPS EDISON & COMPANY®

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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	
 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



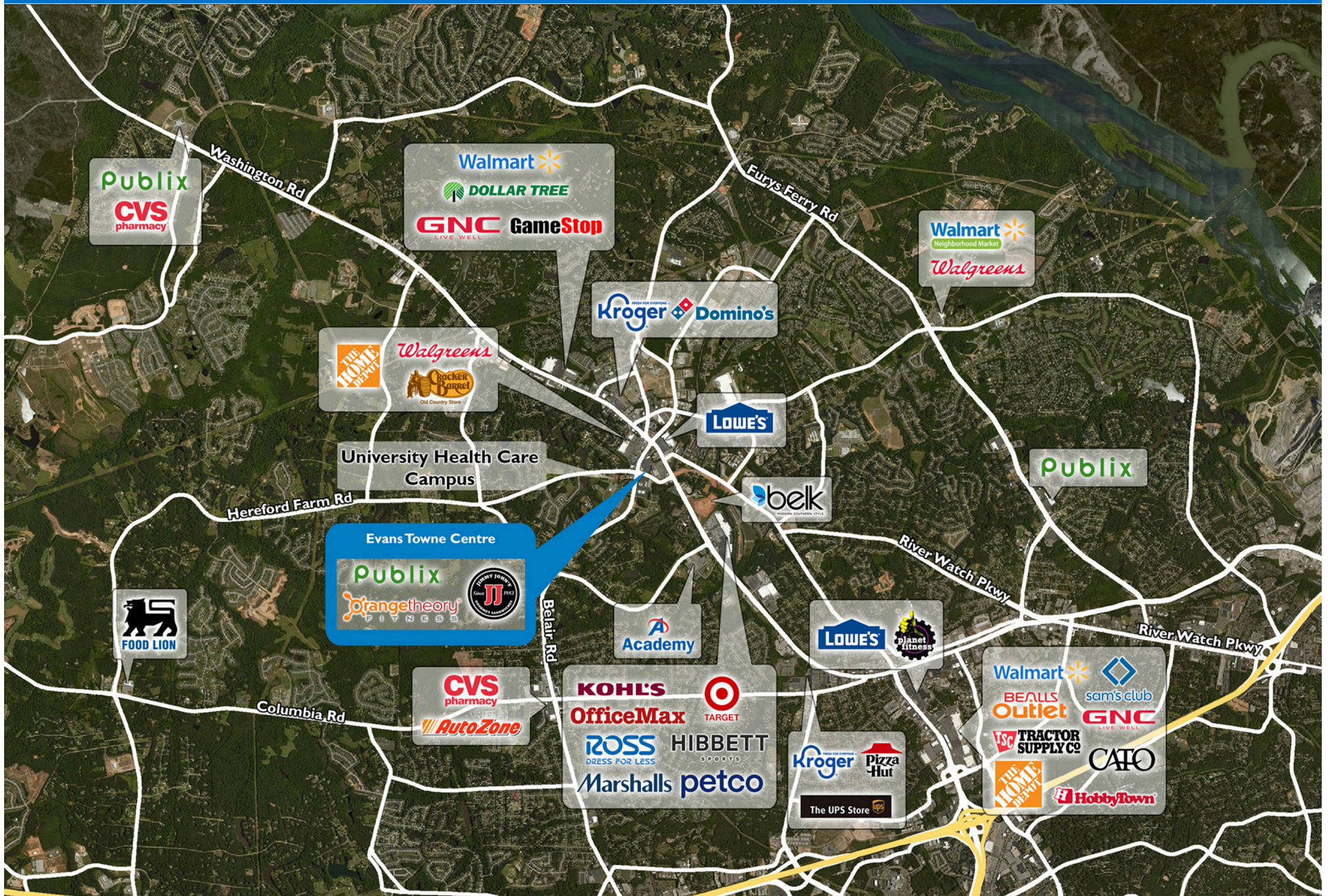
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Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Evans Towne Centre Evans, GA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	7,747	55,333	127,386
	2027 Projected Population	8,047	55,293	132,511
	2010 Census Population	6,392	49,573	106,112
	2000 Census Population	5,502	42,995	82,542
	1990 Census Population	3,833	32,701	63,136
	Historical Annual Growth 1990 to 2000	3.68%	2.77%	2.72%
	Historical Annual Growth 2000 to 2010	1.51%	1.43%	2.54%
	Estimated Annual Growth 2010 to 2022	1.52%	0.87%	1.44%
	Projected Annual Growth 2022 to 2027	0.76%	-0.01%	0.79%
	Median Age	40.0	39.4	38.7
Households	Q2 2022 Estimated Households	3,094	20,796	48,580
	2027 Projected Households	3,222	20,779	50,517
	2010 Census Households	2,521	18,623	40,762
	2000 Census Households	2,004	15,108	30,097
	1990 Census Households	1,255	10,831	22,020
	Historical Annual Growth 1990 to 2000	4.79%	3.38%	3.17%
	Historical Annual Growth 2000 to 2010	2.32%	2.11%	3.08%
	Estimated Annual Growth 2010 to 2022	1.62%	0.87%	1.39%
	Projected Annual Growth 2022 to 2027	0.81%	-0.02%	0.78%
	Population per Household	2.43	2.65	2.61
Population by Race	White	78.5%	74.5%	69.8%
	Black or African American	11.7%	12.0%	16.1%
	Asian & Pacific Islander	2.7%	5.0%	4.9%
	Other Races	3.2%	3.7%	3.9%
	Hispanic Population	3.9%	4.8%	5.3%
Income	Average Household Income	\$110,543	\$102,541	\$104,866
	Median Household Income	\$97,288	\$81,866	\$81,839
	Per Capita Income	\$45,527	\$38,746	\$40,211
Education (Age 25+)	Elementary	1.8%	3.0%	2.2%
	Some High School	3.3%	4.9%	4.4%
	High School Graduate	26.5%	22.6%	21.2%
	Some College	18.2%	21.4%	19.8%
	Associates Degree Only	7.3%	9.9%	10.4%
	Bachelors Degree Only	24.5%	23.2%	23.9%
	Graduate Degree	18.3%	15.0%	18.0%
Business	Number of Businesses	494	1,557	3,095
	Total Number of Employees	6,895	22,341	46,633
	Employees per Business	13.95	14.35	15.06
	Residential Population per Business	15.68	35.54	41.15

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