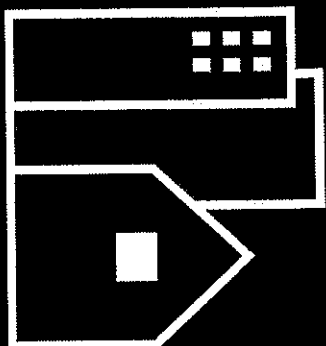


CROWDER  
REALTY



Crowder Realty, LLC  
1459 Field Park Circle, Marietta, GA 30066  
770-528-0300

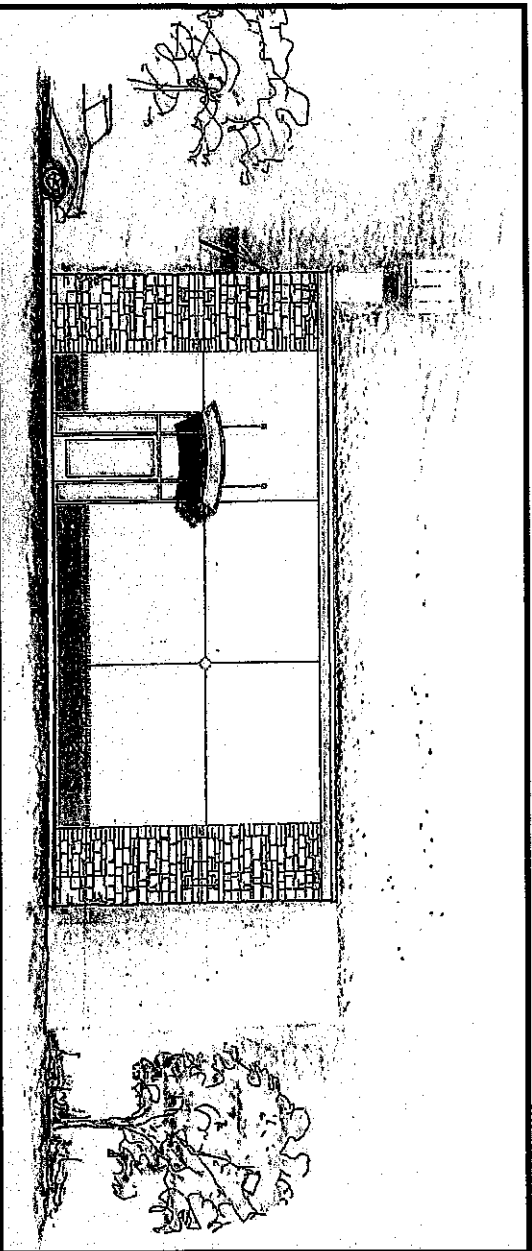
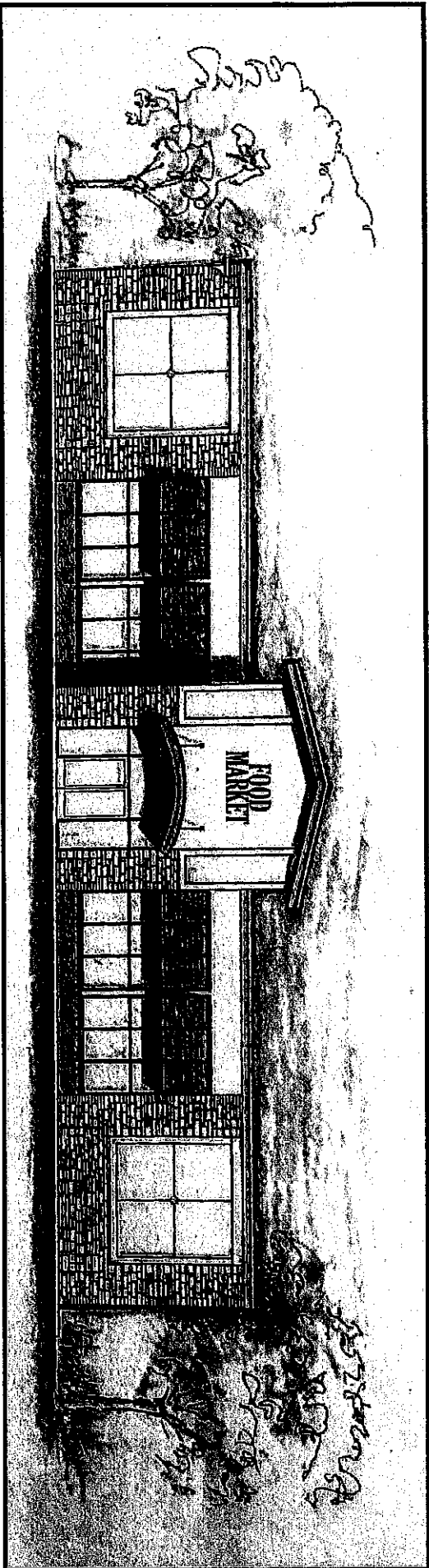
# Powder Springs Road

