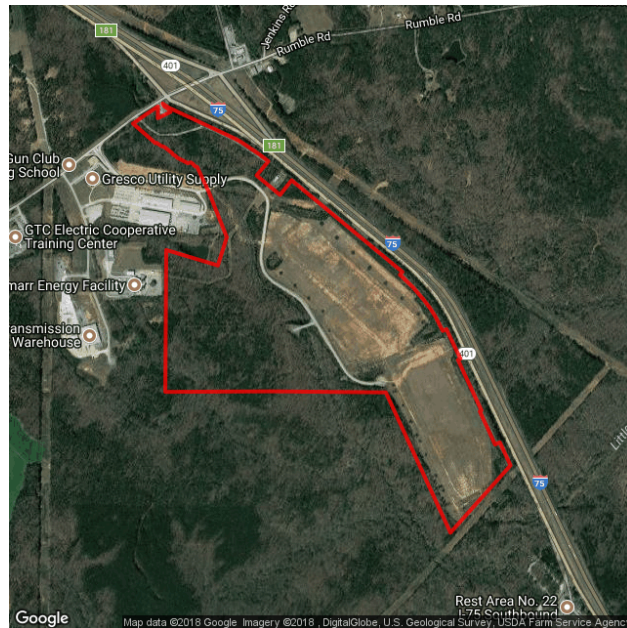


Meridian 75 Logistics Center

Forsyth, GA 31029
Monroe County

Contact

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IDI Logistics
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Property		Incentives	
Total Acres	257.8 acres	Jobs Tax Credit	\$1750/job
Remaining Acres	257.8 acres	Investment Tax Credit	1%
Largest Tract	69.2 acres	Opportunity Zone	No
GRAD Site	Yes	Less Developed Census Tract	No
Zoning	Heavy Industrial		
Rail Served	No	Transportation	
		Nearest Interstate	I-75
Utilities		Distance to Interstate	0 miles
Water On Site	Yes	Nearest Port 1	Port of Savannah
Water Main Size	16 in	Distance to Port 1	168 miles
Sewer On Site	Yes	Nearest Port 2	Port of Brunswick
Sewer Main Size	8 in	Distance to Port 2	185 miles
Gas On Site	Yes	Nearest International Airport	Hartsfield-Jackson Atlanta International
Gas Main Size	4 in		
Electric Provider	Central Georgia EMC	Distance to International Airport	56 miles



Demographics Report

Center:

Distance:

10 miles

Population (2017)		Population (2022)		
	Total	%	Total	%
Population	46,281		45,454	

Sex (2017)		Sex (2022)		
	Total	%	Total	%
Male	22,410	48.4%	22,021	48.4%
Female	23,871	51.6%	23,433	51.6%

Age Distribution (2017)		Age Distribution (2022)		
	Total	%	Total	%
0-4	2,608	5.6%	2,543	5.6%
5-9	2,751	5.9%	2,684	5.9%
10-19	5,927	12.8%	5,897	13.0%
20-29	6,131	13.2%	5,945	13.1%
30-39	5,630	12.2%	5,697	12.5%
40-49	5,785	12.5%	5,510	12.1%
50-59	6,708	14.5%	5,910	13.0%
60-64	3,073	6.6%	2,872	6.3%
65+	7,668	16.6%	8,396	18.5%

Race Distribution (2017)		Race Distribution (2022)		
	Total	%	Total	%
White	31,356	67.8%	30,368	66.8%
Black	12,182	26.3%	12,153	26.7%
American Indian	90	0.2%	93	0.2%
Asian	1,546	3.3%	1,666	3.7%
Pacific Islander	16	0.0%	17	0.0%
Other	432	0.9%	460	1.0%
Multirace	659	1.4%	697	1.5%
Hispanic	1,107	2.4%	1,260	2.8%

Total Households (2017)		Total Households (2022)		
	Total	%	Total	%
Households	18,699		19,091	
Families	12,345	66.0%	12,037	63.1%

