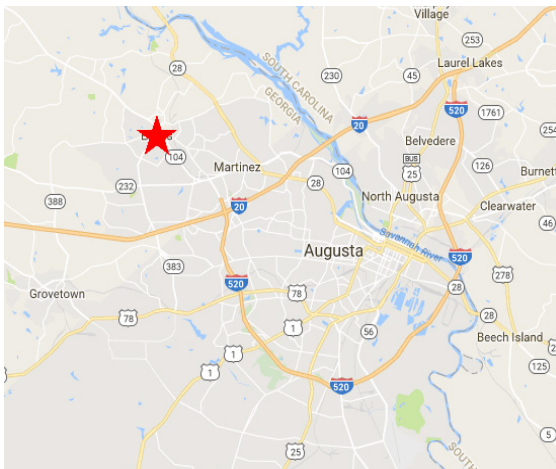


# MULLINS COLONY

Washington Road  
Evans, GA 30809

CONTACT | Michael Smith  
direct: 704.206.8303  
msmith@collettre.com



## DEMOGRAPHIC SNAPSHOT

	1 mile	3 mile	5 mile
Population	7,862	55,636	126,615
Projected Pop. (2026)	7,989	56,253	132,414
Avg. Household Income	\$83,240	\$96,283	\$91,257

## TRAFFIC COUNTS

Washington Road	35,808 VPD
Riverwatch Parkway	22,697 VPD

## PROPERTY DETAILS

- Project anchored by new ± 84,000 SF Belk Department Store
- Two (2) spaces available and ready for lease
- New signalized intersection
- Outparcel available for build-to-suit or ground lease
- Co-tenants include: Belk, Diablo's Southwest Grill, Cold Stone Creamery, McAlister's Deli, Edible Arrangements, Tropical Smoothie Cafe, Paris Nail Bar and more!

1111 METROPOLITAN AVE, STE 700, CHARLOTTE, NC 28204  
Mailing: P.O. BOX 36799, CHARLOTTE, NC 28236-6799  
704.206.8300 | WWW.COLLETTRE.COM



# MULLINS COLONY AERIAL

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Collett 



# MULLINS COLONY

## AERIAL

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Will Black  
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 wblack@collettre.com



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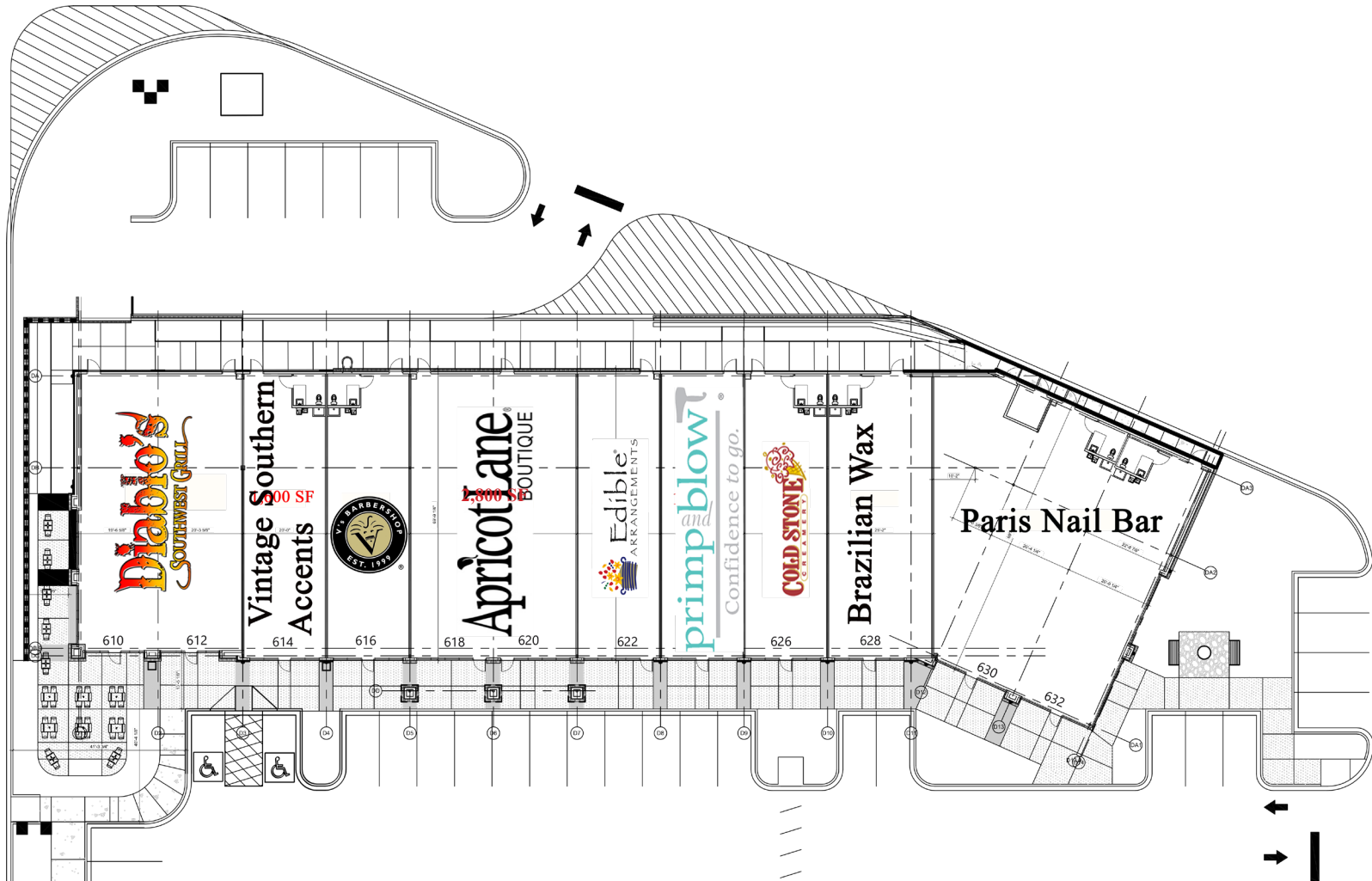




