

MULTIFAMILY FOR SALE

1230 OAKPLACE DRIVE

1230 Oakplace Drive, Marietta, GA 30008



OFFERING SUMMARY

SALE PRICE:	\$400,000
NUMBER OF UNITS:	4
LOT SIZE:	0.954 Acres
BUILDING SIZE:	4,352 SF
ZONING:	PRD-MF
MARKET:	NW Atlanta
SUBMARKET:	Marietta

PROPERTY OVERVIEW

Marietta quad in a great area.

PROPERTY HIGHLIGHTS

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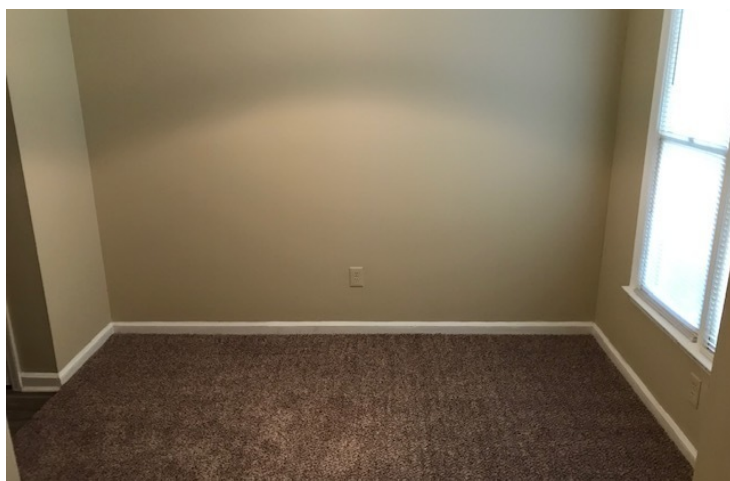
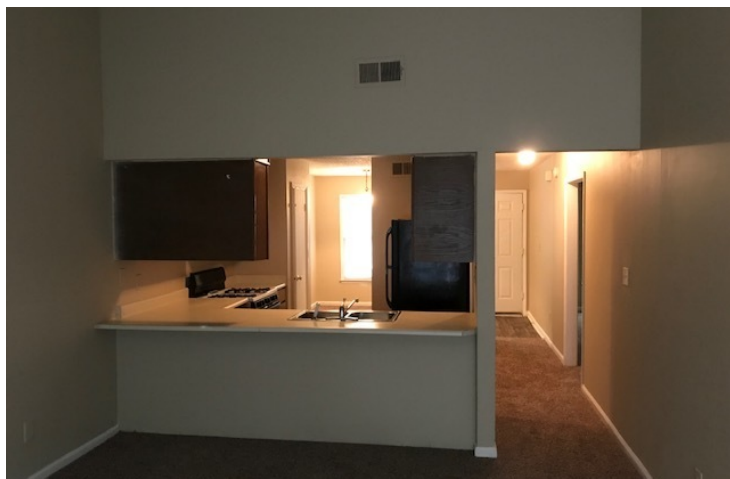
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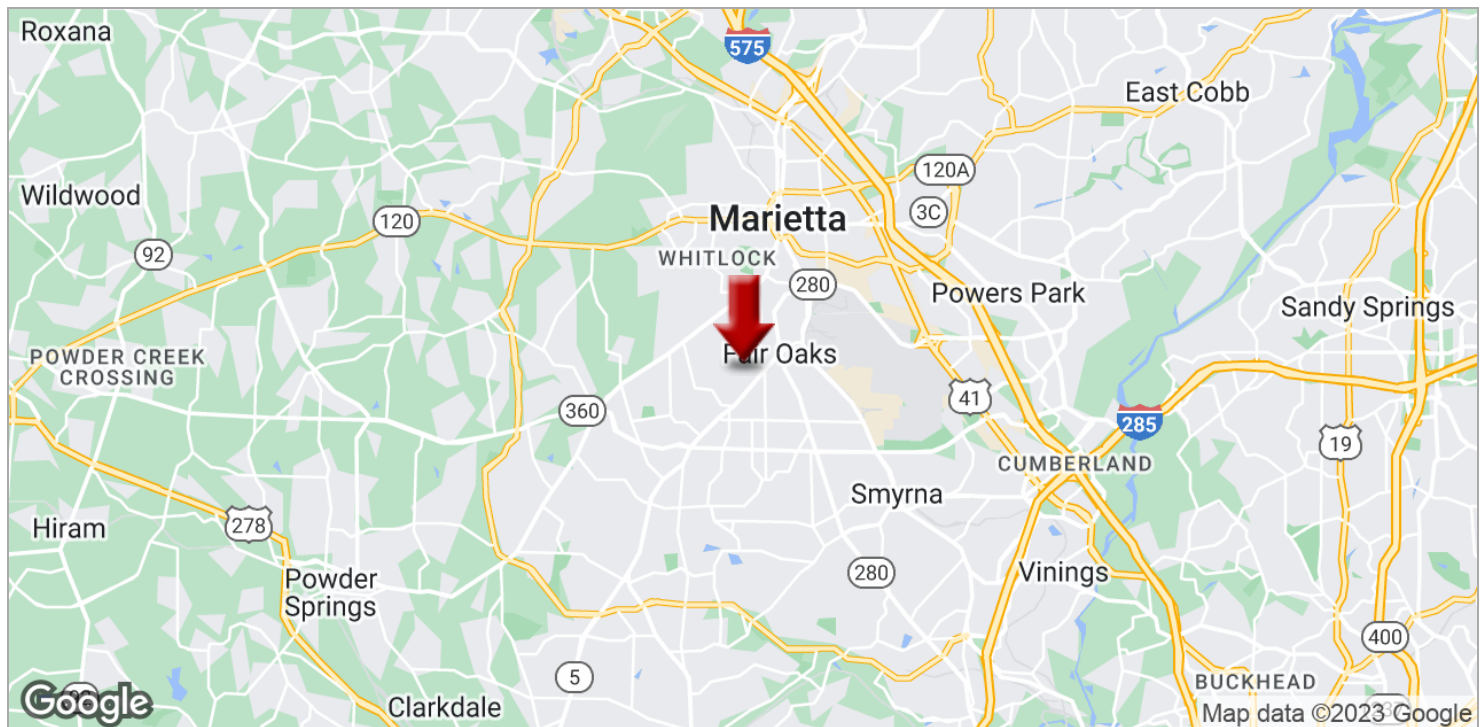
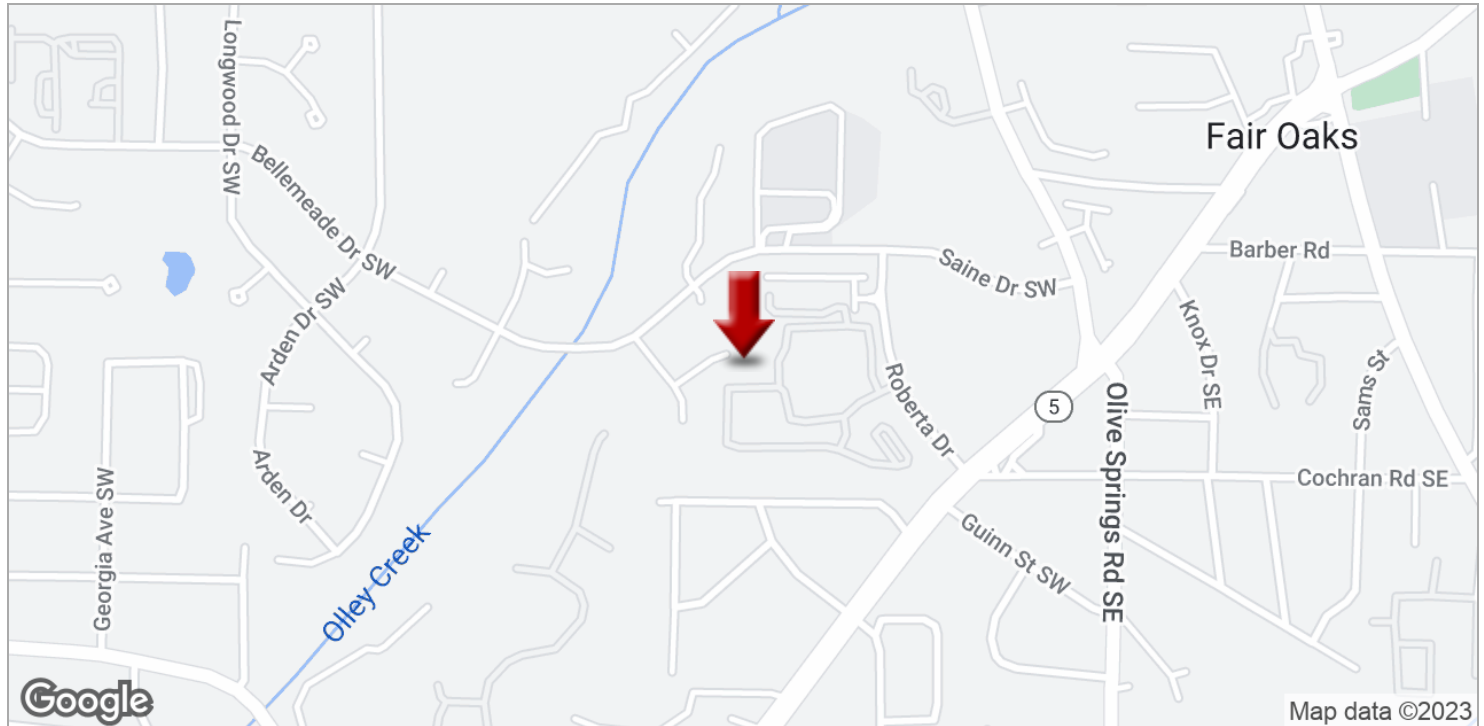
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1230 Oakplace Drive, Marietta, GA 30008