4.05 AC—Hopkins/Carter Road



Crowder Realty, LLC  
1459 Field Park Circle, Marietta, GA 30066  
770-528-0300

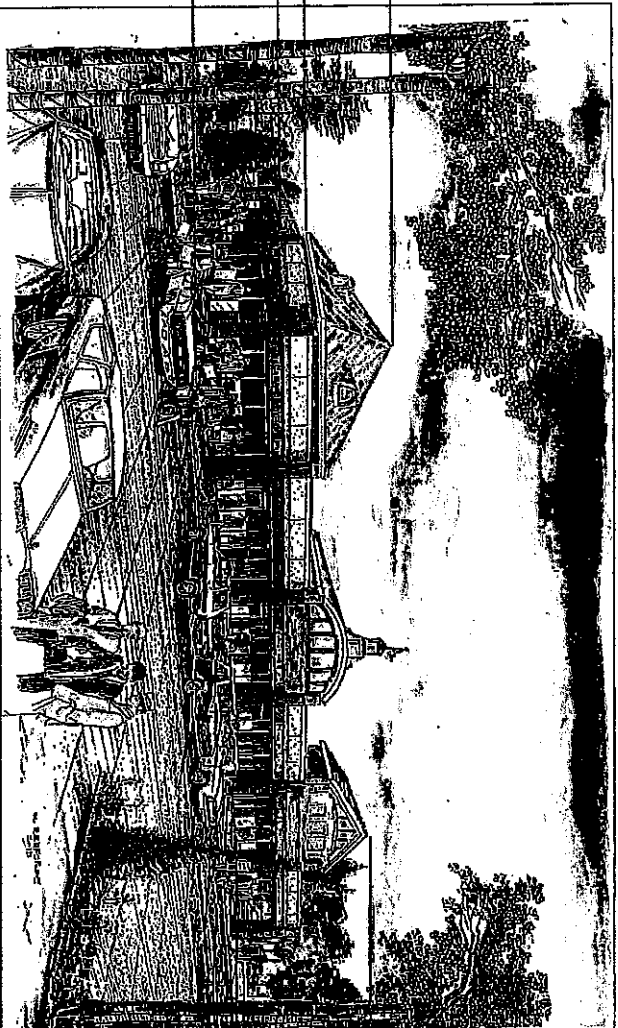
### Modern C-Store



Charlie Crowder  
CELL: 404-386-5535  
Charlie@CrowderRealtyLLC.com

# Example/Retail Center Development

MAX BUILDING HEIGHT = 35.0'



BUILDING HEIGHT 30.0'

20.0'  
16.0'