# MULLINS COLONY

## BUILDING D - LOD

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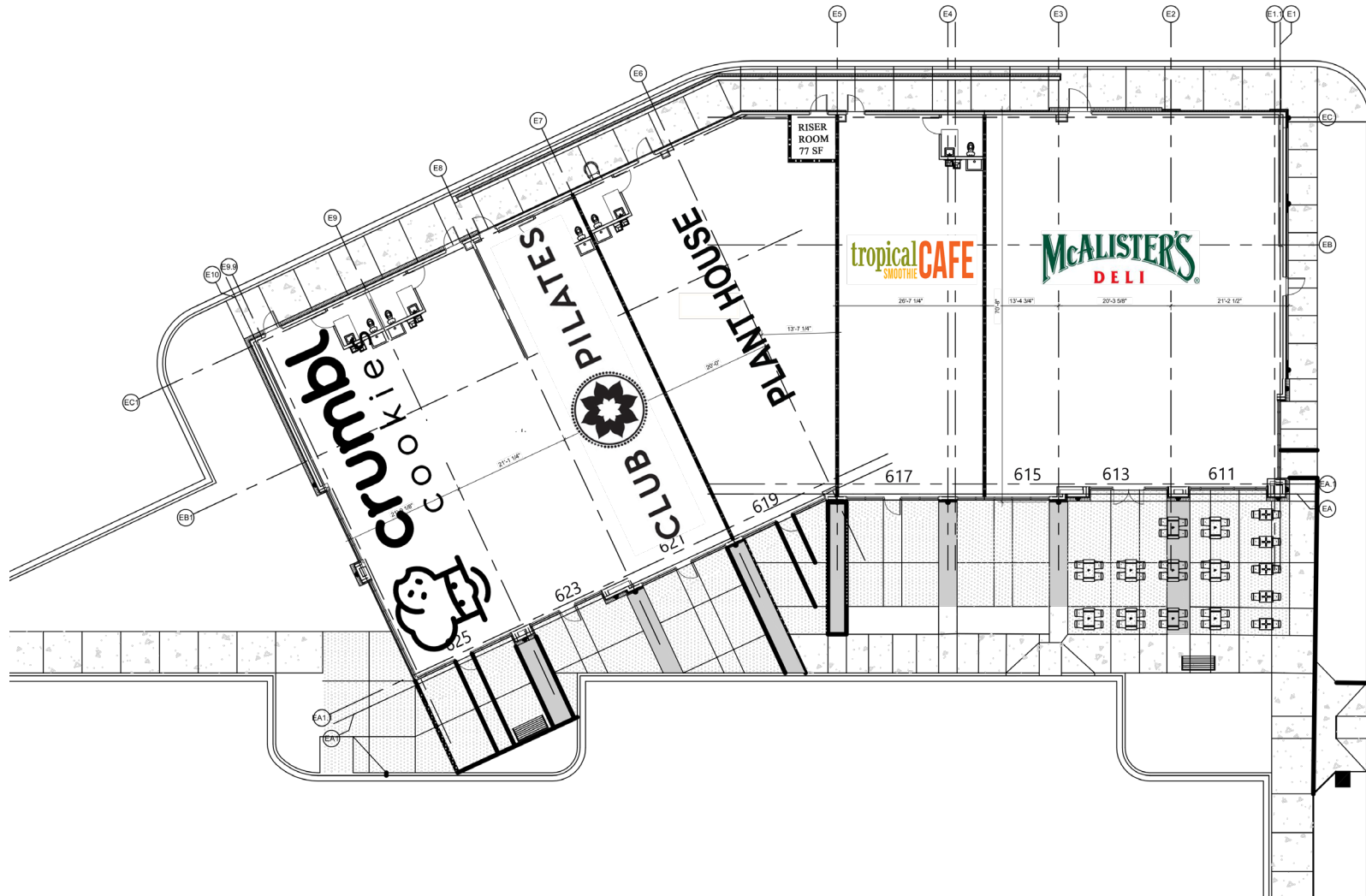