Household Income Distribution (2017)		Household Income Distribution (2022)		
	Total	%	Total	%
<\$10 K	967	5.2%	865	4.5%
\$10-\$20K	1,058	5.7%	840	4.4%
\$20-\$30K	1,859	9.9%	1,413	7.4%
\$30-\$40K	1,900	10.2%	1,659	8.7%
\$40-\$50K	1,409	7.5%	1,606	8.4%
\$50-\$60K	1,515	8.1%	1,128	5.9%
\$60-\$75K	1,937	10.4%	1,925	10.1%
\$75-\$100K	2,560	13.7%	2,601	13.6%

> \$100K 5,494 29.4% 7,054 36.9%

	Labor Force Status (2017)		Labor Force Status (2022)	
	Total	%	Total	%
Labor Force	23,077		22,637	
Employed	22,455	97.3%	22,021	97.3%
Unemployed	610	2.6%	604	2.7%
In Armed Forces	12		12	
Not In Labor Force	14,163		13,976	

	Total Number of Housing (2017)		Total Number of Housing (2022)	
	Total	%	Total	%
Total Dwellings	19,995		20,791	
Owner-Occupied Dwellings	12,738	68.1%	13,155	68.9%
Renter-Occupied Dwellings	5,961	31.9%	5,936	31.1%
Housing Units Occupied	18,699	93.5%	19,091	91.8%

	Education Attainment (2017)		Education Attainment (2022)	
	Total	%	Total	%
Population Age 25+	32,003		31,366	
< Grade 9	625	2.0%	621	2.0%
Grade 9-12	2,250	7.0%	2,244	7.2%
High School	8,984	28.1%	8,860	28.2%
Some College	6,556	20.5%	6,413	20.4%
Assoc Degree	2,021	6.3%	1,985	6.3%
Bach Degree	6,872	21.5%	6,677	21.3%
Grad Degree	4,695	14.7%	4,566	14.6%

	Size of Household (2017)		Size of Household (2022)	
	Total	%	Total	%
1 Person	5,470	29.3%	6,259	32.8%
2 Person	6,579	35.2%	6,950	36.4%
3 Person	2,901	15.5%	2,599	13.6%
4 Person	2,277	12.2%	2,007	10.5%
5 Person	944	5.0%	822	4.3%
6+ Person	344	1.8%	299	1.6%

Source: Applied Geographic Solutions, Thousand Oaks, CA

Consumer Expenditures Report

Center:

Distance:

10 miles

Consumer Expenditures (2017)		
	\$ Per Household	Total (\$000s)
Households		18,699

Consumer Expenditures (2017)		
	\$ Per Household	Total (\$000s)
Apparel	2,154	40,270
Men's Apparel	417	7,790
Boys' Apparel	93	1,732
Women's Apparel	713	13,328
Girls' Apparel	149	2,793
Infants Apparel	103	1,927
Footwear	369	6,896
Apparel Services and Accessories	310	5,804

Consumer Expenditures (2017)		
	\$ Per Household	Total (\$000s)
Education	2,345	43,850
Books And Supplies	328	6,137
Tuition	2,017	37,713

Consumer Expenditures (2017)		
	\$ Per Household	Total (\$000s)
Entertainment	3,473	64,939
Fees And Admissions	882	16,502
Video And Audio Equipment	1,236	23,113
Recreational Equipment And Supplies	1,354	25,325

Consumer Expenditures (2017)		
	\$ Per Household	Total (\$000s)
Food and Beverages	8,943	167,221
Food At Home	4,717	88,210
Food Away From Home	3,597	67,258
Alcoholic Beverages	629	11,753

Consumer Expenditures (2017)		
	\$ Per Household	Total (\$000s)
Health Care	4,858	90,848
Health Care Insurance	2,720	50,856
Health Care Services	962	17,981
Health Care Supplies And Equipment	1,177	22,012