Consumer Spending Report

1230 Oakplace Drive Marietta, GA 30008			
Building Type: Multi-Family Building Size: 4352 SF # of Units: 4 Land Size: 0.954 Acres			
2019 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$88,728	\$672,065	\$1,923,465
Total Apparel	\$6,797	\$45,478	\$123,617
Women's Apparel	2,391	16,937	47,855
Men's Apparel	1,318	9,440	25,787
Girl's Apparel	667	4,031	10,409
Boy's Apparel	448	2,694	6,947
Infant Apparel	367	2,260	5,987
Footwear	1,605	10,116	26,632
Total Entertainment & Hobbies	\$6,683	\$51,621	\$149,853
Entertainment	1,047	7,907	22,824
Audio & Visual Equipment/Service	3,885	27,836	79,518
Reading Materials	126	1,648	5,599
Pets, Toys, & Hobbies	1,624	14,230	41,911
Personal Items	6,362	49,588	145,601
Total Food and Alcohol	\$27,243	\$193,118	\$533,879
Food At Home	16,512	109,274	292,035
Food Away From Home	9,347	72,326	208,689
Alcoholic Beverages	1,384	11,519	33,155
Total Household	\$10,662	\$91,771	\$272,649
House Maintenance & Repair	1,844	16,647	46,537
Household Equip & Furnishings	4,746	38,435	113,501
Household Operations	3,315	28,113	84,462
Housing Costs	757	8,575	28,150



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Consumer Spending Report

1230 Oakplace Drive Marietta, GA 30008			
2019 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
Total Transportation/Maint.	\$22,245	\$166,478	\$480,911
Vehicle Purchases	8,662	66,962	196,079
Gasoline	9,221	63,272	175,721
Vehicle Expenses	439	4,523	12,879
Transportation	1,160	10,989	35,303
Automotive Repair & Maintenance	2,762	20,731	60,929
Total Health Care	\$4,174	\$33,087	\$92,562
Medical Services	2,165	17,688	49,943
Prescription Drugs	1,579	12,067	33,082
Medical Supplies	431	3,332	9,538
Total Education/Day Care	\$4,563	\$40,925	\$124,392
Education	3,335	28,064	83,700
Fees & Admissions	1,228	12,861	40,692