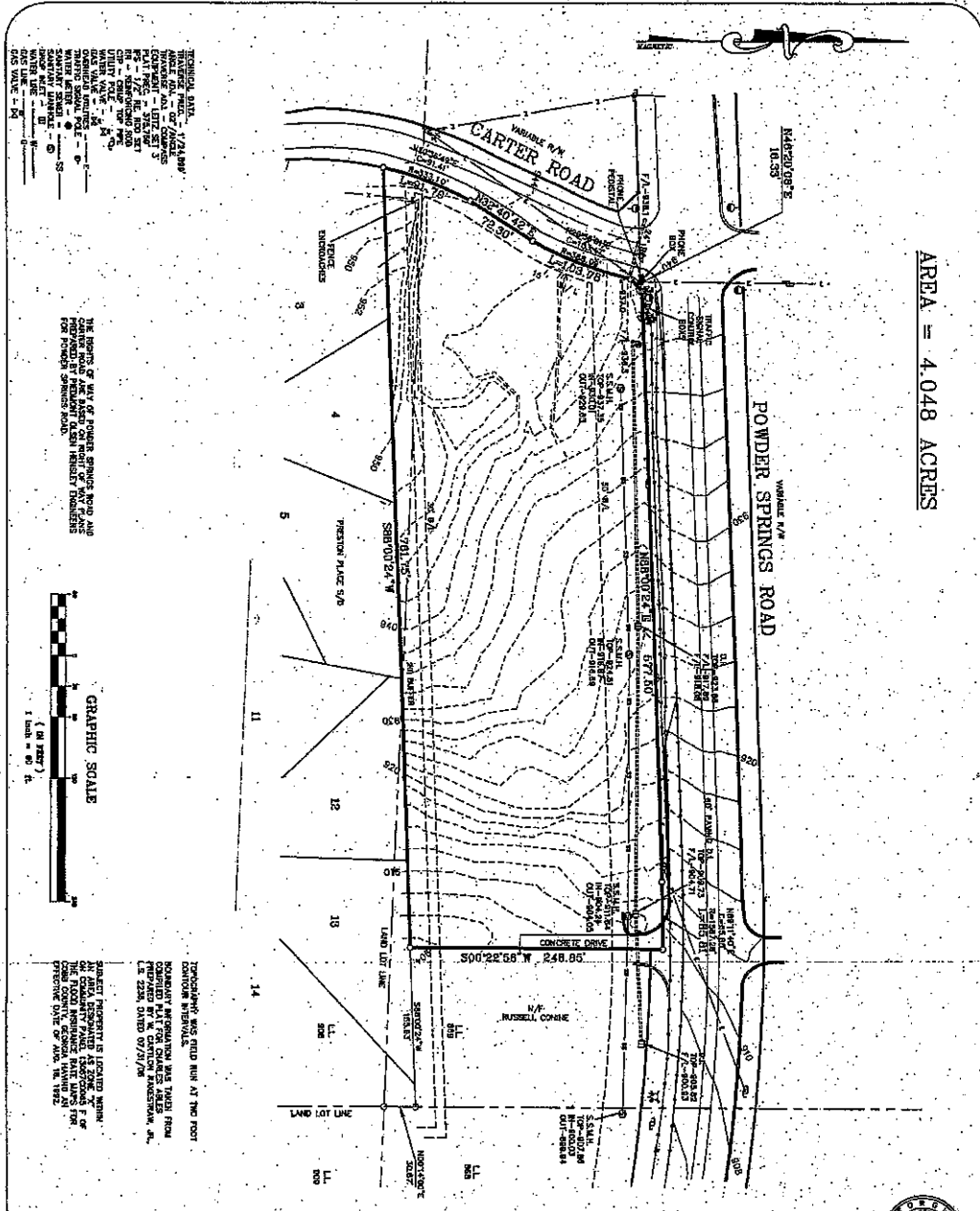
GROUND LEVEL - 0.0'

32.0' BUILDING HEIGHT

GROUND LEVEL - 0.0'



S:\PROJECTS\CURRENT CAD FILES\97-018 BILL SMITH POWDER SPRINGS ROAD\dwg\97-018CATP.dwg, Model, 10/3/2008 11:25:13 AM, user1



AREA = 4.048 ACRES

TRIMMED SW 1/4 - 1/24 MW  
N 1/2 - 1/24 MW  
N 1/4 - 1/24 MW  
S 1/2 - 1/24 MW  
S 1/4 - 1/24 MW  
E 1/2 - 1/24 MW  
E 1/4 - 1/24 MW  
W 1/2 - 1/24 MW  
W 1/4 - 1/24 MW  
SW 1/4 - 1/24 MW  
SE 1/4 - 1/24 MW  
NW 1/4 - 1/24 MW  
NE 1/4 - 1/24 MW  
S 1/2 - 1/24 MW  
S 1/4 - 1/24 MW  
E 1/2 - 1/24 MW  
E 1/4 - 1/24 MW  
W 1/2 - 1/24 MW  
W 1/4 - 1/24 MW  
SW 1/4 - 1/24 MW  
SE 1/4 - 1/24 MW  
NW 1/4 - 1/24 MW  
NE 1/4 - 1/24 MW

THE BOUNDS OF THIS POWDER SPRINGS ROAD AND  
CARTER ROAD ARE BASED ON THE SURVEY OF THE  
LANDS OF THE STATE OF GEORGIA, AND THE  
PLANS THEREON, AND THE RECORDS THEREIN,  
FOR POWDER SPRINGS ROAD.