# MULLINS COLONY

## BUILDING E - LOD

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msmith@collettre.com



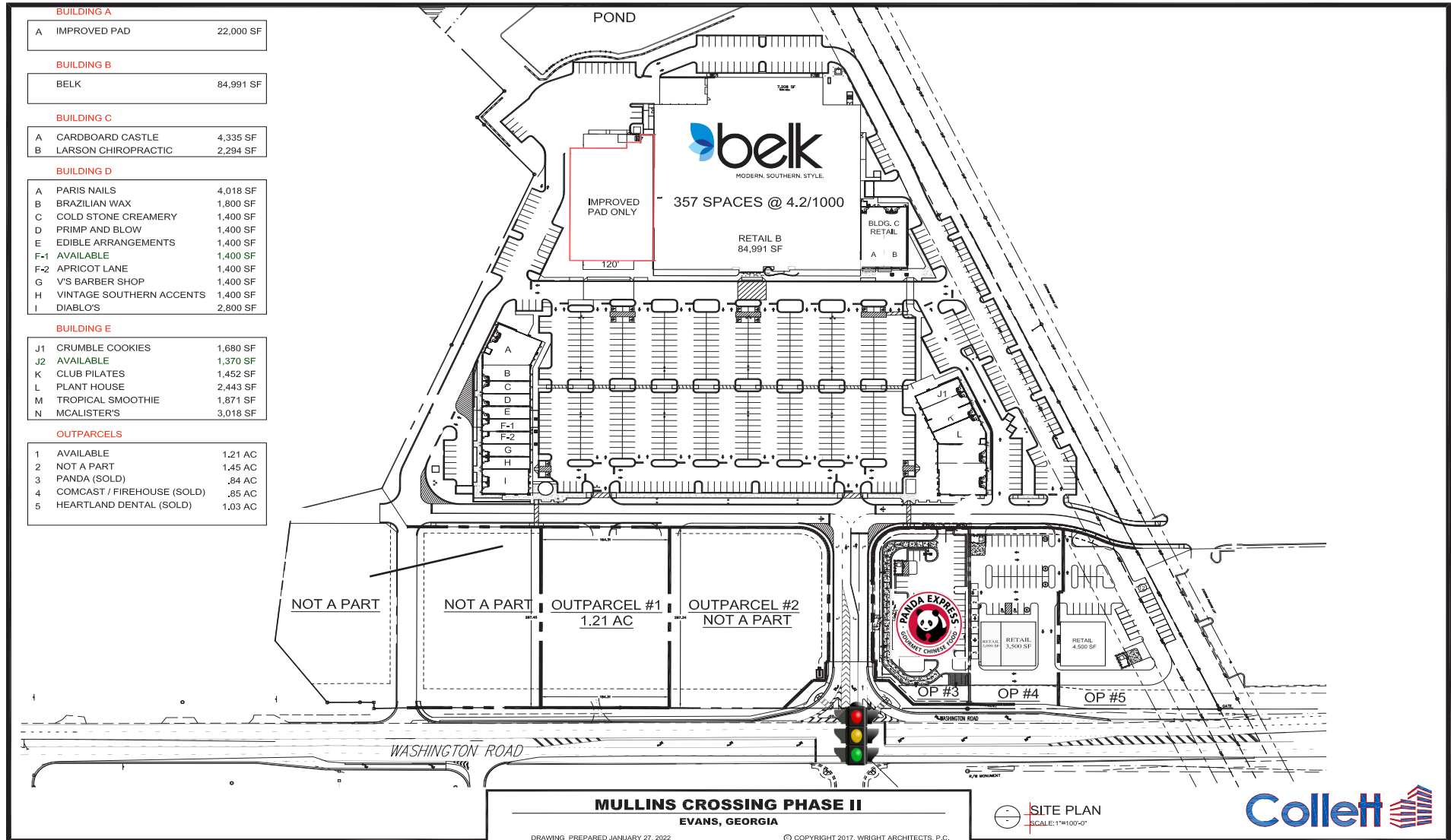
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# MULLINS COLONY

## SITE PLAN

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**MULLINS CROSSING PHASE II**  
 EVANS, GEORGIA  
 DRAWING PREPARED JANUARY 27, 2022 © COPYRIGHT 2017, WRIGHT ARCHITECTS, P.C.

SITE PLAN  
 SCALE: 1"=100'-0"