

DOLLAR GENERAL

*2516 W Tharpe St
Tallahassee, FL 32303*

Property Highlights

Market Facts:

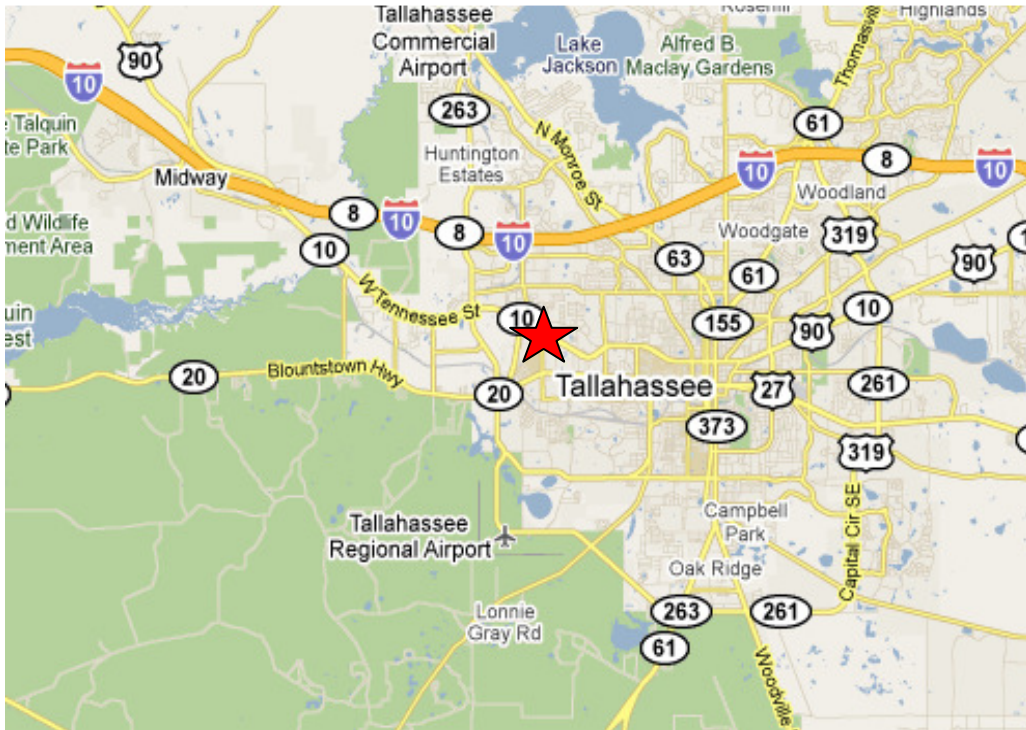
- This location was chosen because of its unserved market & ideal location.
- This site is located in Tallahassee, FL on County Road 158, also known as W. Tharpe St.
- W. Tharpe St. is a heavily traveled road for local residents. There are a large number of single family residential neighborhoods and multifamily complexes on and around W. Tharpe St.
- The median household income for the market area is: \$34,065
- Median age of site's market area population is: 25.7
- 38.7% of the population own homes, and the median home value is: \$141,667,
- There are 54,966 households with a population of 126,396 people in a five mile radius.

Site Specific Facts:

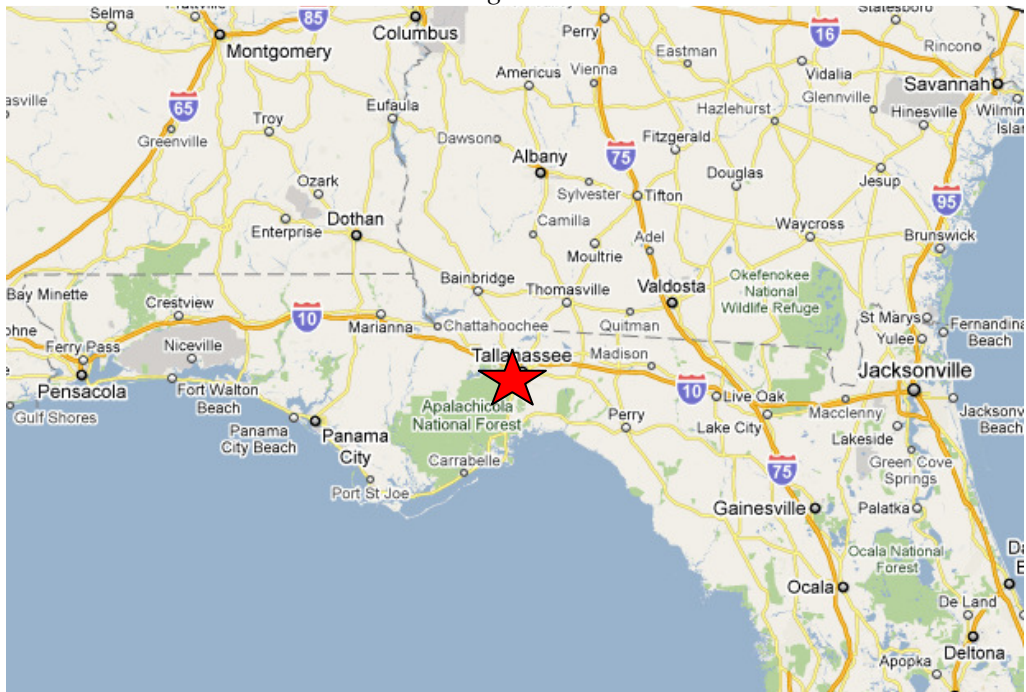
- This site is located near the intersection of W. Tharpe St. and Mary Ellen Dr. Mary Ellen Dr. becomes Valley Green Dr. South of W. Tharpe St.
- The site is +/- 1.64 acres and is zoned C-2.
- The building site will be finished on 3 sides.
- Traffic from all directions will access from West Tharpe Street.
- W. Tharpe St. has an average daily traffic rate of 15,000.
- W. Tharpe St. is a two lane road with one lane traveling east and one lane traveling west.
- The Store will be a front-entry with the entrance facing W. Tharpe Street.
- The building will have signage on the front.

