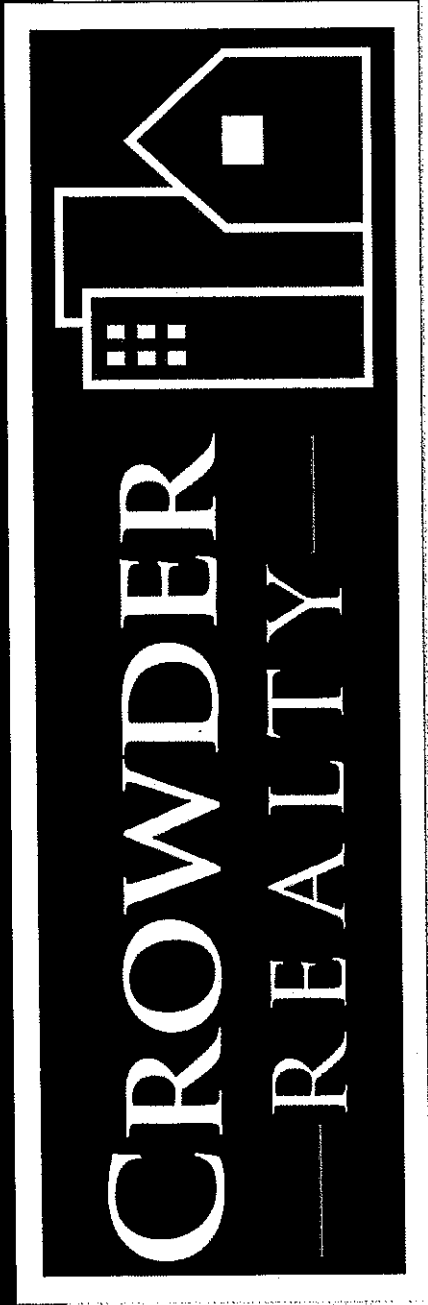


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# Powder Springs Road

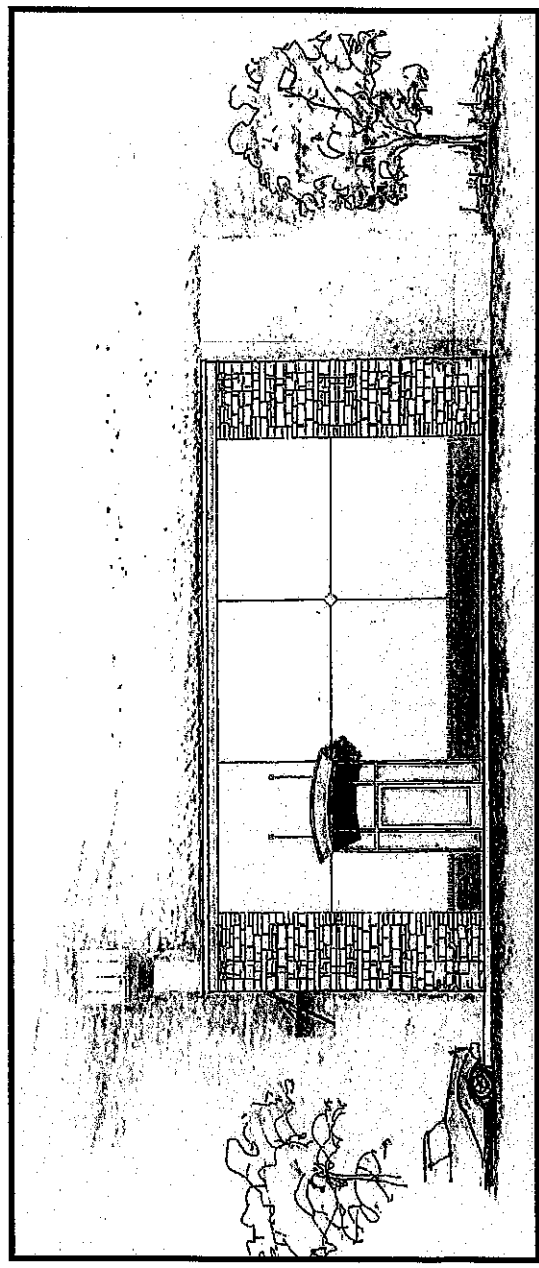
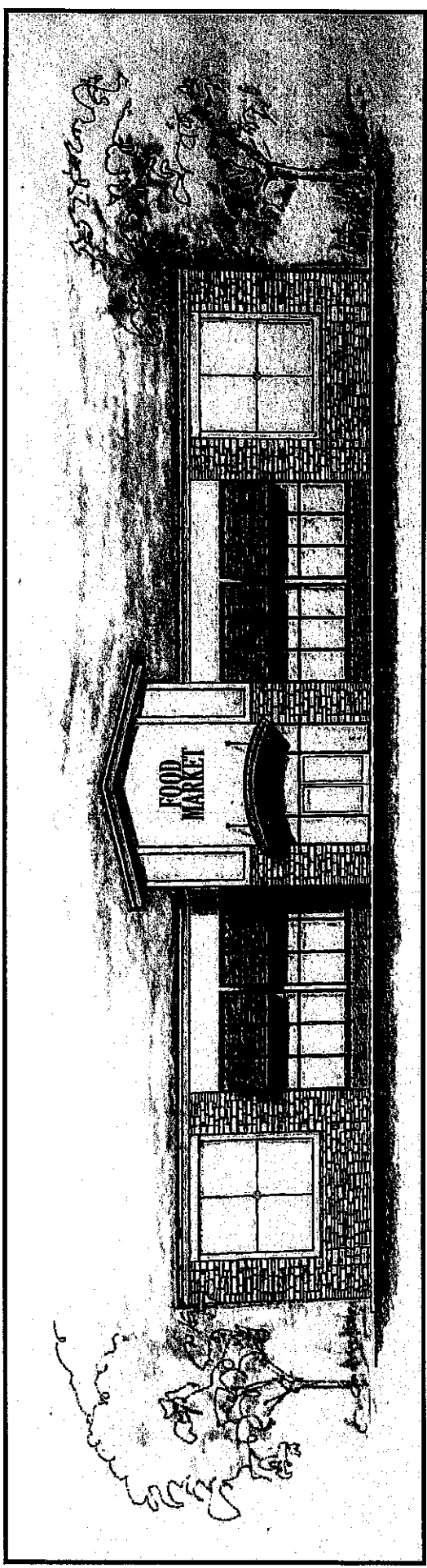