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Daytime Employment Report

1 Mile Radius

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Building Type: Multi-Family Building Size: 4352 SF # of Units: 4 Land Size: 0.954 Acres			
Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	239	1,612	7
Retail & Wholesale Trade	42	201	5
Hospitality & Food Service	6	52	9
Real Estate, Renting, Leasing	22	122	6
Finance & Insurance	17	64	4
Information	5	29	6
Scientific & Technology Services	12	38	3
Management of Companies	0	0	0
Health Care & Social Assistance	22	339	15
Educational Services	8	198	25
Public Administration & Sales	0	0	0
Arts, Entertainment, Recreation	9	72	8
Utilities & Waste Management	18	56	3
Construction	21	178	8
Manufacturing	5	70	14
Agriculture, Mining, Fishing	1	2	2
Other Services	51	191	4



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Demographic Detail Report

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Building Type: Multi-Family Building Size: 4352 SF # of Units: 4 Land Size: 0.94 Acres						
Radius	1 Mile		3 Mile		5 Mile	
Population						
2024 Projection	15,229		91,890		228,183	
2019 Estimate	14,617		87,268		216,787	
2010 Census	13,829		77,066		191,934	
Growth 2019 - 2024	4.19%		5.30%		5.26%	
Growth 2010 - 2019	5.70%		13.24%		12.95%	
2019 Population by Age	14,617		87,268		216,787	
Age 0 - 4	1,043	7.14%	5,880	6.74%	14,758	6.81%
Age 5 - 9	1,173	8.02%	6,427	7.36%	15,598	7.20%
Age 10 - 14	1,219	8.34%	6,566	7.52%	15,541	7.17%
Age 15 - 19	1,086	7.43%	5,962	6.83%	13,911	6.42%
Age 20 - 24	990	6.77%	5,749	6.59%	13,363	6.16%
Age 25 - 29	1,172	8.02%	7,059	8.09%	16,763	7.73%
Age 30 - 34	1,209	8.27%	7,303	8.37%	17,925	8.27%
Age 35 - 39	1,192	8.15%	7,161	8.21%	18,093	8.35%
Age 40 - 44	1,049	7.18%	6,402	7.34%	16,394	7.56%
Age 45 - 49	963	6.59%	6,020	6.90%	15,515	7.16%
Age 50 - 54	825	5.64%	5,238	6.00%	13,577	6.26%
Age 55 - 59	740	5.06%	4,709	5.40%	12,194	5.62%
Age 60 - 64	599	4.10%	3,864	4.43%	9,980	4.60%
Age 65 - 69	476	3.26%	3,108	3.56%	8,074	3.72%
Age 70 - 74	347	2.37%	2,267	2.60%	5,908	2.73%
Age 75 - 79	221	1.51%	1,438	1.65%	3,710	1.71%
Age 80 - 84	151	1.03%	993	1.14%	2,517	1.16%
Age 85+	161	1.10%	1,122	1.29%	2,965	1.37%
Age 65+	1,356	9.28%	8,928	10.23%	23,174	10.69%
Median Age	32.60		34.10		35.10	
Average Age	33.70		35.00		35.60	



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Demographic Detail Report

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Radius	1 Mile		3 Mile		5 Mile
2019 Population By Race	14,617		87,268		216,787
White	7,706	52.72%	52,826	60.53%	122,233 56.38%
Black	5,938	40.62%	28,761	32.96%	79,247 36.56%
Am. Indian & Alaskan	148	1.01%	814	0.93%	1,595 0.74%
Asian	386	2.64%	2,305	2.64%	7,508 3.46%
Hawaiian & Pacific Island	23	0.16%	104	0.12%	190 0.09%
Other	415	2.84%	2,458	2.82%	6,015 2.77%
Population by Hispanic Origin	14,617		87,268		216,787
Non-Hispanic Origin	8,814	60.30%	57,351	65.72%	165,048 76.13%
Hispanic Origin	5,803	39.70%	29,917	34.28%	51,739 23.87%
2019 Median Age, Male	31.40		33.20		34.00
2019 Average Age, Male	32.50		34.00		34.50
2019 Median Age, Female	33.80		35.10		36.30
2019 Average Age, Female	34.90		36.00		36.70
2019 Population by Occupation Classification	10,963		67,201		168,099
Civilian Employed	7,037	64.19%	42,700	63.54%	113,329 67.42%
Civilian Unemployed	560	5.11%	2,529	3.76%	5,234 3.11%
Civilian Non-Labor Force	3,364	30.69%	21,889	32.57%	49,406 29.39%
Armed Forces	2	0.02%	83	0.12%	130 0.08%
Households by Marital Status					
Married	1,743		11,837		31,892
Married No Children	794		5,900		16,615
Married w/Children	949		5,937		15,276
2019 Population by Education	10,116		61,321		156,963
Some High School, No Diploma	2,547	25.18%	13,539	22.08%	24,048 15.32%
High School Grad (Incl Equivalency)	2,776	27.44%	14,900	24.30%	33,318 21.23%
Some College, No Degree	2,454	24.26%	14,590	23.79%	39,131 24.93%
Associate Degree	1,012	10.00%	4,636	7.56%	13,348 8.50%
Bachelor Degree	930	9.19%	9,488	15.47%	31,939 20.35%
Advanced Degree	397	3.92%	4,168	6.80%	15,179 9.67%



