

FOR SALE  
RETAIL DEVELOPMENT SITES



EBERHARDT & BARRY

High Visibility • Located at entrance to Tanger Mall



28± Acre Retail Development Site (Divisible)

Stanley K. Tanger Boulevard  
Locust Grove, Henry County, Georgia 30248

**SALES PRICE: \$168,500/PER ACRE**

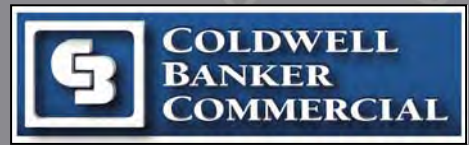
FOR MORE DETAILS CONTACT:

Revised 2/12/20

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990 Riverside Drive  
Macon, GA 31201



EBERHARDT & BARRY

Stanley K. Tanger Blvd - Locust Grove, GA 30248 / PROPERTY OVERVIEW

<b>LOCATION:</b>	Subject property is located opposite Tanger Outlet Mall
<b>SITE:</b>	<ul style="list-style-type: none"> <li>• Tract 1: 14.87± Acres (Divisible) <ul style="list-style-type: none"> <li>- 2 Acres on corner of this tract sold for new Hampton Inn site.</li> </ul> </li> <li>• Tract 2: 15.19± Acres (Divisible)</li> <li>• 840' total frontage on Tanger Blvd.</li> </ul>
<b>TAX ID:</b>	<ul style="list-style-type: none"> <li>• Tract 1: 129-01058006</li> <li>• Tract 2: 129-01058004</li> </ul>
<b>TOPOGRAPHY:</b>	Gently rolling and wooded; borders creek
<b>ZONED:</b>	C-2
<b>AVERAGE DAILY TRAFFIC COUNT</b>	21,430 vehicles per day
<b>UTILITIES:</b>	<ul style="list-style-type: none"> <li>• Water/Sewer: Henry County Water &amp; Sewage Authority</li> <li>• Electricity: Georgia Power</li> <li>• Gas: Atlanta Gas Light</li> <li>• Telephone: AT&amp;T</li> </ul>
<b>PROPERTY TAX BILL:</b>	<ul style="list-style-type: none"> <li>• Tract 1: \$10,000 (Estimated)</li> <li>• Tract 2: \$9,500 (Estimated)</li> </ul>
<b>NEIGHBORS:</b>	Tanger Outlet Mall (See Pages 8-9), Ingles Grocery, Wal-Mart, Captain D's, Ramada Inn, LaQuinta Inn & Suites, Zaxby's, Burger King, McDonald's Denny's, Sunrise China, Mexican Grill, Huddle House, Pizza Hut, Subway, Taco Bell, Kentucky Fried Chicken
<b>SALES PRICE:</b>	<b>\$168,500/Per Acre</b>

