



Proposed  
Liquor Store

**Offering Memorandum**  
PROPOSED LIQUOR STORE SITE | ± 0.44  
ACRES



**BULL REALTY**  
ASSET & OCCUPANCY SOLUTIONS

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Proposed  
Liquor Store



# TABLE OF CONTENTS

DISCLAIMER & LIMITING CONDITIONS	3
EXECUTIVE SUMMARY	4
PROPERTY OVERVIEW	5
RETAIL GAP ANALYSIS	6
DEMOGRAPHICS	12
SALE COMPS	13
SURVEY	14
SITE PLANS	16
BROKER PROFILE	24



# DISCLAIMER & LIMITING CONDITIONS

POTENTIAL LIQUOR STORE SITE | ± 0.44 ACRES

Bull Realty has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement, suitability or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer on the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Owner/Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Broker. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.

# EXECUTIVE SUMMARY

POTENTIAL LIQUOR STORE SITE | ± 0.44 ACRES



## OVERVIEW

This 0.44-acre site is located in Cartersville, Georgia at a busy intersection on the corner of Highway 411 and I-75. Average traffic count per day are 9,254 on Highway 411 and 56,228 on I-75.

The site has been approved for a retail liquor store and a (SUP) Special Use Permit for the sale of beer, wine and spirits.

All utilities are on site.

Plans for a 4,000 SF retail liquor store are provided on pages 19-23.