TRIMMED SW 1/4 - 1/24 MW  
N 1/2 - 1/24 MW  
N 1/4 - 1/24 MW  
S 1/2 - 1/24 MW  
S 1/4 - 1/24 MW  
E 1/2 - 1/24 MW  
E 1/4 - 1/24 MW  
W 1/2 - 1/24 MW  
W 1/4 - 1/24 MW  
SW 1/4 - 1/24 MW  
SE 1/4 - 1/24 MW  
NW 1/4 - 1/24 MW  
NE 1/4 - 1/24 MW

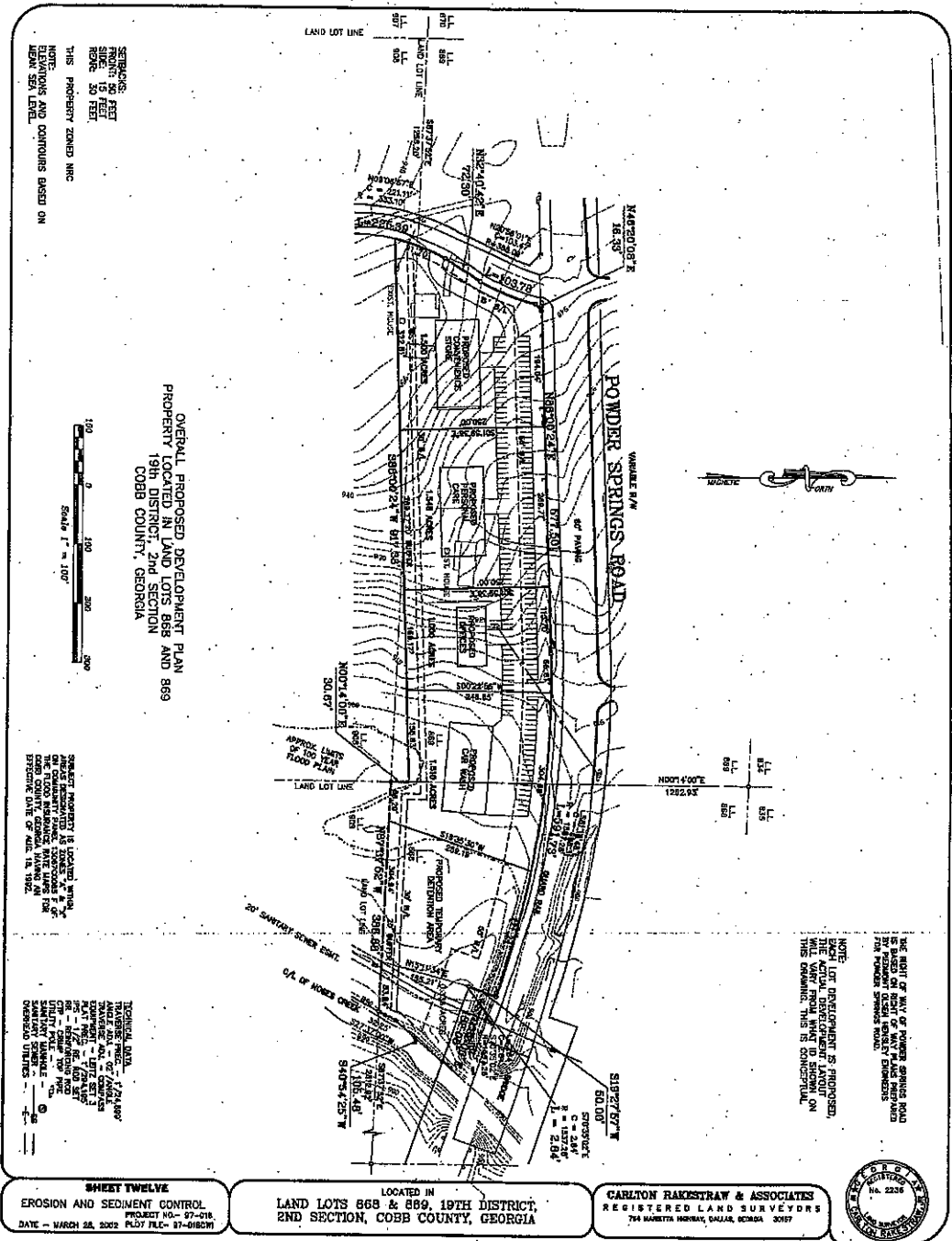
DATE - 06/07/08

PROJECT NO. - 97-018 PLOT FILE - 97-018CADWG

LOCATED IN  
LAND LOTS 869 & 908, 19TH DISTRICT,  
2ND SECTION, COBB COUNTY, GEORGIA

CARLTON RAKESTRAW & ASSOCIATES  
REGISTERED LAND SURVEYORS  
2803 SHORTESS DRIVE, KENNESAW, GEORGIA 30147  
770-443-2300

Previously Proposed  
Subdivision of Property



**SHEET TWELVE**  
EROSION AND SEDIMENT CONTROL  
PROJECT NO. - 97-018  
DATE - MARCH 28, 2002 PLS7 FILE# 97-018CH

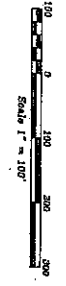
LOCATED IN  
**LAND LOTS 868 & 889, 19TH DISTRICT,  
2ND SECTION, COBB COUNTY, GEORGIA**