4.05 AC—Hopkins/Carter Road





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### Modern C-Store



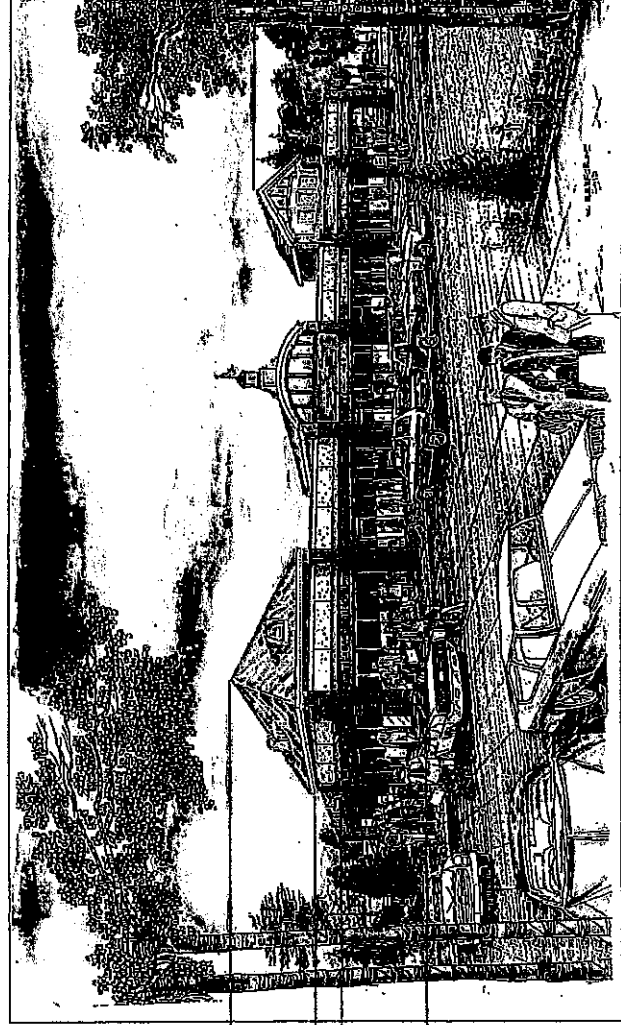
Charlie Crowder  
CELL: 404-386-5535  
Charlie@CrowderRealtyLLC.com