## PROPERTY DETAILS

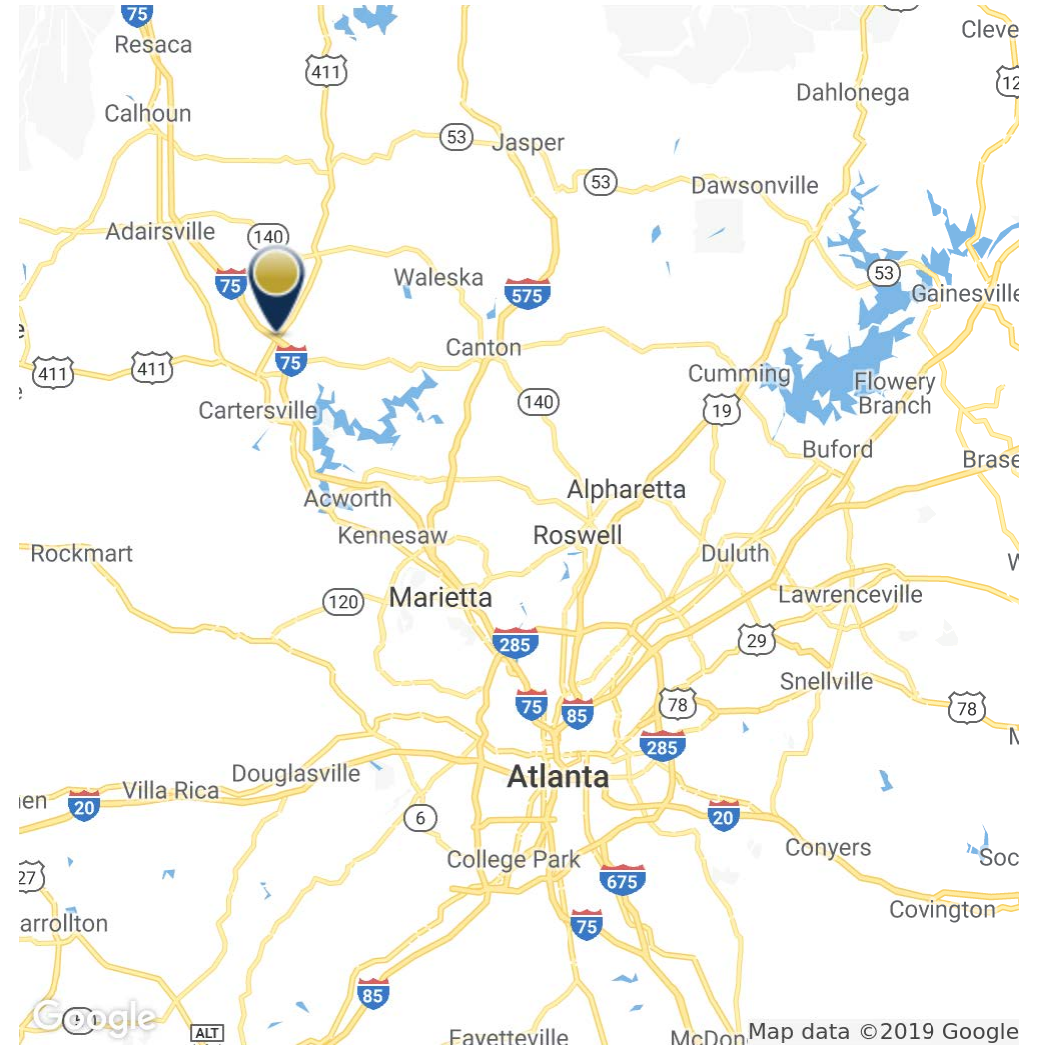
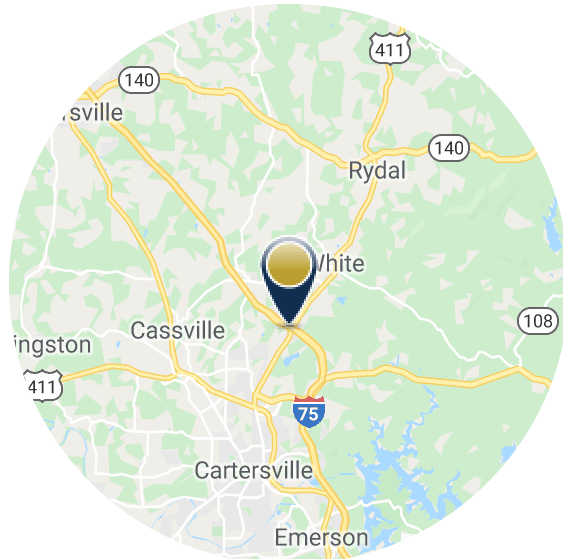
- 0.44-acre commercial site
- Parcel ID: C049 0004 002
- Busy intersection at the corner of Highway 411 and I-75 in White, GA
- Approved for a (SUP) Special Use Permit for the sale of beer, wine and spirits
- Plans available for a 4,000 SF retail liquor store
- All utilities are on site