Project Location

Local

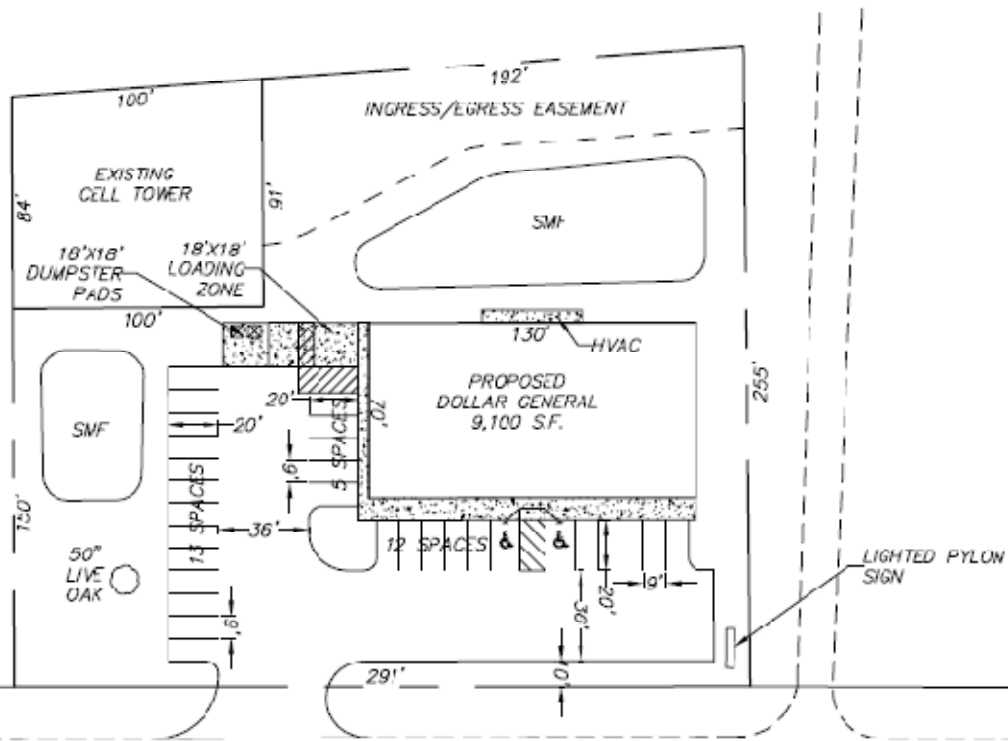


Regional



Site Plan

PRELIMINARY SITE PLAN		CITY, STATE - STREET: TALLAHASSEE, FLORIDA ±2518 W. THARPE ST	
PROTOTYPE: C	DEVELOPER:	DESIGNER:	DATE:
BLDG./SALES SF: 9,100/7,232	COMPANY: CONCEPT DEVELOPMENT INC.	COMPANY: GARRETT HEWITT & WILFORD, INC.	
ACREAGE: 1.62	NAME: BRIAN CRAWFORD	NAME: ALAN L. TILLY, P.E.	
PARKING SPACES: 30	PHONE #: (306)755-0007	PHONE #: (352)331-1970	