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# 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

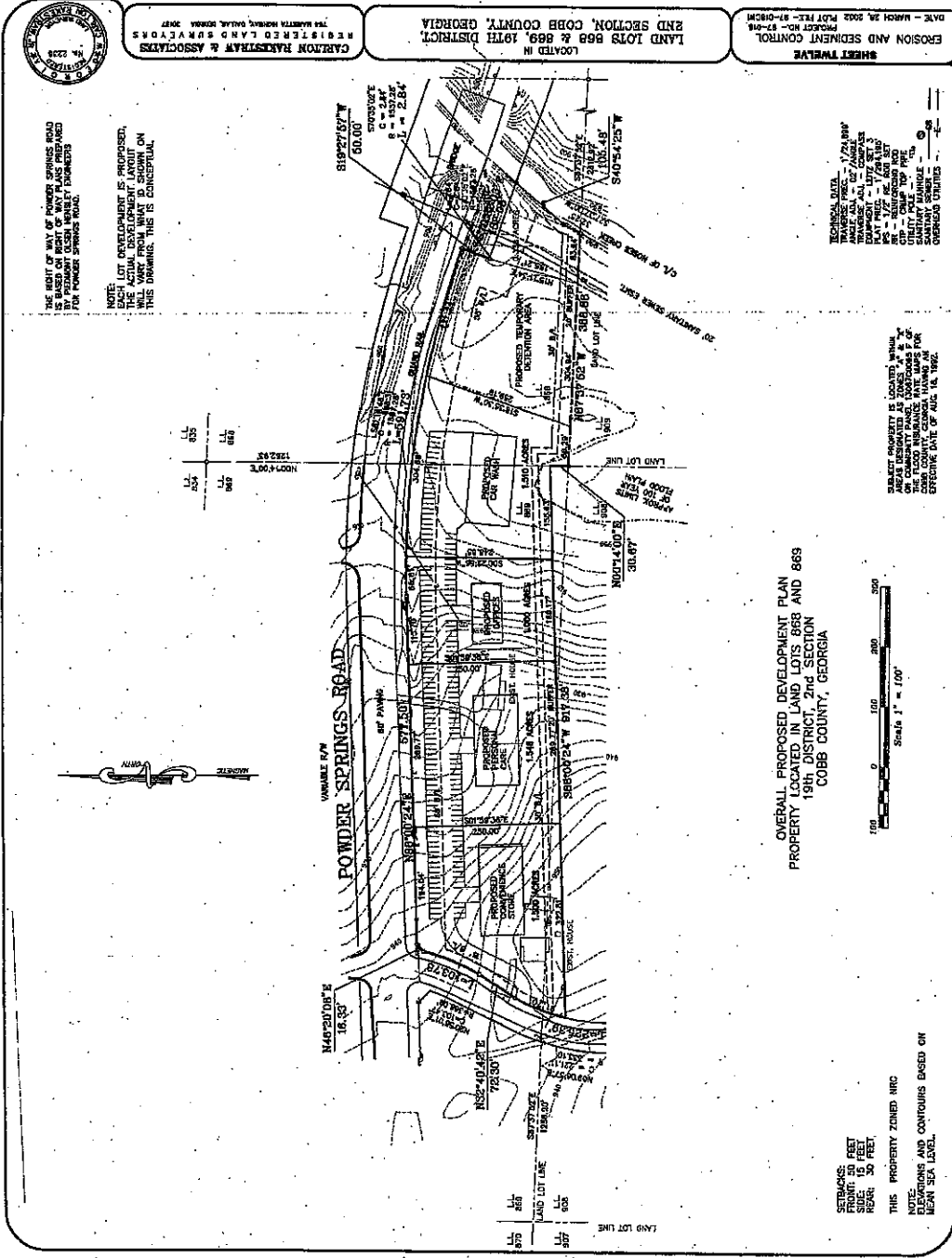
GROUND LEVEL - 0.0'