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Radius	1 Mile		3 Mile		5 Mile	
2019 Population by Occupation	12,199		75,266		203,575	
Real Estate & Finance	482	3.95%	3,111	4.13%	8,548	4.20%
Professional & Management	2,318	19.00%	18,556	24.65%	57,626	28.31%
Public Administration	80	0.66%	886	1.18%	3,124	1.53%
Education & Health	1,028	8.43%	5,695	7.57%	18,089	8.89%
Services	1,660	13.61%	8,340	11.08%	21,218	10.42%
Information	216	1.77%	1,054	1.40%	3,670	1.80%
Sales	1,832	15.02%	9,888	13.14%	27,030	13.28%
Transportation	211	1.73%	1,552	2.06%	2,711	1.33%
Retail	779	6.39%	5,324	7.07%	14,234	6.99%
Wholesale	59	0.48%	1,003	1.33%	2,820	1.39%
Manufacturing	545	4.47%	3,203	4.26%	8,230	4.04%
Production	900	7.38%	4,698	6.24%	11,119	5.46%
Construction	1,246	10.21%	7,937	10.55%	13,839	6.80%
Utilities	217	1.78%	1,413	1.88%	5,134	2.52%
Agriculture & Mining	0	0.00%	43	0.06%	114	0.06%
Farming, Fishing, Forestry	0	0.00%	0	0.00%	152	0.07%
Other Services	626	5.13%	2,563	3.41%	5,917	2.91%
2019 Worker Travel Time to Job	6,764		40,313		107,193	
<30 Minutes	3,329	49.22%	19,678	48.81%	55,903	52.15%
30-60 Minutes	2,815	41.62%	16,599	41.18%	41,269	38.50%
60+ Minutes	620	9.17%	4,036	10.01%	10,021	9.35%
2010 Households by HH Size	4,669		26,940		74,012	
1-Person Households	1,293	27.69%	7,721	28.66%	23,339	31.53%
2-Person Households	1,223	26.19%	7,684	28.52%	22,080	29.83%
3-Person Households	723	15.49%	4,024	14.94%	11,311	15.28%
4-Person Households	608	13.02%	3,355	12.45%	8,796	11.88%
5-Person Households	402	8.61%	2,010	7.46%	4,485	6.06%
6-Person Households	204	4.37%	1,072	3.98%	2,137	2.89%
7 or more Person Households	216	4.63%	1,074	3.99%	1,864	2.52%
2019 Average Household Size	2.90		2.70		2.50	
Households						
2024 Projection	5,084		32,259		87,306	
2019 Estimate	4,887		30,618		83,018	
2010 Census	4,668		26,940		74,013	
Growth 2019 - 2024	4.03%		5.36%		5.17%	
Growth 2010 - 2019	4.69%		13.65%		12.17%	



