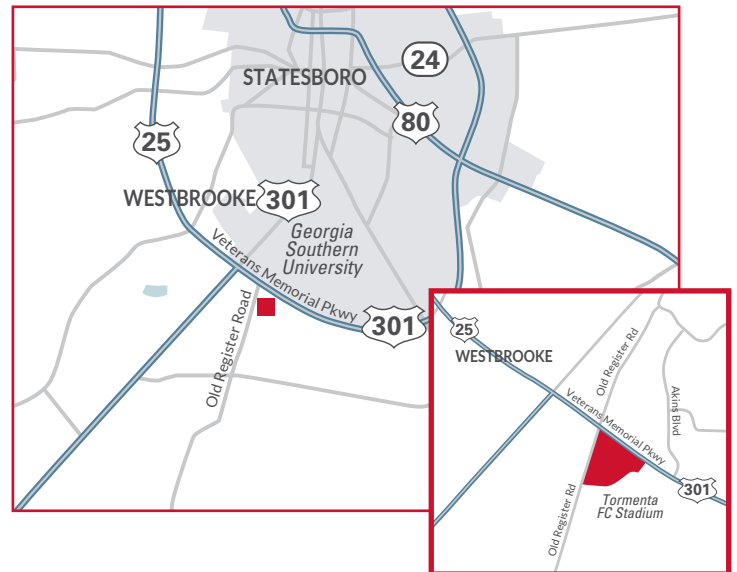


Eagles Corner Shopping Center

SEC of Veterans Memorial Parkway & Old Register Road | Statesboro, Georgia | 30458



- New construction opening Fall 2022
- 66,000 square foot neighborhood center anchored by Publix Super Market
- Located adjacent to Georgia Southern University's main campus (26,400 students)
- Five minutes east of the affluent residential neighborhoods that surround the Forest Heights Country Club
- Located adjacent to the new Tormenta FC Stadium, a multi-purpose soccer stadium complex that will feature a movie theater, two hotels, apartments and office space



DEMOGRAPHIC PROFILE

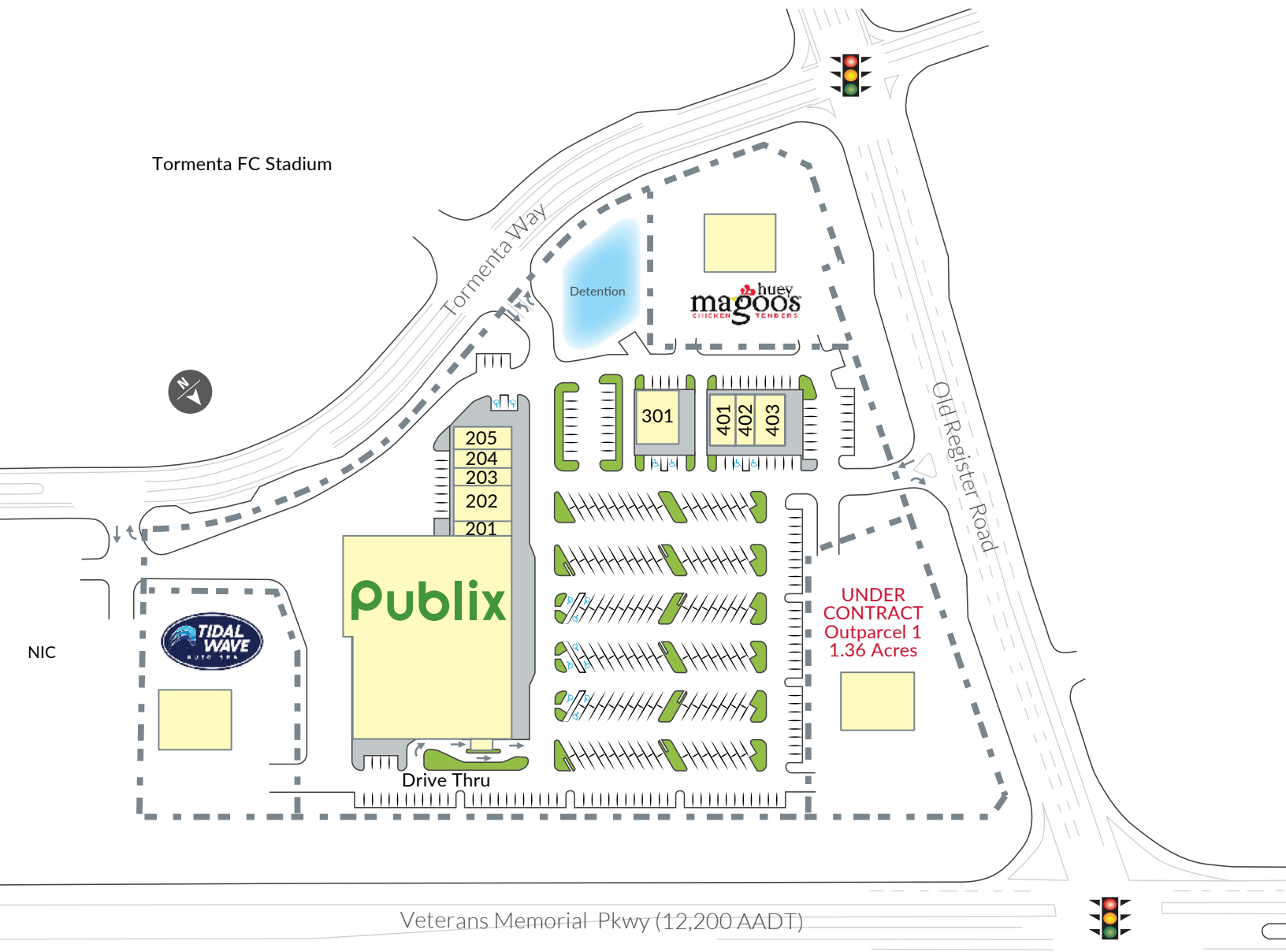


2022 Trade Area Estimated Population 32,027
 2027 Trade Area Projected Population 33,926
 Projected Annual Population Growth (2022-2027) 1.2%



2022 Trade Area Average Household Income \$74,497
 2022 Trade Area Median Household Income \$67,774

Eagles Corner Shopping Center



SUITE #	SQ. FT.	STATUS
	48,387 SF	Publix
201	1,190 SF	Great Clips
202	3,500 SF	Grand Nail Lounge
203	1,155 SF	AVAILABLE
204	1,505 SF	Lendmark Financial
205	1,750 SF	AVAILABLE
301	3,000 SF	AVAILABLE
401	1,500 SF	Tropical Smoothie
402	1,100 SF	Stella Boutique
403	2,800 SF	Orangetheory Fitness

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