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# Previously Proposed Subdivision of Property





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Created on August 2018

POPULATION	1 Miles	3 Miles	5 Miles
* 2022 Projection	5,609	49,779	133,654
Total Population	5,609	47,961	126,019
* 2017 Estimate	5,265	44,000	115,332
Total Population	5,265	40,866	99,834
* 2010 Census	5,475	36,882	93,482
* 2000 Census	2,829	18,031	48,049
* 2022 Projection	1,993	16,772	43,857
Total Households	2,84	2,78	2,82
Average (Mean) Household Size	1,816	15,443	40,469
* 2010 Census	1,755	14,006	34,940
Total Households			

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	0.06%	0.69%	1.20%
\$150,000 - \$199,999	5.23%	4.32%	5.70%
\$125,000 - \$149,999	4.44%	4.56%	5.84%
\$75,000 - \$99,999	13.53%	14.48%	14.96%
\$50,000 - \$74,999	18.86%	21.51%	20.72%
\$35,000 - \$49,999	15.14%	14.20%	12.85%
\$15,000 - \$24,999	13.97%	10.48%	9.17%
Under \$15,000	8.97%	7.90%	7.41%
Average Household Income	\$65,255	\$70,245	\$79,239
Median Household Income	\$51,980	\$57,998	\$63,254
Per Capita Income	\$22,666	\$24,722	\$27,651

**MAJOR EMPLOYERS**

EMPLOYER	# OF EMPLOYEES *
Carstar Industries Inc	1,704
Cobb Hospital Inc	1,581
Walmart	750
Kaiser Permanente W Cobb Med Ctr	583
Home Depot Trs	465
Densbury For Children Inc	333
Lo Q	270
Wellstar Health System Inc	269
Bran Cir Nursing Care/Austell	265
US Post Office	233
Auk Powder Springs L&I	230
Kroger	205

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%	4.79%	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%	5.56%	5.55%
30 to 34 Years	4.68%	5.89%	6.00%
35 to 39 Years	5.60%	6.83%	6.87%
40 to 49 Years	14.74%	15.59%	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

POPULATION PROFILE	1 Miles	3 Miles	5 Miles
* Population 25+ by Education Level			
2017 Estimate Population Age 25+	3,886	31,194	82,168
Elementary (0-8)	3.61%	3.94%	4.26%
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%	23.92%	23.01%
Associate Degree Only	9.22%	8.26%	7.25%
Bachelors Degree Only	18.04%	19.44%	21.18%
Graduate Degree	2.90%	7.77%	9.48%

**DEMOGRAPHICS**

2017 Estimate Pop	1+ Miles	3 Miles	5 Miles
2010 Census Pop	5,285	44,600	115,332
2017 Estimate HH	1,936	16,772	43,467
2010 Census HH	1,816	15,443	40,469
Median HH Income	\$51,980	\$57,998	\$63,254
Per Capita Income	\$22,666	\$24,722	\$27,651
Average HH Income	\$65,255	\$70,245	\$79,239