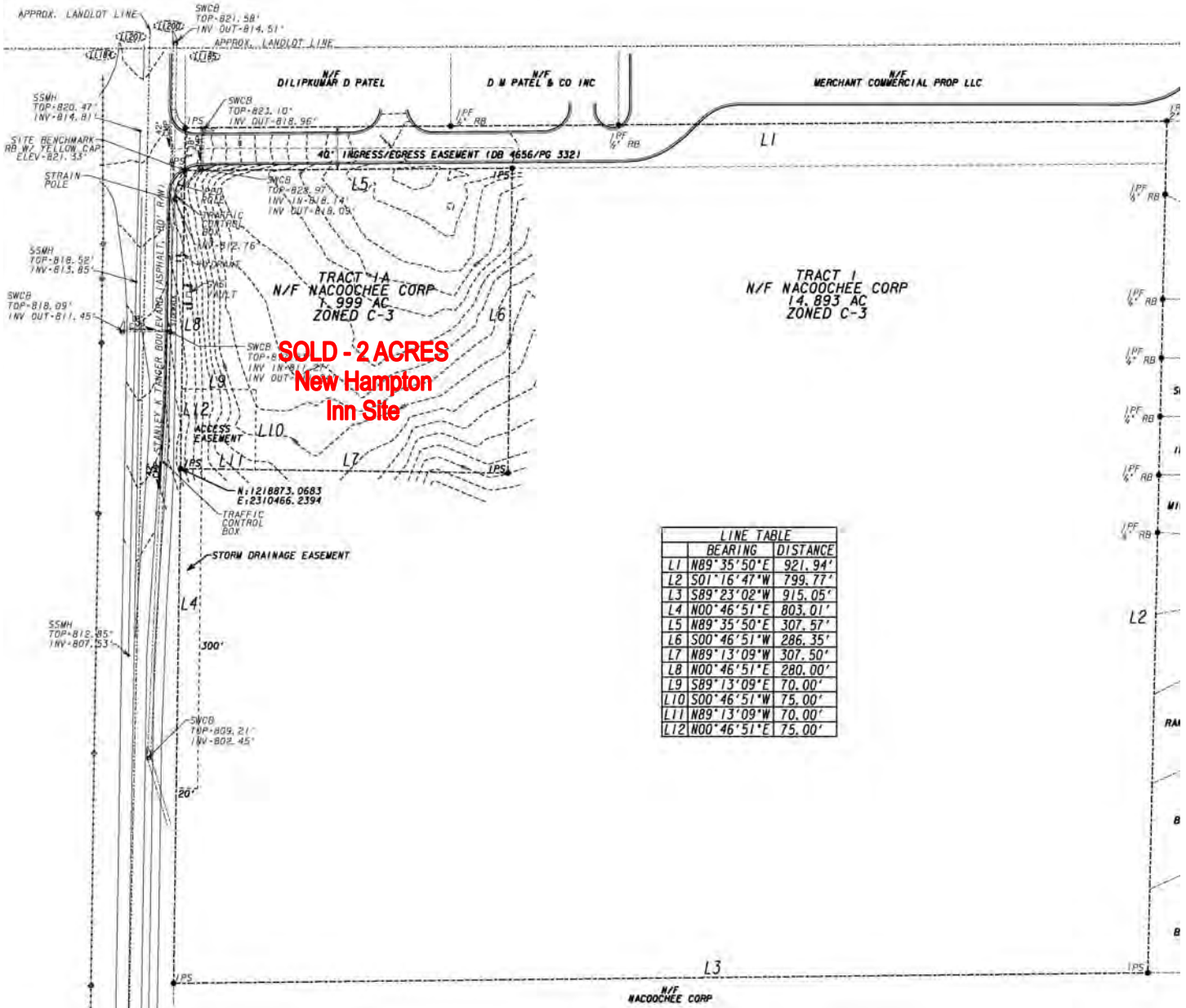


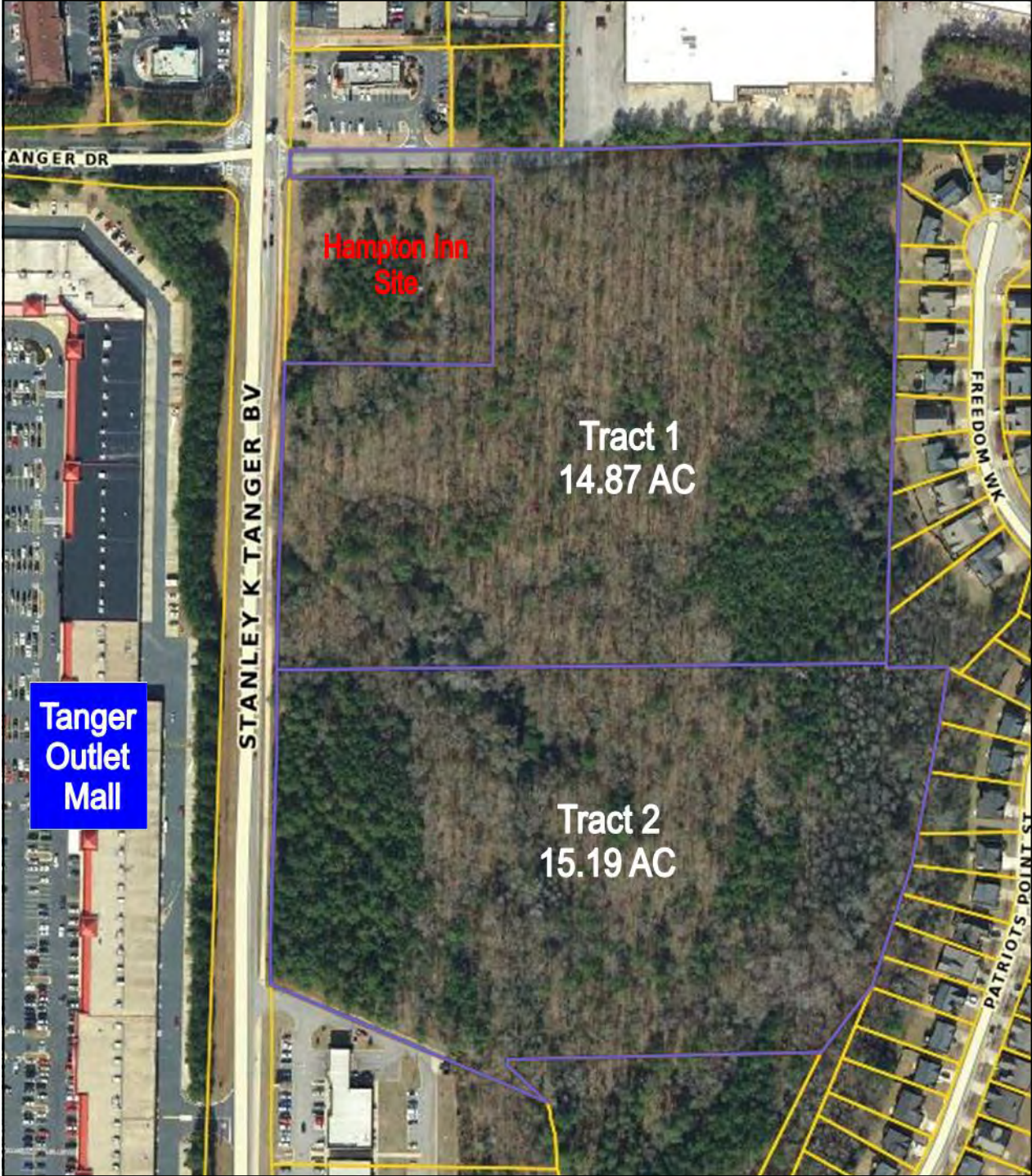


















**ACCESSORIES & JEWELRY**

307	American Eagle Outfitters	(678) 583-3443
415	Banana Republic Factory Store	(678) 432-5277
219	Bass Factory Outlet	(770) 914-2501
760	Brooks Brothers Factory Store	(770) 898-5152
218	Claire's	(770) 957-7476
503	Clarks Outlet	(678) 898-2596
508	Coach	(770) 898-0526
201	College Collectibles	(678) 610-5214
505	Crocs Outlet	(678) 834-5385
504	Dressbarn	(770) 914-1937
506	Francoesca's	(770) 914-5623
305	J.Crew Factory	(770) 914-3831
403	Jared Vault	(770) 914-6969
618	Kay Jewelers Outlet	(770) 957-6110
312	Lane Bryant Outlet	(678) 734-9586
303	LOFT Outlet	(770) 898-5188
600	Michael Kors	(678) 519-9851
215B	New York & Company Outlet	(678) 583-1518
222	Nine West Outlet	(770) 954-9557
302A	PacSun	(678) 432-9961
628	Polo Ralph Lauren Factory Store	(678) 432-4775
406	Rue21	(770) 957-0096
620	Sanibel Sunglass Company	(678) 432-0058
710	Talbots	(678) 565-4013
214	Torrid	(770) 957-4346
217	Wilson's Leather	(678) 583-2188