**CARLTON RAKESTRAW & ASSOCIATES**  
REGISTERED LAND SURVEYORS  
704 BUCKLE HORNWAY, DALLAS, TEXAS 75207



SETBACKS:  
FRONT 50 FEET  
SIDE 10 FEET  
REAR 20 FEET  
NOTE:  
THIS PROPERTY ZONED INC  
ELEVATIONS AND CONTOURS BASED ON  
MEAN SEA LEVEL

OVERALL PROPOSED DEVELOPMENT PLAN  
PROPERTY LOCATED IN LAND LOTS 868 AND 889  
19TH DISTRICT 2ND SECTION  
COBB COUNTY, GEORGIA



SHADED PROPERTY IS LOCATED WITHIN  
THE 100 YEAR FLOOD PLAIN AS SHOWN  
ON CONCEPTUAL FLOOD CONTOURS OF  
COBB COUNTY, GEORGIA, WHICH ARE  
RECORDED IN THE PUBLIC RECORDS OF  
COBB COUNTY, GEORGIA. THE  
EFFECTIVE DATE OF A.D. IS 1982.

TECHNICAL DATA:  
DRAWING NO. - 7/24/02  
DATE - 7/24/02  
PROJECT NO. - 97-018  
FILE# - 97-018CH  
SCALE - 1" = 100'  
DATE - 7/24/02  
BY - CARLTON RAKESTRAW  
CHECKED BY - CARLTON RAKESTRAW  
DATE - 7/24/02  
PROJECT NO. - 97-018  
FILE# - 97-018CH  
SCALE - 1" = 100'  
DATE - 7/24/02  
BY - CARLTON RAKESTRAW  
CHECKED BY - CARLTON RAKESTRAW  
DATE - 7/24/02



Crowder Realty, LLC  
 1459 Field Park Circle, Marietta, GA 30066  
 770-528-0300

Created on August 2018

POPULATION	1 Miles	3 Miles	5 Miles
* 2022 Projection			
Total Population	5,609	49,779	133,654
* 2017 Estimate			
Total Population	5,639	47,951	128,019
* 2010 Census			
Total Population	5,285	44,000	115,332
* 2000 Census			
Total Population	5,475	40,866	99,834
* Daytime Population			
2017 Estimate	2,829	38,882	92,482
<b>HOUSEHOLDS</b>	<b>1 Miles</b>	<b>3 Miles</b>	<b>5 Miles</b>
* 2022 Projection			
Total Households	1,993	18,031	48,049
* 2017 Estimate			
Total Households	1,986	16,772	43,957
Average (Mean) Household Size	2.84	2.78	2.82
* 2010 Census			
Total Households	1,816	15,443	40,489
* 2000 Census			
Total Households	1,755	14,006	34,940

POPULATION PROFILE	1 Miles	3 Miles	5 Miles
* Population by Age			
0 to 4 Years	6.37%	6.34%	6.50%
5 to 14 Years	13.44%	14.65%	14.91%
15 to 17 Years	4.63%	4.73%	4.68%
18 to 19 Years	3.11%	2.69%	2.54%
20 to 24 Years	7.07%	6.56%	6.17%
25 to 29 Years	5.01%	5.55%	5.55%
30 to 34 Years	4.69%	5.89%	6.00%
35 to 39 Years	5.60%	6.83%	6.87%
40 to 49 Years	14.74%	15.58%	15.80%
50 to 59 Years	15.23%	14.34%	14.75%
60 to 64 Years	4.82%	4.89%	5.00%
65 to 69 Years	4.36%	3.87%	3.94%
70 to 74 Years	3.46%	2.81%	2.77%
75 to 79 Years	2.74%	2.10%	1.97%
80 to 84 Years	2.09%	1.37%	1.25%
Age 85+	2.62%	1.80%	1.31%
Median Age	40.06	37.71	37.74

HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
* 2017 Estimate			
\$250,000 or More	0.82%	1.23%	1.90%
\$200,000 - \$249,999	0.09%	0.69%	1.20%
\$150,000 - \$199,999	5.23%	4.32%	5.70%
\$125,000 - \$149,999	4.44%	4.56%	5.84%
\$100,000 - \$124,999	9.03%	10.46%	10.90%
\$75,000 - \$99,999	13.59%	14.48%	14.95%
\$50,000 - \$74,999	18.89%	21.57%	20.72%
\$35,000 - \$49,999	15.14%	14.20%	12.85%
\$25,000 - \$34,999	9.91%	10.18%	9.35%
\$15,000 - \$24,999	13.97%	10.48%	9.17%
Under \$15,000	8.97%	7.90%	7.41%
Average Household Income	\$66,255	\$70,245	\$79,239
Median Household Income	\$51,980	\$57,988	\$63,254
Per Capita Income	\$32,686	\$24,722	\$27,651

POPULATION PROFILE	1 Miles	3 Miles	5 Miles
* Population 25+ by Education Level			
2017 Estimate Population Age 25+			
Elementary (0-8)	3.61%	3.19%	2.16%
Some High School (9-11)	9.31%	7.54%	7.49%
High School Graduate (12)	30.62%	28.03%	26.17%
Some College (13-15)	26.63%	23.82%	23.01%
Associate Degree Only	9.22%	8.28%	7.25%
Bachelor's Degree Only	18.04%	19.44%	21.18%
Graduate Degree	2.90%	7.77%	9.48%

**MAJOR EMPLOYERS**

EMPLOYER	# OF EMPLOYEES *
Carstar Industries Inc	1,704
Cobb Hospital Inc	1,561
Wal-Mart	730
Kaiser Permanente W. Cobb Med Ctr	503
Home Depot Inc	465
Densbury For Children Inc	373
Lo O	270
Wellstar Health System Inc	269
Brian Ctr Nursing Care/Austell	265
US Post Office	253
Adv Powder Springs Lct I	230
Keoper	205

**DEMOGRAPHICS**

	1 Miles	3 Miles	5 Miles
2017 Estimate Pop	5,639	47,961	126,019
2010 Census Pop	5,285	44,000	115,332
2017 Estimate HH	1,986	16,772	43,957
2010 Census HH	1,816	15,443	40,489
Median HH Income	\$51,980	\$57,988	\$63,254
Per Capita Income	\$32,686	\$24,722	\$27,651
Average HH Income	\$71,285	\$70,245	\$79,239

\* # of Employees based on 2 mile radius



Crowder Realty, LLC  
1459 Field Park Circle, Marietta, GA 30066  
770-528-0300



### Population

In 2017, the population in your selected geography is 5,639. The population has changed by 3.00% since 2000. It is estimated that the population in your area will be 5,609.00 five years from now, which represents a change of -0.53% from the current year. The current population is 45.23% male and 54.77% female. The median age of the population in your area is 40.06, compare this to the US average which is 37.83. The population density in your area is 1,794.87 people per square mile.



### Households

There are currently 1,936 households in your selected geography. The number of households has changed by 10.31% since 2000. It is estimated that the number of households in your area will be 1,993 five years from now, which represents a change of 2.94% from the current year. The average household size in your area is 2.84 persons.



### Income

In 2017, the median household income for your selected geography is \$51,980, compare this to the US average which is currently \$56,286. The median household income for your area has changed by 8.98% since 2000. It is estimated that the median household income in your area will be \$57,348 five years from now, which represents a change of 10.33% from the current year.

The current year per capita income in your area is \$22,666, compare this to the US average, which is \$30,982. The current year average household income in your area is \$65,255, compare this to the US average which is \$81,217.



### Race and Ethnicity

The current year racial makeup of your selected area is as follows: 37.07% White, 52.34% Black, 0.00% Native American and 0.96% Asian/Pacific Islander. Compare these to US averages which are: 70.42% White, 12.85% Black, 0.19% Native American and 5.53% Asian/Pacific Islander. People of Hispanic origin are counted independently of race.

People of Hispanic origin make up 12.96% of the current year population in your selected area. Compare this to the US average of 17.88%.



### Housing

The median housing value in your area was \$122,622 in 2017, compare this to the US average of \$193,953. In 2000, there were 1,502 owner occupied housing units in your area and there were 253 renter occupied housing units in your area. The median rent at the time was \$596.



### Employment

In 2017, there are 1,534 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 61.09% of employees are employed in white-collar occupations in this geography, and 38.19% are employed in blue-collar occupations. In 2017, unemployment in this area is 6.14%. In 2000, the average time traveled to work was 40.00 minutes.