**PRICE | \$250,000**

# PROPERTY OVERVIEW

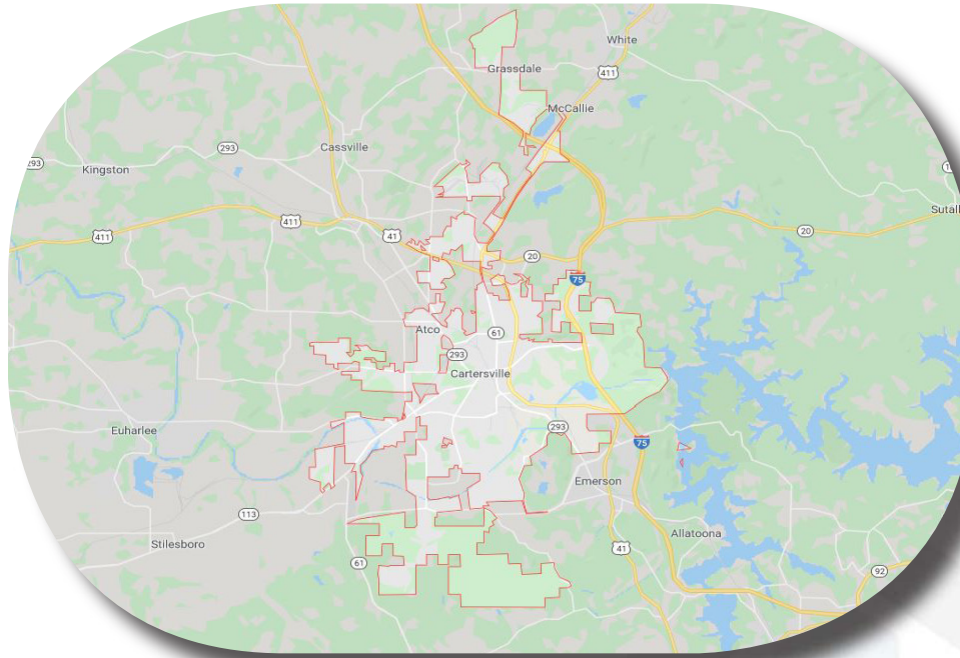
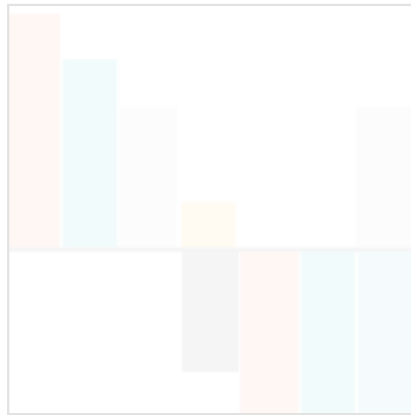
POTENTIAL LIQUOR STORE SITE | ± 0.44 ACRES

Address:	2335 Highway 411 NE, White, GA 30184
County:	Bartow
Site Size:	± 0.44 Acres
Parcel ID:	C049 0004 002
Utilities:	All on site
Proposed Use:	Retail, liquor store
Permits:	(SUP) Special Use Permit for the sale of beer, wine and spirits
Traffic Counts:	9,254 VPD on Highway 411 & 56,228 VPD on I-75
Sale Price:	\$250,000



# RETAIL GAP ANALYSIS

POTENTIAL LIQUOR STORE SITE | ± 0.44 ACRES



## ABOUT RETAIL GAP ANALYSIS

The following reports reflect a snapshot of the opportunity for each sector. The Leakage/Surplus Factor measures the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus).

A positive value represents 'leakage' of opportunity to retailers outside the area, while a negative value represents a surplus of retail sales, indicating a market where customers are drawn in from outside the area.

This factor is generated by reviewing the dollar value of consumer expenditures made by local area residents (demand) and then measuring the retail sales of the businesses in that same area to measure supply.

Gaps are created when retailers are not meeting the demand of consumers based on attributes such as price or product/service quality, or there are not enough retailers in the area to meet the overall demand of the community.

*Details on following pages.*



# RETAIL GAP ANALYSIS

POTENTIAL LIQUOR STORE SITE | ± 0.44 ACRES

## 1-MILE RADIUS

### Summary Demographics

2019 Population	27
2019 Households	12
2019 Median Disposable Income	\$52,611
2019 Per Capita Income	\$28,237

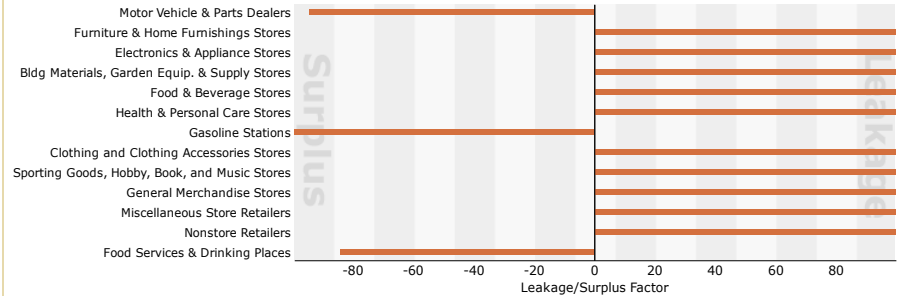
### 2017 Industry Summary

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$364,202	\$20,674,345	-\$20,310,143	-96.5	4
Total Retail Trade	44-45	\$328,675	\$20,257,658	-\$19,928,983	-96.8	3
Total Food & Drink	722	\$35,527	\$416,687	-\$381,160	-84.3	1