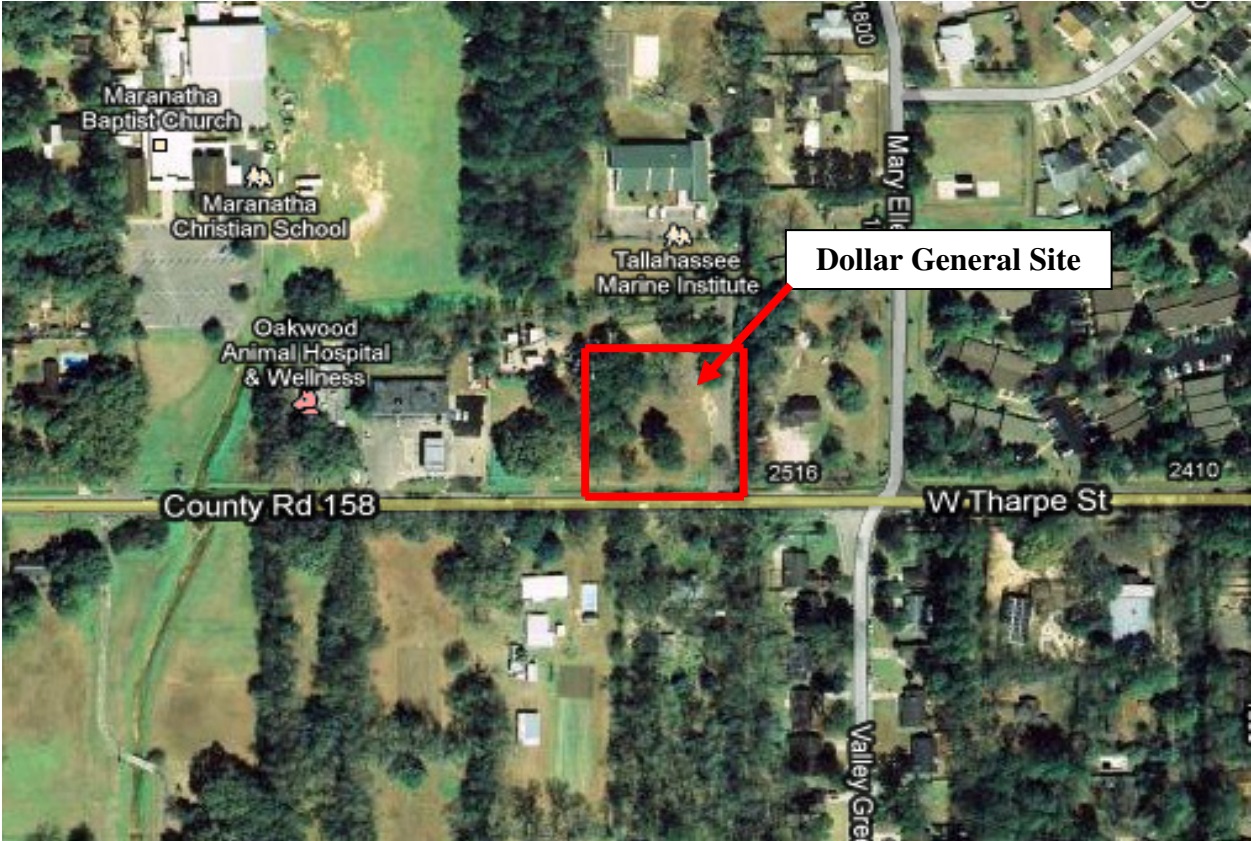
W THARPE STREET



SCALE - 1" = 60'

POTABLE WATER AND SANITARY SEWER IS AVAILABLE

Aerial



Demographic Report



Executive Summary

Prepared by STDBOnline

W. Tharpe St. Tallahassee, FL Site Type: Ring	2516 W Tharpe St, Tallahassee, FL 32303- Dollar General Store in Tallahassee, FL Radius: 1 Miles	2516 W Tharpe St, Tallahassee, FL 32303- Dollar General Store in Tallahassee, FL Radius: 3 Miles	2516 W Tharpe St, Tallahassee, FL 32303- Dollar General Store in Tallahassee, FL Radius: 5 Miles
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2009 Population	13,021	72,252	126,396
Total Population	13,021	72,252	126,396
Male Population	48.5%	48.3%	48.3%
Female Population	51.5%	50.7%	51.7%
Median Age	25.5	24.2	25.7
2009 Income			
Median HH Income	\$31,275	\$27,984	\$34,065
Per Capita Income	\$20,537	\$18,063	\$22,235
Average HH Income	\$42,292	\$38,851	\$48,509
2009 Households			
Total Households	6,245	32,276	54,966
Average Household Size	2.08	2.12	2.14
2009 Housing			
Owner Occupied Housing Units	40.9%	32.8%	38.7%
Renter Occupied Housing Units	51.9%	57.5%	51.2%
Vacant Housing Units	7.3%	9.7%	10.1%
Population			
1990 Population	9,807	50,450	105,731
2000 Population	11,183	66,116	118,529
2009 Population	13,021	72,252	126,396
2014 Population	13,995	76,062	132,195
1990-2000 Annual Rate	1.3%	1.59%	1.15%
2000-2009 Annual Rate	1.68%	0.96%	0.7%
2009-2014 Annual Rate	1.45%	1.03%	0.9%

In the identified market area, the current year population is 126,396. In 2000, the Census count in the market area was 118,529. The rate of change since 2000 was 0.7 percent annually. The five-year projection for the population in the market area is 132,195, representing a change of 0.9 percent annually from 2009 to 2014. Currently, the population is 48.3 percent male and 51.7 percent female.

Households	4,274	22,663	42,111
1990 Households	4,274	22,663	42,111
2000 Households	5,155	28,173	48,761
2009 Households	6,245	32,276	54,966
2014 Households	6,775	34,359	58,208
1990-2000 Annual Rate	1.91%	2.2%	1.43%
2000-2009 Annual Rate	2.07%	1.48%	1.3%
2009-2014 Annual Rate	1.64%	1.26%	1.15%

The household count in this market area has changed from 40,761 in 2000 to 54,966 in the current year, a change of 1.3 percent annually. The five-year projection of households is 58,208, a change of 1.15 percent annually from the current year total. Average household size is currently 2.14, compared to 2.21 in the year 2000. The number of families in the current year is 23,785 in the market area.

Housing

Currently, 38.7 percent of the 61,135 housing units in the market area are owner occupied; 51.2 percent, renter occupied; and 10.1 percent are vacant. In 2000, there were 53,300 housing units—39.3 percent owner occupied, 52.2 percent renter occupied and 8.5 percent vacant. The rate of change in housing units since 2000 is 1.49 percent. Median home value in the market area is \$141,667, compared to a median home value of \$162,279 for the U.S. In five years, median home value is projected to change by 3.14 percent annually to \$165,377. From 2000 to the current year, median home value changed by 5.07 percent annually.