Crowder Realty, LLC  
1459 Field Park Circle, Marietta, GA 30066  
770-528-0300

### Traffic Count

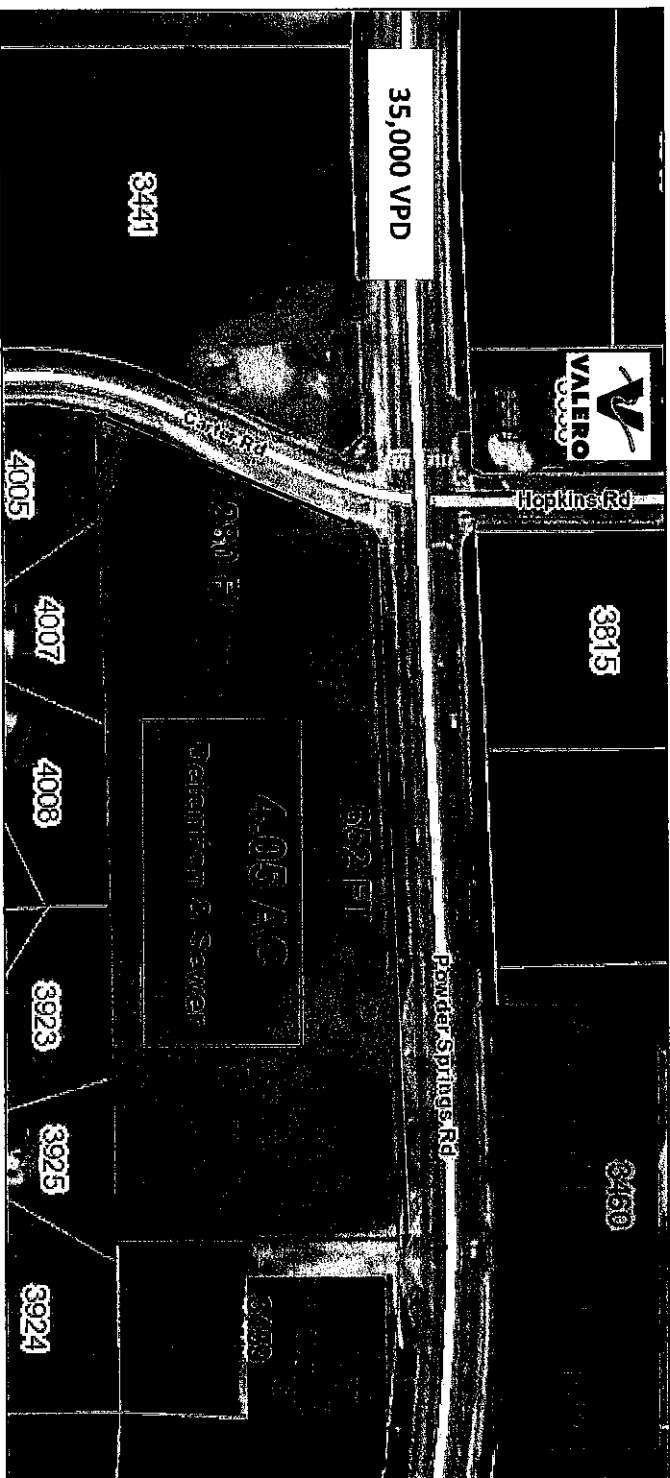
Approx. 35,000 VPD  
on Powder Springs  
Road

