

Town and Country

Manchester, GA

1130 Warm Springs Hwy

- Grocery anchored center
- Dominant Retail Center in the market
- Will be renovated in 2011
- GLA: 68,251 sq. ft.



DEMOGRAPHICS

	1 MILE	3 MILE	7 MILE
Population	1,917	5,597	10,634
Median Age	40.6	39.2	40.0
Number of Households	788	2,299	4,186
Median Household Income	\$36,508	\$36,170	\$38,204
Average Household Income	\$46,826	\$45,616	\$46,751
Race:			
White	62.2%	57.2%	60.7%
Black	35.7%	40.7%	36.9%
Other	2.1%	2.1%	2.4%



EXISTING OVERALL ELEVATION



PROPOSED OVERALL ELEVATION

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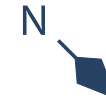
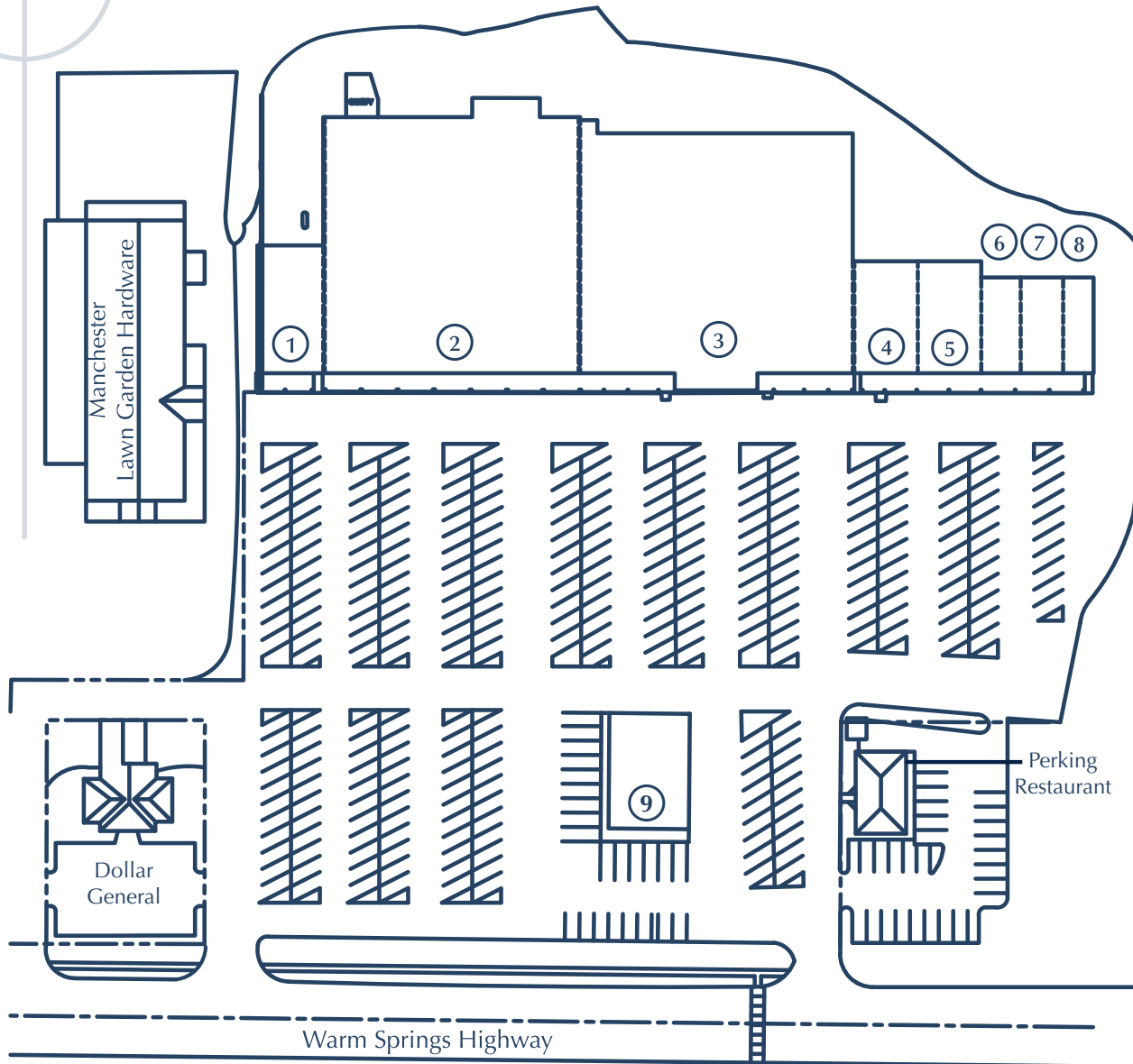


REGENCY
PROPERTIES
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Manchester, GA 31816



Tenants

- (1) Fox's Pizza Den (3,200 Sq. Ft.)
- (2) Pic-n-Sav (25,600 Sq. Ft.)
- (3) Maxway (26,050 Sq. Ft.)
- (4) Clemson Sports Medicine and Rehabilitation (2,800 Sq. Ft.)
- (5) Garden Buffet (2,800 Sq. Ft.)
- (6) Moore Eye Clinic (1,500 Sq. Ft.)
- (7) AVAILABLE 1,500 Sq. Ft. (26.4' X 59.8')**
- (8) H&R Block (1,400 Sq. Ft.)
- (9) AVAILABLE 3,600 Sq.Ft. (50' X 72')**



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