\* # of Employees based on 5 mile radius



### 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.



### 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%.



### 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.



### 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.



### 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.

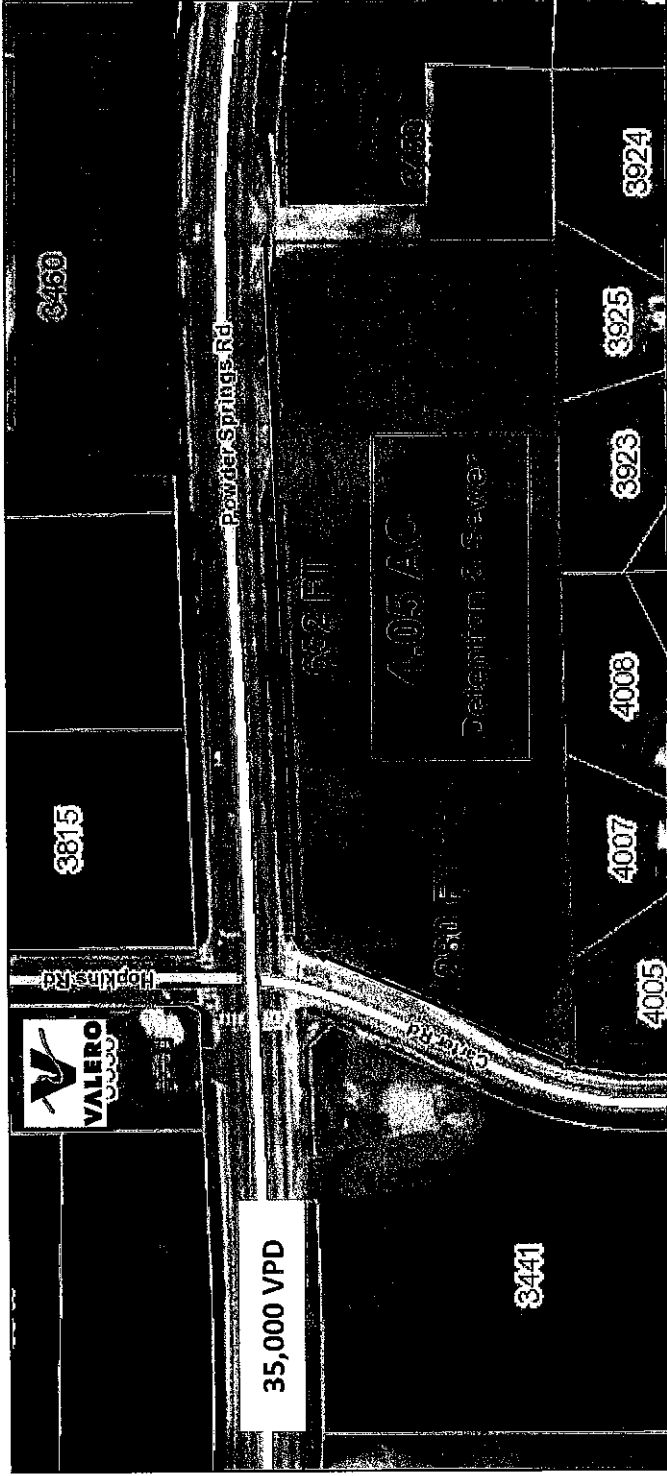


### Employment

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.