301	Zales The Diamond Store Outlet	(770) 914-5683

**APPAREL**

411	Aeropostale	(678) 583-6736
307	American Eagle Outfitters	(678) 583-3443
409	Ann Taylor Factory Store	(678) 583-6761
415	Banana Republic Factory Store	(678) 432-5277
219	Bass Factory Outlet	(770) 914-2501
413	Bon Worth	(770) 914-1444
760	Brooks Brothers Factory Store	(770) 898-5152
206	Charlotte Russe Outlet	(770) 288-3380
313	Chico's Outlet	(770) 898-1845
211	Christopher & Banks	(770) 288-2164
508	Coach	(770) 898-0526
730	Columbia Sportswear Company	(770) 898-3511
504	Dressbarn	(770) 914-1937
614	Express Factory Outlet	(770) 282-3496
222A	Fila	(770) 957-5310
506	Francoesca's	(770) 914-5623
209	Gap Outlet	(678) 583-0726
216	Haggar	(770) 957-0011
101	HANESbrands	(770) 914-0866
305	J.Crew Factory	(770) 914-3831
602	Jockey	(770) 914-8787
312	Lane Bryant Outlet	(678) 734-9586
508	Levi's Outlet	(770) 898-0667
303	LOFT Outlet	(770) 898-5188
720	Lucky Brand Jeans	(770) 914-5515
600	Michael Kors	(678) 519-9851
219B	Nautica Factory Store	(770) 914-0091
215B	New York & Company Outlet	(678) 583-1518