Executive Summary

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W.Tharpe St. Tallahassee, FL	2516 W Tharpe St, Tallahassee, FL 32303- Dollar General Store in Tallahassee, FL	2516 W Tharpe St, Tallahassee, FL 32303- Dollar General Store in Tallahassee, FL	2516 W Tharpe St, Tallahassee, FL 32303- Dollar General Store in Tallahassee, FL
Site Type: Ring	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
Median Household Income			
1990 Median HH Income	\$22,946	\$17,886	\$21,272
2000 Median HH Income	\$25,309	\$22,025	\$26,874
2009 Median HH Income	\$31,275	\$27,984	\$34,065
2014 Median HH Income	\$32,659	\$29,298	\$36,884
1990-2000 Annual Rate	0.98%	2.1%	2.37%
2000-2009 Annual Rate	2.31%	2.62%	2.6%
2009-2014 Annual Rate	0.87%	0.92%	1.6%
Per Capita Income			
1990 Per Capita Income	\$11,983	\$9,758	\$12,038
2000 Per Capita Income	\$16,669	\$14,182	\$16,937
2009 Per Capita Income	\$20,537	\$18,063	\$22,235
2014 Per Capita Income	\$21,457	\$19,053	\$23,405
1990-2000 Annual Rate	3.36%	3.81%	3.47%
2000-2009 Annual Rate	2.28%	2.65%	2.99%
2009-2014 Annual Rate	0.88%	1.07%	1.03%
Average Household Income			
1990 Average Household Income	\$27,464	\$23,691	\$29,549
2000 Average Household Income	\$35,061	\$31,882	\$39,965
2009 Average HH Income	\$42,292	\$38,851	\$48,509
2014 Average HH Income	\$43,778	\$40,483	\$50,353
1990-2000 Annual Rate	2.47%	3.01%	3.07%
2000-2009 Annual Rate	2.05%	2.16%	2.12%
2009-2014 Annual Rate	0.69%	0.83%	0.75%

Households by Income

Current median household income is \$34,065 in the market area, compared to \$54,719 for all U.S. households. Median household income is projected to be \$36,884 in five years. In 2000, median household income was \$26,874, compared to \$21,272 in 1990.

Current average household income is \$48,509 in this market area, compared to \$71,437 for all U.S. households. Average household income is projected to be \$50,353 in five years. In 2000, average household income was \$39,965, compared to \$29,549 in 1990.

Current per capita income is \$22,235 in the market area, compared to the U.S. per capita income of \$27,277. The per capita income is projected to be \$23,405 in five years. In 2000, the per capita income was \$16,937, compared to \$12,038 in 1990.

Population by Employment

Total Businesses	170	2,667	6,549
Total Employees	1,897	35,749	91,669

Currently, 88.5 percent of the civilian labor force in the identified market area is employed and 11.5 percent are unemployed. In comparison, 89.4 percent of the U.S. civilian labor force is employed, and 10.6 percent are unemployed. In five years the rate of employment in the market area will be 92.9 percent of the civilian labor force, and unemployment will be 7.1 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 92.9 percent, and 7.1 percent will be unemployed. In 2000, 67.1 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.1 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 69.6 percent in white collar jobs (compared to 61.5 percent of U.S. employment)
- 19.3 percent in service jobs (compared to 17.1 percent of U.S. employment)
- 11.1 percent in blue collar jobs (compared to 21.4 percent of U.S. employment)

In 2000, 76.5 percent of the market area population drove alone to work, and 2.1 percent worked at home. The average travel time to work in 2000 was 19.1 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2009, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 9.3 percent had not earned a high school diploma (16.2 percent in the U.S.)
- 20.0 percent were high school graduates only (29.8 percent in the U.S.)
- 9.6 percent had completed an Associate degree (7.2 percent in the U.S.)
- 24.7 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 17.9 percent had earned a Master's/Professional/Doctorate Degree (9.8 percent in the U.S.)