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### Traffic Count

Approx. 35,000 VPD  
on Powder Springs  
Road

### Demographics

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

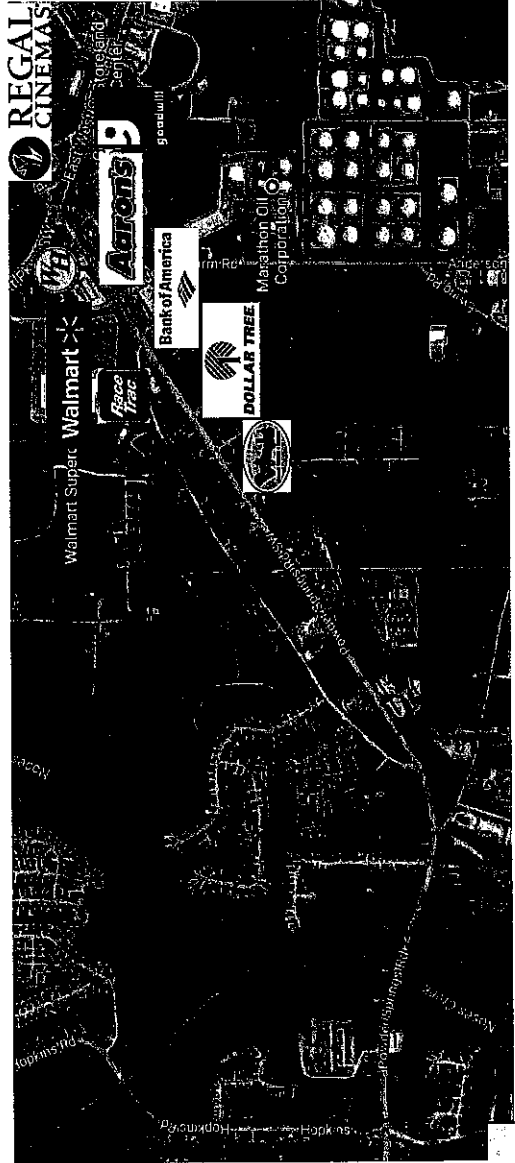
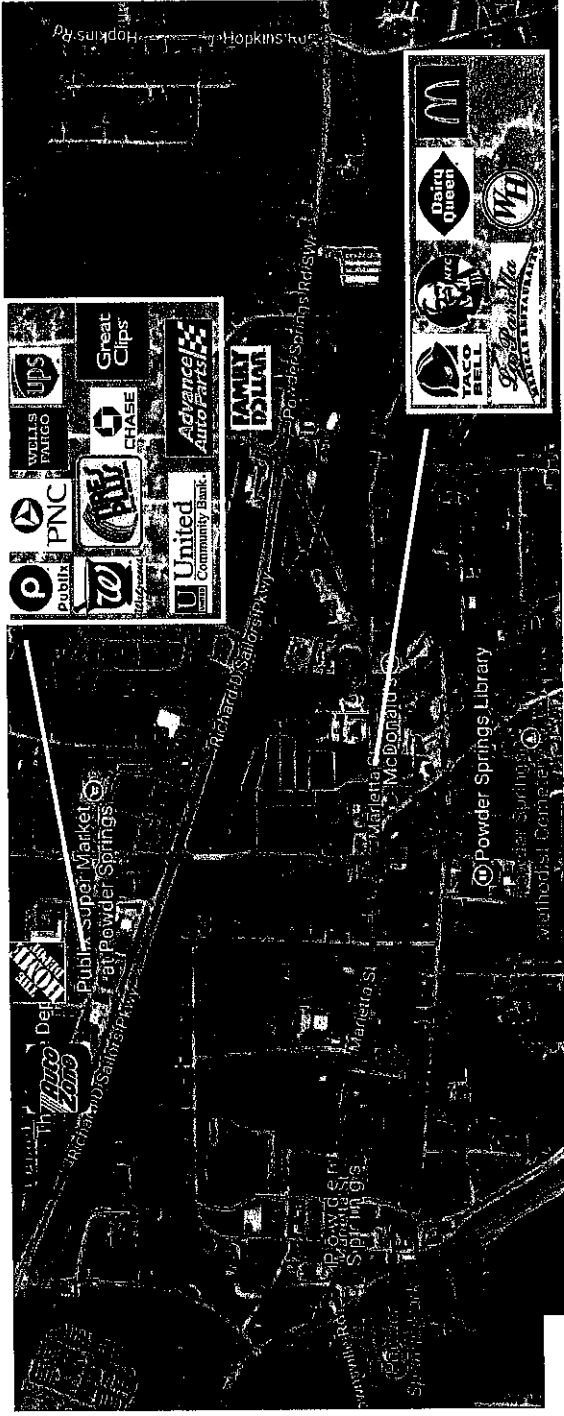
### Overview

Partially developed 4+ acre site. Zoned Neighborhood Retail Commercial (NRC). Site has already been engineering and developed with defention 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, Au-to Service, Bank, etc. Parcel ID: 19086900360.