223	Nike Factory Store	(770) 914-8877
203	Old Navy Outlet	(770) 898-5978
302A	PacSun	(678) 432-9961
401	Papaya Clothing	(678) 610-6767
628	Polo Ralph Lauren Factory Store	(678) 432-4775
215A	Reebok	(770) 914-7960
406	Rue21	(770) 957-0096
710	Talbots	(678) 565-4013
309	Tommy Hilfiger	(770) 957-7366
214	Torrid	(770) 957-4346
700	Under Armour	(770) 898-8588
220	Van Heusen	(770) 914-1288
217	Wilson's Leather	(678) 583-2188

**CHILDREN'S APPAREL**

221	Carter's Babies and Kids	(770) 957-7235
209	Gap Outlet	(678) 583-0726
302B	Gymboree Outlet	(770) 914-7715
203	Old Navy Outlet	(770) 898-5978
314	OshKosh B'gosh	(770) 914-7423
405	P.S. from Aeropostale	(770) 914-1125
628	Polo Ralph Lauren Factory Store	(678) 432-4775
608	The Children's Place	(770) 954-3095
700	Under Armour	(770) 898-8588

**FOOD**

701	Denny's	(678) 432-4417
502A	Great American Cookies/Pretzelmaker	(770) 954-1058
315	HoneyBaked Ham and Cafe	(770) 898-0703
316A	Maui Wowi	(770) 957-2611

**FOOTWEAR**

219	Bass Factory Outlet	(770) 914-2501
760	Brooks Brothers Factory Store	(770) 898-5152
206	Charlotte Russe Outlet	(770) 288-3380
503	Clarks Outlet	(770) 898-2596
508	Coach	(770) 898-0526
505	Crocs Outlet	(678) 834-5385
308	Easy Spirit Outlet	(770) 898-3619
310	Famous Footwear Outlet	(770) 914-2672
222A	Fila	(770) 957-5310
223	Nike Factory Store	(770) 914-8877
222	Nine West Outlet	(770) 954-9557
302A	PacSun	(678) 432-9961
606	Rack Room Shoes	(770) 914-1789
215A	Reebok	(770) 914-7960
408	Skechers	(770) 288-2011
608	The Children's Place	(770) 954-3095
214	Torrid	(770) 957-4346
700	Under Armour	(770) 898-8588