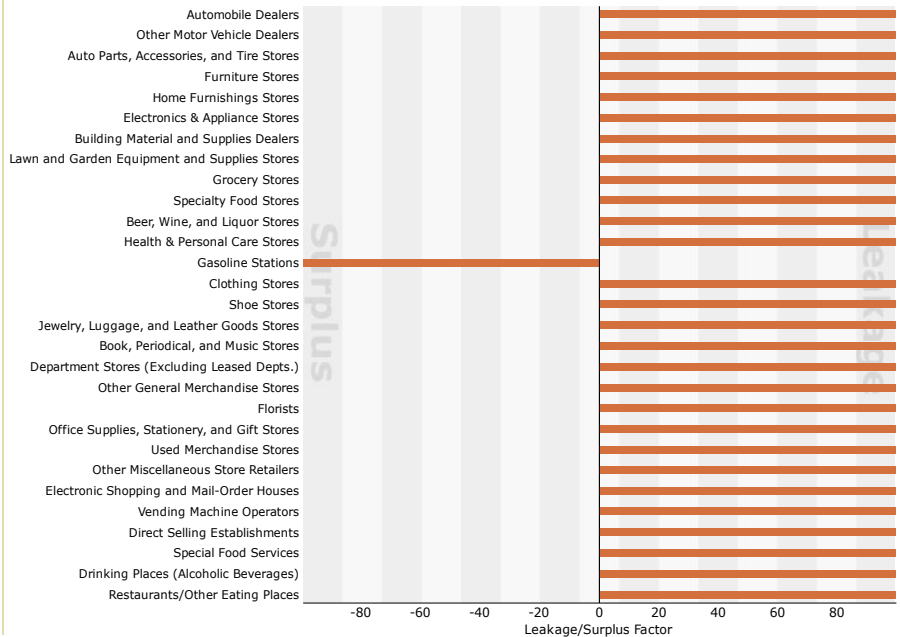
### 2017 Industry Group

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$70,167	\$2,525,792	-\$2,455,625	-94.6	1
Automobile Dealers	4411	\$57,707	\$0	\$57,707	100.0	0
Other Motor Vehicle Dealers	4412	\$5,979	\$0	\$5,979	100.0	0
Auto Parts, Accessories & Tire Stores	4413	\$6,481	\$0	\$6,481	100.0	0
Furniture & Home Furnishings Stores	442	\$13,326	\$0	\$13,326	100.0	0
Furniture Stores	4421	\$7,041	\$0	\$7,041	100.0	0
Home Furnishings Stores	4422	\$6,285	\$0	\$6,285	100.0	0
Electronics & Appliance Stores	443	\$11,431	\$0	\$11,431	100.0	0
Bldg Materials, Garden Equip. & Supply Stores	444	\$21,689	\$0	\$21,689	100.0	0
Bldg Material & Supplies Dealers	4441	\$20,505	\$0	\$20,505	100.0	0
Lawn & Garden Equip & Supply Stores	4442	\$1,185	\$0	\$1,185	100.0	0
Food & Beverage Stores	445	\$56,012	\$0	\$56,012	100.0	0
Grocery Stores	4451	\$49,216	\$0	\$49,216	100.0	0
Specialty Food Stores	4452	\$3,235	\$0	\$3,235	100.0	0
Beer, Wine & Liquor Stores	4453	\$3,562	\$0	\$3,562	100.0	0
Health & Personal Care Stores	446,4461	\$19,983	\$0	\$19,983	100.0	0
Gasoline Stations	447,4471	\$37,998	\$16,053,924	-\$16,015,926	-99.5	1
Clothing & Clothing Accessories Stores	448	\$16,234	\$0	\$16,234	100.0	0
Clothing Stores	4481	\$10,783	\$0	\$10,783	100.0	0
Shoe Stores	4482	\$2,532	\$0	\$2,532	100.0	0
Jewelry, Luggage & Leather Goods Stores	4483	\$2,919	\$0	\$2,919	100.0	0
Sporting Goods, Hobby, Book & Music Stores	451	\$9,028	\$0	\$9,028	100.0	0
Sporting Goods/Hobby/Musical Instr Stores	4511	\$7,798	\$0	\$7,798	100.0	0
Book, Periodical & Music Stores	4512	\$1,230	\$0	\$1,230	100.0	0