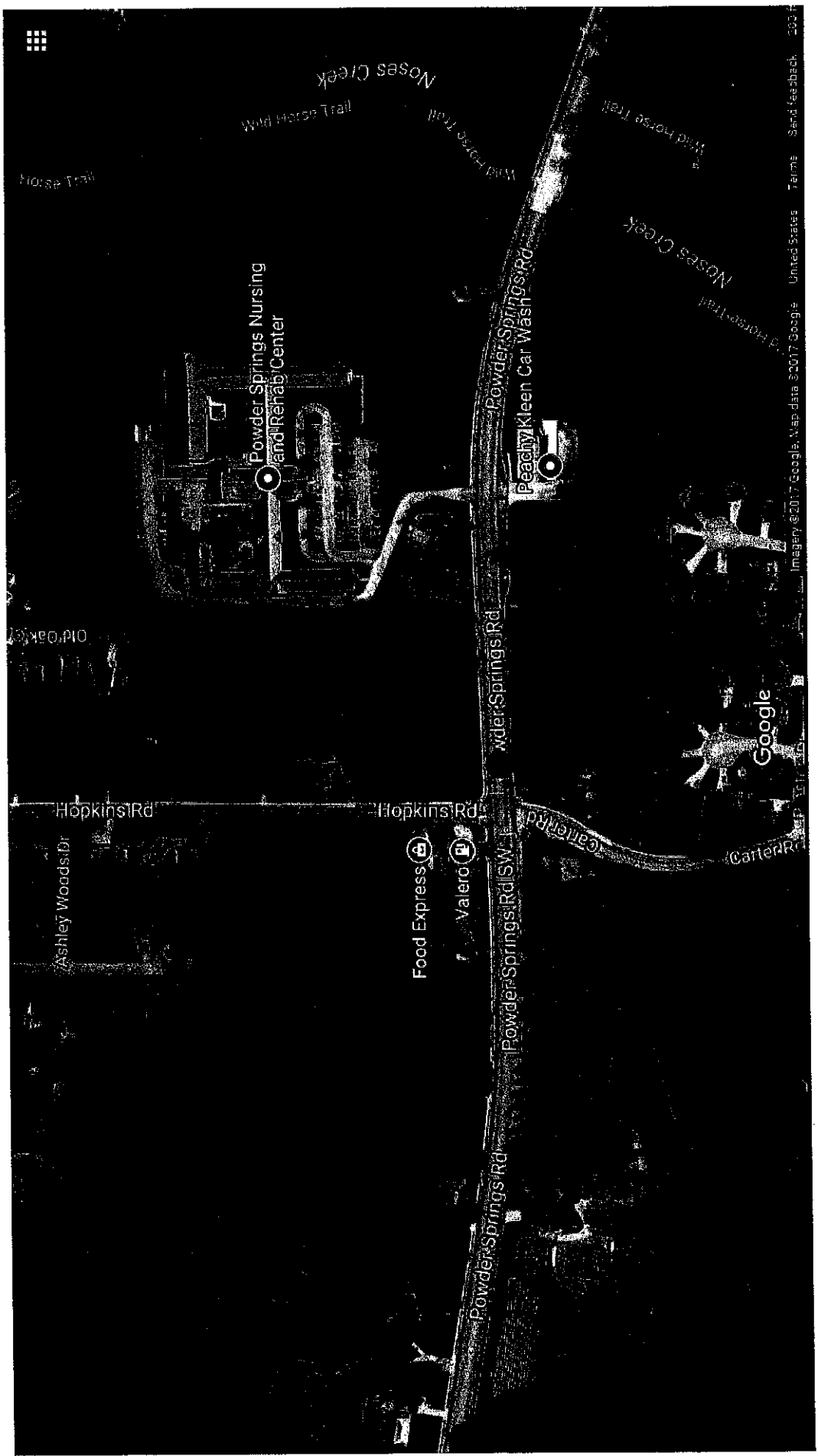


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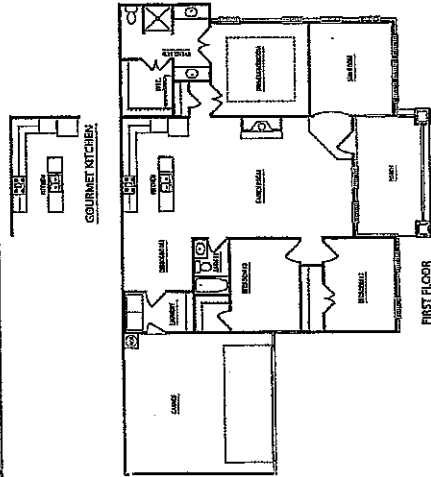
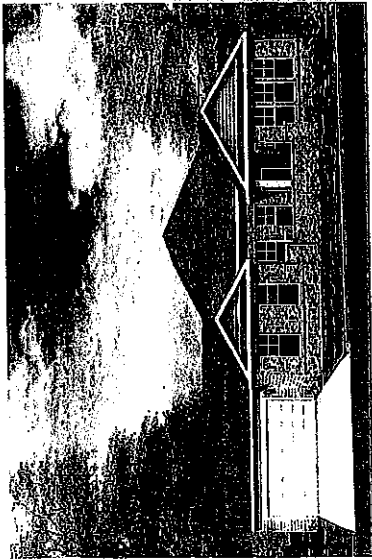




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*Veranda*  
Villas at Park Place



# Development in Progress across from Property