**HOUSEWARES & HOME FURNISHINGS**

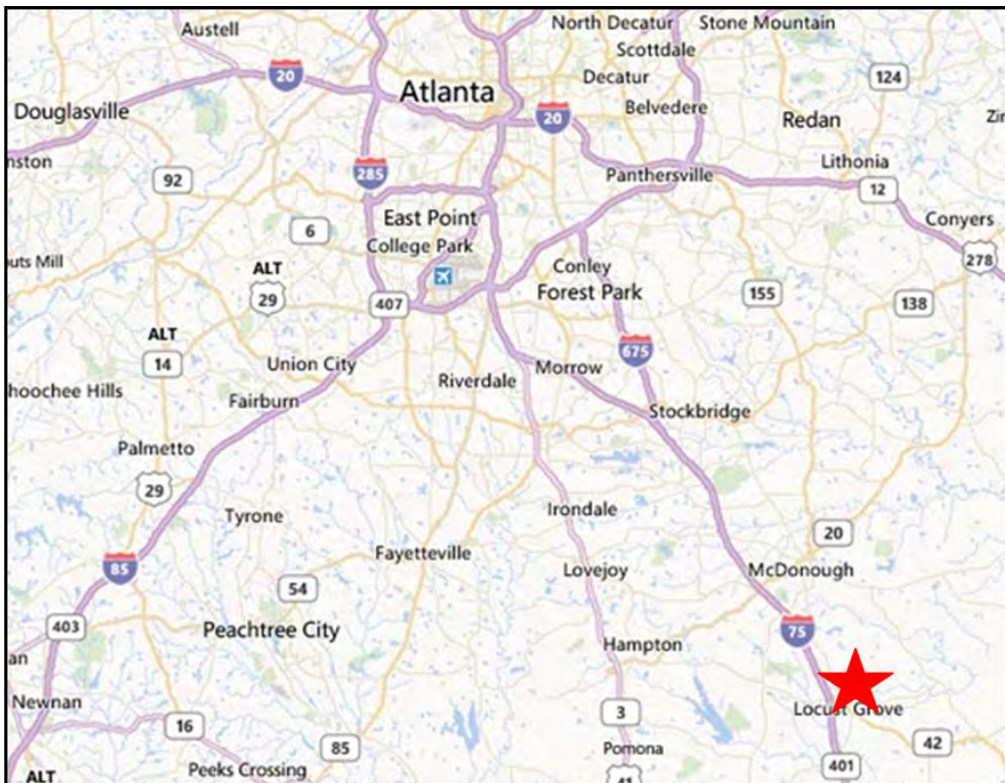
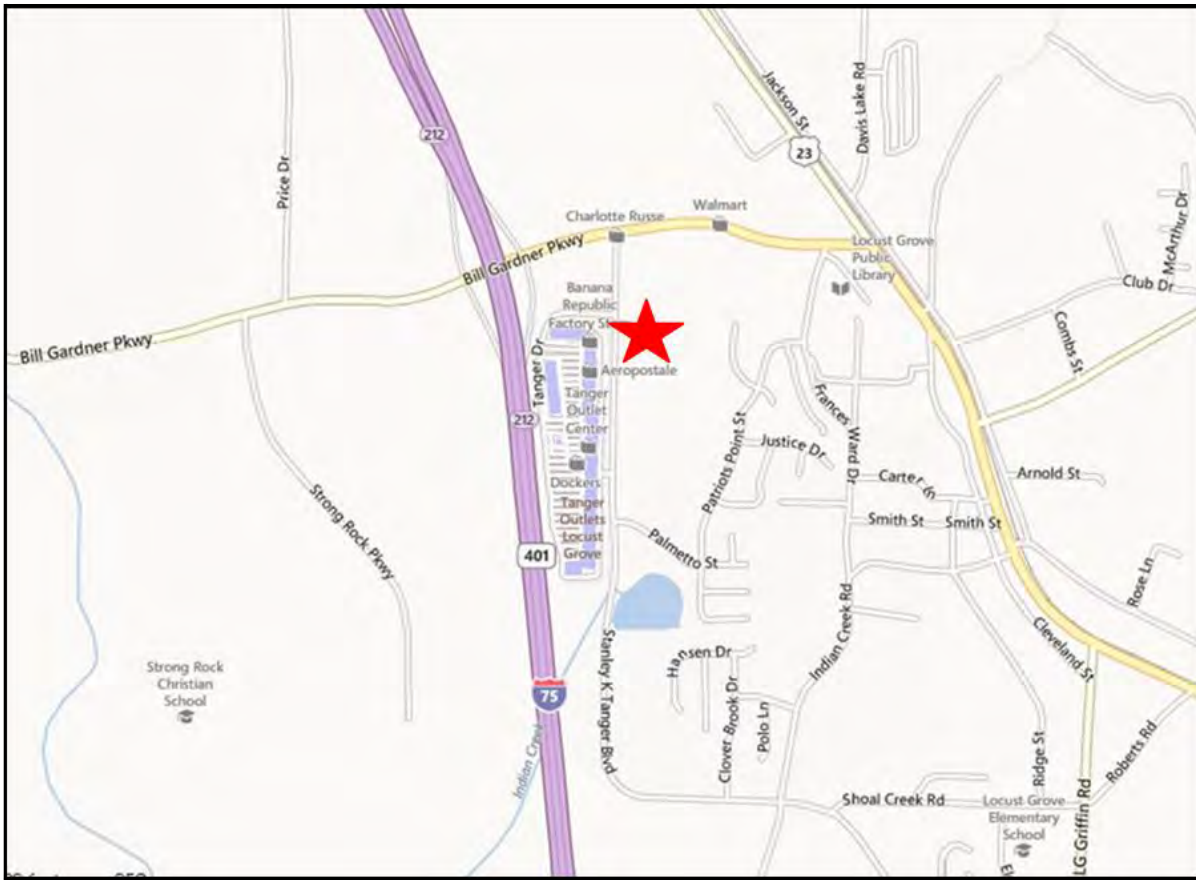
304	Comingware Correlle & More	(770) 954-0238
502	Kitchen Collection	(770) 954-9409

**SERVICES**

222B	Tanger Shopper Services	(770) 957-5310
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**SPECIALTY**

213	Bath & Body Works	(678) 583-5066
201	College Collectibles	(678) 610-5214
750	Fragrance Outlet	(770) 914-8288
403	Jared Vault	(770) 914-6969
618	Kay Jewelers Outlet	(770) 957-6110
612	Olive in a Bottle	(770) 897-4785
404	Perfumania	(770) 914-8575
301	Zales The Diamond Store Outlet	(770) 914-5683