General Merchandise Stores	452	\$57,259	\$0	\$57,259	100.0	0
Department Stores Excluding Leased Depts.	4521	\$41,788	\$0	\$41,788	100.0	0
Other General Merchandise Stores	4529	\$15,471	\$0	\$15,471	100.0	0
Miscellaneous Store Retailers	453	\$11,392	\$0	\$11,392	100.0	0
Florists	4531	\$424	\$0	\$424	100.0	0
Office Supplies, Stationery & Gift Stores	4532	\$2,252	\$0	\$2,252	100.0	0
Used Merchandise Stores	4533	\$1,937	\$0	\$1,937	100.0	0
Other Miscellaneous Store Retailers	4539	\$6,780	\$0	\$6,780	100.0	0
Nonstore Retailers	454	\$4,155	\$0	\$4,155	100.0	0
Electronic Shopping & Mail-Order Houses	4541	\$2,996	\$0	\$2,996	100.0	0
Vending Machine Operators	4542	\$250	\$0	\$250	100.0	0
Direct Selling Establishments	4543	\$909	\$0	\$909	100.0	0
Food Services & Drinking Places	722	\$35,527	\$416,687	-\$381,160	-84.3	1
Special Food Services	7223	\$387	\$0	\$387	100.0	0
Drinking Places - Alcoholic Beverages	7224	\$805	\$0	\$805	100.0	0
Restaurants/Other Eating Places	7225	\$34,335	\$0	\$34,335	100.0	0

### 2017 Leakage/Surplus Factor by Industry Subsector



### 2017 Leakage/Surplus Factor by Industry Group



Source: ESRI

# RETAIL GAP ANALYSIS

POTENTIAL LIQUOR STORE SITE | ± 0.44 ACRES

## 3-MILE RADIUS

### Summary Demographics

2019 Population	5,184
2019 Households	1,899
2019 Median Disposable Income	\$53,447
2019 Per Capita Income	\$28,216

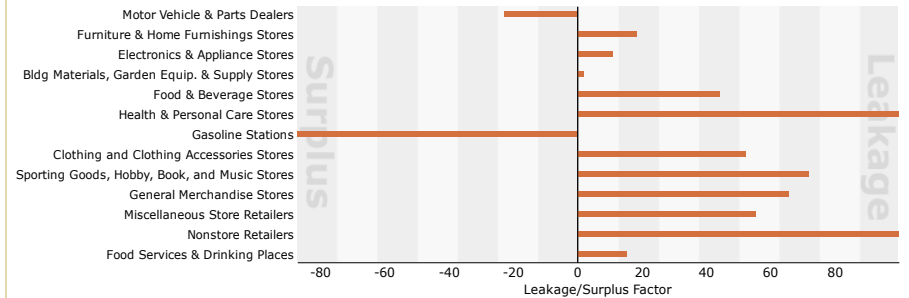
### 2017 Industry Summary

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$60,462,836	\$129,636,233	-\$69,173,397	-36.4	36
Total Retail Trade	44-45	\$54,615,823	\$125,359,945	-\$70,744,122	-39.3	29
Total Food & Drink	722	\$5,847,013	\$4,276,288	\$1,570,725	15.5	7