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Demographic Detail Report

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Radius	1 Mile		3 Mile		5 Mile
2019 Households by HH Income	4,888		30,617		83,018
<\$25,000	1,677	34.31%	7,819	25.54%	17,607 21.21%
\$25,000 - \$50,000	1,602	32.77%	8,119	26.52%	20,491 24.68%
\$50,000 - \$75,000	892	18.25%	5,669	18.52%	15,334 18.47%
\$75,000 - \$100,000	422	8.63%	3,487	11.39%	9,945 11.98%
\$100,000 - \$125,000	128	2.62%	2,097	6.85%	6,939 8.36%
\$125,000 - \$150,000	40	0.82%	1,017	3.32%	3,953 4.76%
\$150,000 - \$200,000	87	1.78%	1,209	3.95%	4,565 5.50%
\$200,000+	40	0.82%	1,200	3.92%	4,184 5.04%
2019 Avg Household Income	\$45,260		\$66,510		\$75,363
2019 Med Household Income	\$35,850		\$47,715		\$55,398
2019 Occupied Housing	4,888		30,618		83,018
Owner Occupied	1,870	38.26%	15,654	51.13%	42,250 50.89%
Renter Occupied	3,018	61.74%	14,964	48.87%	40,768 49.11%
2010 Housing Units	5,214		32,280		87,112
1 Unit	2,679	51.38%	20,384	63.15%	53,342 61.23%
2 - 4 Units	649	12.45%	3,222	9.98%	5,608 6.44%
5 - 19 Units	1,387	26.60%	6,133	19.00%	18,799 21.58%
20+ Units	499	9.57%	2,541	7.87%	9,363 10.75%
2019 Housing Value	1,869		15,654		42,250
<\$100,000	719	38.47%	3,185	20.35%	5,942 14.06%
\$100,000 - \$200,000	788	42.16%	6,462	41.28%	15,550 36.80%
\$200,000 - \$300,000	324	17.34%	3,350	21.40%	9,727 23.02%
\$300,000 - \$400,000	36	1.93%	1,532	9.79%	6,222 14.73%
\$400,000 - \$500,000	0	0.00%	262	1.67%	1,931 4.57%
\$500,000 - \$1,000,000	0	0.00%	718	4.59%	2,666 6.31%
\$1,000,000+	2	0.11%	145	0.93%	212 0.50%
2019 Median Home Value	\$127,347		\$171,835		\$197,639
2019 Housing Units by Yr Built	5,289		33,052		88,655
Built 2010+	102	1.93%	3,688	11.16%	9,137 10.31%
Built 2000 - 2010	821	15.52%	2,957	8.95%	10,626 11.99%
Built 1990 - 1999	690	13.05%	3,966	12.00%	13,740 15.50%
Built 1980 - 1989	1,158	21.89%	6,263	18.95%	20,110 22.68%
Built 1970 - 1979	912	17.24%	5,527	16.72%	14,607 16.48%
Built 1960 - 1969	924	17.47%	5,035	15.23%	10,029 11.31%
Built 1950 - 1959	516	9.76%	3,402	10.29%	6,802 7.67%
Built <1949	166	3.14%	2,214	6.70%	3,604 4.07%
2019 Median Year Built	1980		1980		1984



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PROFESSIONAL BACKGROUND

Donald B. Edwards, Jr. has been a commercial Realtor since 1984, enjoying a varied career in real estate brokerage, development and construction. My first transaction was a industrial lease for a Canadian firm, which hooked me on commercial real estate. During this period, I did franchise site selection, zoning, assemblages, sales, leasing and 1031 exchanges, enjoying a term as president of the Association of Georgia Real Estate Exchangers, and earning many commercial and residential designations in the Century 21 system. In the lat '80s and early '90s, I was involved in trust real estate with Trust Company Bank and SouthTrust, where I was Vice President/Manager of the trust real estate department. While in this position, I managed a wide variety of assets including industrial, retail, office, multifamily, residential, land, farms, timber and mining properties. Other duties included asset management, leasing, acquisitions, disposals, insurance, taxes, trust real estate division management and property inspections. I also became a CCIM Candidate. In the mid '90s I left trust real estate to pursue a dream of developing and building commercial and residential properties in the north Georgia mountains as well as continuing my brokerage activities. I am now doing commercial real estate as a Associate Broker and KW Commercial Director affiliated with Keller Williams Signature Partners, resuming my passion for commercial sales, leasing, exchanges and development. In addition, I am serving as the current president of AGREE, the Association of Georgia Real Estate Exchangers.

EDUCATION

1975 BS Business - Alaska Methodist University
CCIM Candidate

MEMBERSHIPS & AFFILIATIONS

CCIM
Association of Georgia Real Estate Exchangers
KW Commercial

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