KEY FACTS

29,046

Population



3.0

Average Household Size

36.0

Median Age

\$68,044

Median Household Income

EDUCATION

12%

No High School Diploma



36%

High School Graduate



28%

Some College



24%

Bachelor's/Grad/Prof Degree

BUSINESS



792

Total Businesses



8,614

Total Employees

EMPLOYMENT



61%

White Collar



23%

Blue Collar



16%

Services

4.7%

Unemployment Rate

INCOME



\$68,044

Median Household Income



\$27,363

Per Capita Income



\$150,624

Median Net Worth

Households By Income

The largest group: \$75,000 - \$99,999 (20.2%)

The smallest group: \$200,000+ (4.1%)

Indicator	Value	Difference	
<\$15,000	7.1%	-5.5%	
\$15,000 - \$24,999	6.8%	-7.5%	
\$25,000 - \$34,999	7.5%	-4.9%	
\$35,000 - \$49,999	13.6%	-3.8%	
\$50,000 - \$74,999	18.9%	+4.0%	
\$75,000 - \$99,999	20.2%	+9.1%	
\$100,000 - \$149,999	15.8%	+3.0%	
\$150,000 - \$199,999	6.0%	+3.6%	
\$200,000+	4.1%	+2.1%	

Bars show deviation from Butts County

## KEY FACTS

140,203

Population



2.9

 Average  
Household Size

36.2

Median Age

\$59,773

 Median Household  
Income

## EDUCATION

12%

 No High  
School  
Diploma


35%

 High School  
Graduate


29%

Some College



24%

 Bachelor's/Grad/Prof  
Degree

## BUSINESS



3,717

Total Businesses



44,349

Total Employees

## EMPLOYMENT



White Collar

59%



Blue Collar

27%



Services

14%

5.1%

 Unemployment  
Rate

## INCOME



\$59,773

 Median Household  
Income


\$25,610

Per Capita Income



\$108,238

Median Net Worth

## Households By Income

The largest group: \$50,000 - \$74,999 (20.3%)

The smallest group: \$200,000+ (3.3%)

Indicator	Value	Difference	
<\$15,000	8.6%	-4.0%	
\$15,000 - \$24,999	8.7%	-5.6%	
\$25,000 - \$34,999	8.3%	-4.1%	
\$35,000 - \$49,999	14.5%	-2.9%	
\$50,000 - \$74,999	20.3%	+5.4%	
\$75,000 - \$99,999	16.5%	+5.4%	
\$100,000 - \$149,999	15.3%	+2.5%	
\$150,000 - \$199,999	4.6%	+2.2%	
\$200,000+	3.3%	+1.3%	

 Bars show deviation from  
Butts County





KEY FACTS

305,866  
Population



2.9  
Average Household Size

37.0  
Median Age

\$59,611  
Median Household Income

EDUCATION

12%  
No High School Diploma



34%  
High School Graduate



29%  
Some College



25%  
Bachelor's/Grad/Prof Degree

BUSINESS



8,395  
Total Businesses



89,696  
Total Employees

EMPLOYMENT

61%  
White Collar

25%  
Blue Collar

14%  
Services

5.3%  
Unemployment Rate

INCOME



\$59,611  
Median Household Income



\$26,309  
Per Capita Income



\$110,342  
Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (20.0%)

The smallest group: \$200,000+ (3.7%)

Indicator	Value	Difference	
<\$15,000	8.3%	-4.3%	<div style="width: 8.3%;"></div>
\$15,000 - \$24,999	9.2%	-5.1%	<div style="width: 9.2%;"></div>
\$25,000 - \$34,999	8.4%	-4.0%	<div style="width: 8.4%;"></div>
\$35,000 - \$49,999	14.4%	-3.0%	<div style="width: 14.4%;"></div>
\$50,000 - \$74,999	20.0%	+5.1%	<div style="width: 20.0%;"></div>
\$75,000 - \$99,999	15.7%	+4.6%	<div style="width: 15.7%;"></div>
\$100,000 - \$149,999	15.3%	+2.5%	<div style="width: 15.3%;"></div>
\$150,000 - \$199,999	5.0%	+2.6%	<div style="width: 5.0%;"></div>
\$200,000+	3.7%	+1.7%	<div style="width: 3.7%;"></div>

Bars show deviation from Butts County