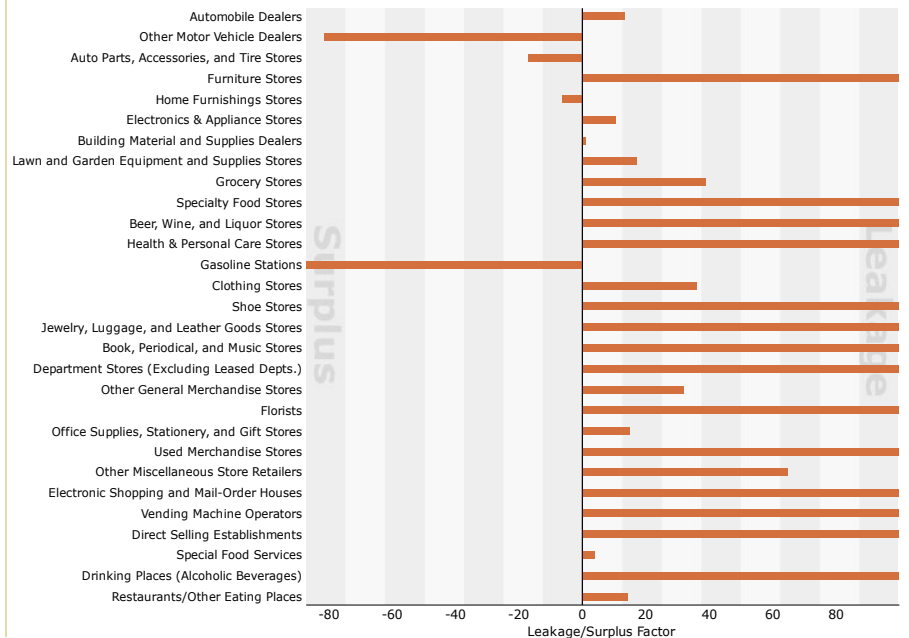
### 2017 Industry Group

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$11,673,640	\$18,589,251	-\$6,915,611	-22.9	8
Automobile Dealers	4411	\$9,607,258	\$7,302,151	\$2,305,107	13.6	4
Other Motor Vehicle Dealers	4412	\$989,513	\$9,759,961	-\$8,770,448	-81.6	2
Auto Parts, Accessories & Tire Stores	4413	\$1,076,869	\$1,527,139	-\$450,270	-17.3	2
Furniture & Home Furnishings Stores	442	\$2,169,371	\$1,489,697	\$679,674	18.6	1
Furniture Stores	4421	\$1,152,386	\$0	\$1,152,386	100.0	0
Home Furnishings Stores	4422	\$1,016,985	\$1,155,252	-\$138,267	-6.4	1
Electronics & Appliance Stores	443	\$1,880,033	\$1,508,683	\$371,350	11.0	1
Bldg Materials, Garden Equip. & Supply Stores	444	\$3,570,205	\$3,413,287	\$156,918	2.2	3
Bldg Material & Supplies Dealers	4441	\$3,372,770	\$3,274,429	\$98,341	1.5	2
Lawn & Garden Equip & Supply Stores	4442	\$197,436	\$138,857	\$58,579	17.4	1
Food & Beverage Stores	445	\$9,350,050	\$3,601,958	\$5,748,092	44.4	2
Grocery Stores	4451	\$8,219,390	\$3,592,566	\$4,626,824	39.2	2
Specialty Food Stores	4452	\$540,316	\$0	\$540,316	100.0	0
Beer, Wine & Liquor Stores	4453	\$590,344	\$0	\$590,344	100.0	0
Health & Personal Care Stores	446,4461	\$3,344,081	\$0	\$3,344,081	100.0	0
Gasoline Stations	447,4471	\$6,359,197	\$92,893,358	-\$86,534,161	-87.2	7
Clothing & Clothing Accessories Stores	448	\$2,684,845	\$838,052	\$1,846,793	52.4	1
Clothing Stores	4481	\$1,785,852	\$832,519	\$953,333	36.4	1
Shoe Stores	4482	\$417,346	\$0	\$417,346	100.0	0
Jewelry, Luggage & Leather Goods Stores	4483	\$481,648	\$0	\$481,648	100.0	0
Sporting Goods, Hobby, Book & Music Stores	451	\$1,485,709	\$242,132	\$1,243,577	72.0	1
Sporting Goods/Hobby/Musical Instr Stores	4511	\$1,282,777	\$237,830	\$1,044,947	68.7	1
Book, Periodical & Music Stores	4512	\$202,932	\$0	\$202,932	100.0	0