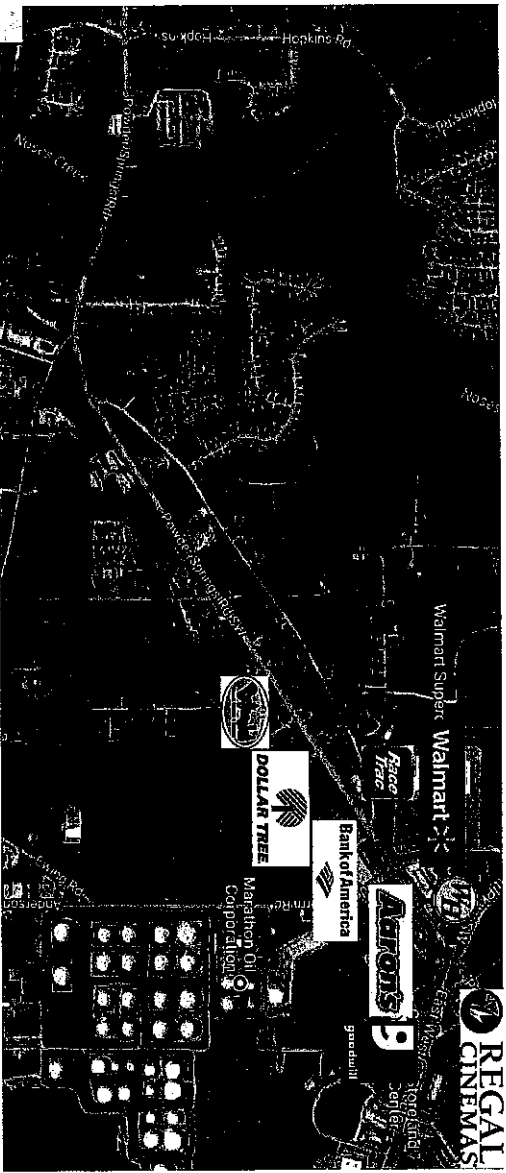
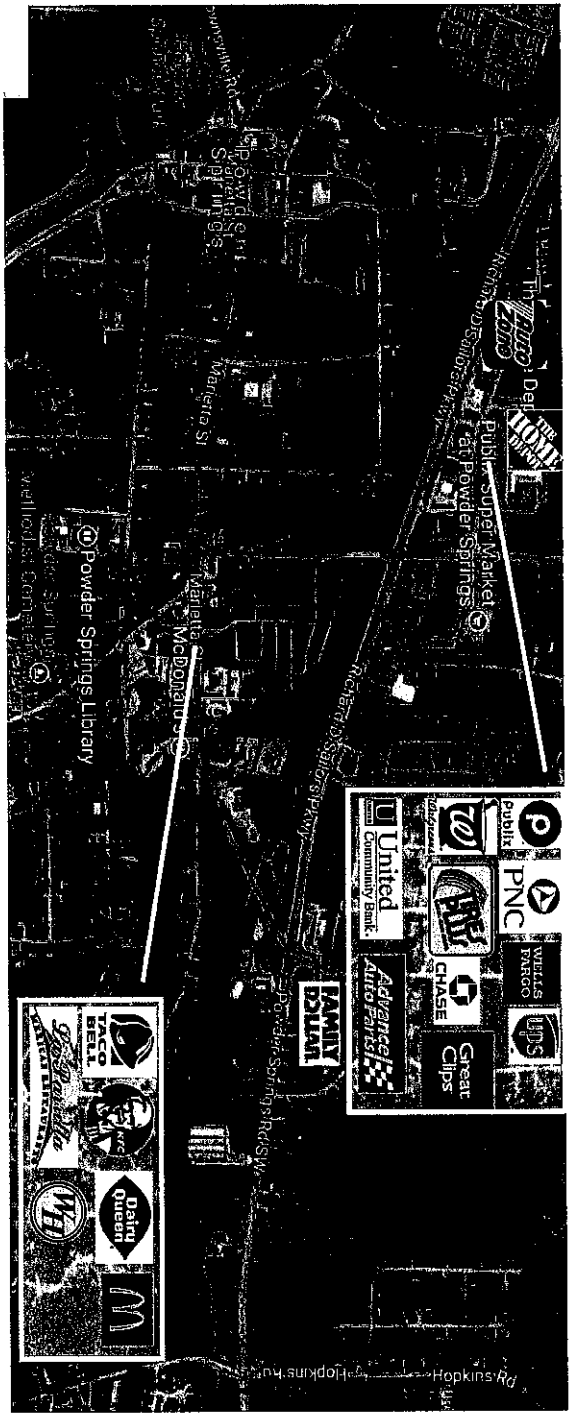
### Demographics

3 Mile: 49,112  
5 Mile: 127,057

### Overview

Partially developed 4+ acre site. Zoned Neighborhood Retail Commercial (NRC). Site has already been engineering and developed with detention and storm and sanitary sewer in place. Detention on site is adequate for complete use of the property. The site is at a signalized intersection and has great access with easy ingress and egress on Powder Springs Rd. Additionally curb cut for Powder Springs Rd have already been approved. The site has over 650 ft frontage on Powder Springs Rd. Minutes from downtown Powder Springs and East-West Connector and Silver Comet Trail. Will Subdivide. Great Location for Retail, Restaurant, C-Store, Medical, Auto Service, Bank, etc. Parcel ID: 19086900360.







Crowder Realty, LLC  
1459 Field Park Circle, Marietta, GA 30066  
770-528-0300