Consumer Expenditures (2017)		
	\$ Per Household	Total (\$000s)
Household Furnishings and Equipment	2,149	40,181
Household Textiles	131	2,457
Furniture	556	10,396

Floor Coverings	31	587
Major Appliances	276	5,166
Housewares And Small Appliances	1,154	21,575

Consumer Expenditures (2017)

	\$ Per Household	Total (\$000s)
Shelter	12,732	238,079
Mortgage Interest	4,428	82,794
Property Taxes	2,464	46,077
Miscellaneous Owned Dwelling Costs	1,593	29,794
Rental Costs	3,262	60,989
Other Lodging	985	18,425

Consumer Expenditures (2017)

	\$ Per Household	Total (\$000s)
Household Operations	1,800	33,662
Babysitting And Elderly Care	539	10,082
Household Services	235	4,398
Alimony And Child Support	305	5,696
Household Supplies	721	13,486

Consumer Expenditures (2017)

	\$ Per Household	Total (\$000s)
Miscellaneous Expenses	900	16,823
Legal And Accounting	109	2,032
Funeral And Cemetery	100	1,866
Finance Charges Excluding Mortgage And Vehicle	580	10,836
Other Miscellaneous Expenses	112	2,088

Consumer Expenditures (2017)

	\$ Per Household	Total (\$000s)
Personal Care	797	14,907
Hair Care	62	1,159
Electric Personal Care Appliances	16	294
Personal Care Services	533	9,974
Personal Care Products	186	3,480

Consumer Expenditures (2017)

	\$ Per Household	Total (\$000s)
Reading	137	2,571
Newspapers	59	1,103
Magazines	28	527
Books	50	941

Consumer Expenditures (2017)

	\$ Per Household	Total (\$000s)
Tobacco	361	6,745
Cigarettes	325	6,070
Other Tobacco Products	36	675

Consumer Expenditures (2017)

	\$ Per Household	Total (\$000s)
Transportation	11,599	216,896

New Vehicle Purchase	2,212	41,364
Used Vehicle Purchase	1,930	36,081
Motorcycles (New And Used)	48	897
Vehicle Finance Charges	263	4,916
Gasoline And Oil	3,229	60,384
Vehicle Repair And Maintenance	1,095	20,484
Vehicle Insurance	1,283	23,987
Public Transportation	791	14,787
Other Transportation Costs	748	13,996

Consumer Expenditures (2017)

	\$ Per Household	Total (\$000s)
Utilities	4,537	84,844
Natural Gas	487	9,102
Electricity	1,714	32,042
Fuel Oil And Other Fuels	166	3,098
Telephone Service	1,549	28,956
Other Utilities	623	11,647

Consumer Expenditures (2017)

	\$ Per Household	Total (\$000s)
Gifts	1,576	29,473
Gifts Of Apparel	312	5,842
Gifts Of Apparel Accessories	40	747
Gifts Of Education	317	5,925
Gifts Of Recreation	107	2,006
Gifts Of Food And Beverages	146	2,728
Gifts Of Household Furnishings And Equipment	257	4,812
Gifts Of Household	67	1,250
Gifts Of Transportation	86	1,612
Gifts Elsewhere Unspecified	243	4,552

Consumer Expenditures (2017)

	\$ Per Household	Total (\$000s)
Personal Insurance	471	8,814

Consumer Expenditures (2017)

	\$ Per Household	Total (\$000s)
Contributions	2,811	52,567

Source: Applied Geographic Solutions, Thousand Oaks, CA

Business and Labor Force Report

Center:

Distance:

10 miles

Total Establishments	1,993
Total Employees	21,346

Total Establishments by Size (2017)

	Total	%
1-4 Employees	1,147	57.6%
5-9 Employees	401	20.1%
10-19 Employees	214	10.7%
20-49 Employees	151	7.6%
50-99 Employees	46	2.3%
100-249 Employees	29	1.5%
250-499 Employees	3	0.2%
500-999 Employees	1	0.1%
1000+ Employees	1	0.1%

Total Businesses by Establishment Type (2017)

	Total	%
Agriculture, Forestry and Fishing	6	0.3%
Agricultural Services	25	1.3%
Coal and Ore Mining	0	0.0%
Oil and Gas	0	0.0%
General Construction	42	2.1%
Heavy Construction	79	4.0%
Food Manufacturing	3	0.2%
Tobacco Manufacturing	0	0.0%
Textile Mills	1	0.1%
Apparel and Textile Manufacturing	0	0.0%
Lumber and Wood Production	2	0.1%
Furniture Manufacturing	0	0.0%
Paper Manufacturing	1	0.1%
Printing and Publishing	4	0.2%
Chemicals	0	0.0%
Petroleum Refining	2	0.1%
Rubber and Plastics	0	0.0%
Leather Manufacturing	0	0.0%
Stone, Glass, and Concrete	2	0.1%
Metals Fabrication	1	0.1%
Machinery and Equipment Manufacturing	13	0.7%
Transportation	36	1.8%
Travel Services	1	0.1%
Transport Services	2	0.1%
Communications	20	1.0%
Utilities	16	0.8%
Durables Wholesale	57	2.9%
Non Durables Wholesale	14	0.7%
Building Materials, Hardware and Garden	16	0.8%
General Merchandise Stores	10	0.5%
Food Markets	8	0.4%
Convenience Stores	11	0.6%

Other Food Stores	21	1.1%
Auto Dealers and Gas Stations	59	3.0%
Clothing Stores	42	2.1%
Furniture Stores	8	0.4%
Home Furnishings	11	0.6%
Electronics and Computer Stores	4	0.2%
Music Stores	0	0.0%
Restaurants	87	4.4%
Other Food Service	24	1.2%
Bars	4	0.2%
Drug Stores	13	0.7%
Liquor Stores	7	0.4%
Specialty Stores	76	3.8%
Catalog and Direct Sales	1	0.1%
Banks and Financial Institutions	102	5.1%
Insurance Carriers	4	0.2%
Insurance Agents and Brokers	75	3.8%
Real Estate	83	4.2%
Hotels and Lodging	40	2.0%
Dry Cleaning and Laundry	8	0.4%
Beauty and Barber Shops	47	2.4%
Other Personal Service	21	1.1%
Advertising	6	0.3%
Computer Services	16	0.8%
Other Business Services	46	2.3%
Auto Repair/Services	26	1.3%
Miscellaneous Repair Services	14	0.7%
Motion Pictures	14	0.7%
Entertainment and Recreation Services	23	1.2%
Health and Medical Services	204	10.2%
Hospitals	57	2.9%
Legal Services	45	2.3%
Primary and Secondary Education	27	1.4%
Colleges and Universities	3	0.2%
Social Services	53	2.7%
Child Care Services	12	0.6%
Museums and Zoos	1	0.1%
Membership Organizations	93	4.7%
Professional Services	96	4.8%
Government	75	3.8%
Unclassified Establishments	65	3.3%

Total Employees by Occupation (2017)

	Total	%
Executive, Managers, and Administrators	1,905	8.9%
Business and Financial Operations	665	3.1%
Computer and mathematical occupations	206	1.0%
Architecture and engineering	186	0.9%
Life/Physical/Social Science occupations	40	0.2%
Community and Social Services	262	1.2%
Legal	51	0.2%
Education/Training/Library	1,322	6.2%
Health Diagnosing and Treating Practitioners	856	4.0%
Health Technologists/Technicians	495	2.3%

Healthcare support	583	2.7%
Protective Services	250	1.2%
Food Preparation/Serving	1,429	6.7%
Building and Grounds maintenance	802	3.8%
Personal care and service	822	3.9%
Sales	2,863	13.4%
Office and Administrative support	3,294	15.4%
Farming/Fishing/Forestry	88	0.4%
Construction and Extraction	966	4.5%
Installation/Maintenance and Repair workers	1,318	6.2%
Production Workers	1,397	6.5%
Transportation Workers	795	3.7%
Material Moving	561	2.6%

Total Employees by Major SIC (2017)

	Total	%
Agricultural, Forestry, Fishing (SIC Range 01-09)	186	0.9%
Mining (SIC 10-14)	0	0.0%
Construction (SIC 15-17)	626	2.9%
Manufacturing (SIC 20-39)	751	3.5%
Transportation and Communications (SIC 40-49)	1,102	5.2%
Wholesale Trade (SIC 50-51)	1,202	5.6%
Retail Trade (SIC 52-59)	6,041	28.3%
Finance, Insurance And Real Estate (SIC 60-69)	1,461	6.8%
Services (SIC 70-89)	8,806	41.3%
Public Administration (SIC 90-98)	1,099	5.1%
Unclassified (SIC 99)	72	0.3%

Total Employees by Establishment Type (2017)

	Total	%
Agriculture, Forestry and Fishing	28	0.1%
Agricultural Services	158	0.7%
Coal and Ore Mining	0	0.0%
Oil and Gas	0	0.0%
General Construction	129	0.6%
Heavy Construction	497	2.3%
Food Manufacturing	331	1.6%
Tobacco Manufacturing	0	0.0%
Textile Mills	100	0.5%
Apparel and Textile Manufacturing	0	0.0%
Lumber and Wood Production	61	0.3%
Furniture Manufacturing	0	0.0%
Paper Manufacturing	3	0.0%
Printing and Publishing	40	0.2%
Chemicals	0	0.0%
Petroleum Refining	71	0.3%
Rubber and Plastics	0	0.0%
Leather Manufacturing	0	0.0%
Stone, Glass, and Concrete	58	0.3%
Metals Fabrication	6	0.0%
Machinery and Equipment Manufacturing	81	0.4%
Transportation	249	1.2%
Travel Services	1	0.0%
Transport Services	4	0.0%

Communications	220	1.0%
Utilities	628	2.9%
Durables Wholesale	1,111	5.2%
Non Durables Wholesale	91	0.4%
Building Materials, Hardware and Garden	189	0.9%
General Merchandise Stores	613	2.9%
Food Markets	615	2.9%
Convenience Stores	40	0.2%
Other Food Stores	89	0.4%
Auto Dealers and Gas Stations	756	3.5%
Clothing Stores	432	2.0%
Furniture Stores	47	0.2%
Home Furnishings	62	0.3%
Electronics and Computer Stores	113	0.5%
Music Stores	0	0.0%
Restaurants	2,126	10.0%
Other Food Service	345	1.6%
Bars	15	0.1%
Drug Stores	127	0.6%
Liquor Stores	15	0.1%
Specialty Stores	456	2.1%
Catalog and Direct Sales	1	0.0%
Banks and Financial Institutions	653	3.1%
Insurance Carriers	12	0.1%
Insurance Agents and Brokers	351	1.6%
Real Estate	445	2.1%
Hotels and Lodging	522	2.4%
Dry Cleaning and Laundry	31	0.1%
Beauty and Barber Shops	172	0.8%
Other Personal Service	134	0.6%
Advertising	189	0.9%
Computer Services	106	0.5%
Other Business Services	214	1.0%
Auto Repair/Services	75	0.4%
Miscellaneous Repair Services	71	0.3%
Motion Pictures	22	0.1%
Entertainment and Recreation Services	111	0.5%
Health and Medical Services	890	4.2%
Hospitals	1,160	5.4%
Legal Services	171	0.8%
Primary and Secondary Education	1,676	7.9%
Colleges and Universities	32	0.1%
Social Services	938	4.4%
Child Care Services	183	0.9%
Museums and Zoos	1	0.0%
Membership Organizations	1,520	7.1%
Professional Services	540	2.5%
Government	1,099	5.1%
Unclassified Establishments	72	0.3%

Source: Applied Geographic Solutions, Thousand Oaks, CA