General Merchandise Stores	452	\$9,498,144	\$1,950,922	\$7,547,222	65.9	1
Department Stores Excluding Leased Depts.	4521	\$6,917,116	\$0	\$6,917,116	100.0	0
Other General Merchandise Stores	4529	\$2,581,028	\$1,322,271	\$1,258,757	32.2	1
Miscellaneous Store Retailers	453	\$1,897,938	\$539,443	\$1,358,495	55.7	3
Florists	4531	\$69,155	\$0	\$69,155	100.0	0
Office Supplies, Stationery & Gift Stores	4532	\$369,914	\$272,398	\$97,516	15.2	2
Used Merchandise Stores	4533	\$318,519	\$0	\$318,519	100.0	0
Other Miscellaneous Store Retailers	4539	\$1,140,351	\$240,322	\$900,029	65.2	1
Nonstore Retailers	454	\$702,609	\$0	\$702,609	100.0	0
Electronic Shopping & Mail-Order Houses	4541	\$493,452	\$0	\$493,452	100.0	0
Vending Machine Operators	4542	\$41,701	\$0	\$41,701	100.0	0
Direct Selling Establishments	4543	\$167,456	\$0	\$167,456	100.0	0
Food Services & Drinking Places	722	\$5,847,013	\$4,276,288	\$1,570,725	15.5	7
Special Food Services	7223	\$63,213	\$58,290	\$4,923	4.1	1
Drinking Places - Alcoholic Beverages	7224	\$131,926	\$0	\$131,926	100.0	0
Restaurants/Other Eating Places	7225	\$5,651,874	\$4,217,999	\$1,433,875	14.5	6

### 2017 Leakage/Surplus Factor by Industry Subsector



### 2017 Leakage/Surplus Factor by Industry Group



Source: ESRI



# RETAIL GAP ANALYSIS

POTENTIAL LIQUOR STORE SITE | ± 0.44 ACRES

## 5-MILE RADIUS

### Summary Demographics

2019 Population	33,300
2019 Households	11,671
2019 Median Disposable Income	\$40,780
2019 Per Capita Income	\$24,041

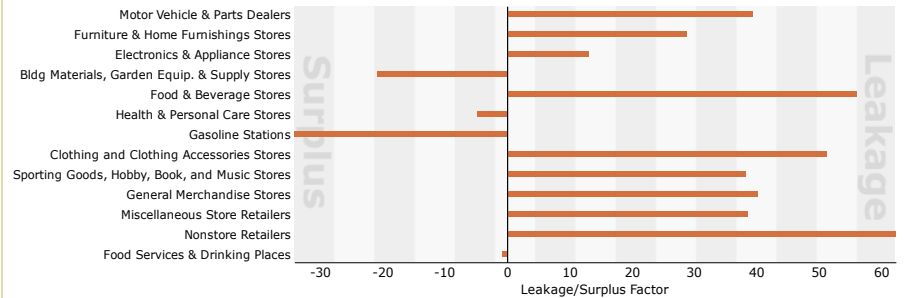
### 2017 Industry Summary

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$350,239,446	\$261,257,830	\$88,981,616	14.6	223
Total Retail Trade	44-45	\$317,530,735	\$227,965,610	\$89,565,125	16.4	161
Total Food & Drink	722	\$32,708,711	\$33,292,220	-\$583,509	-0.9	62

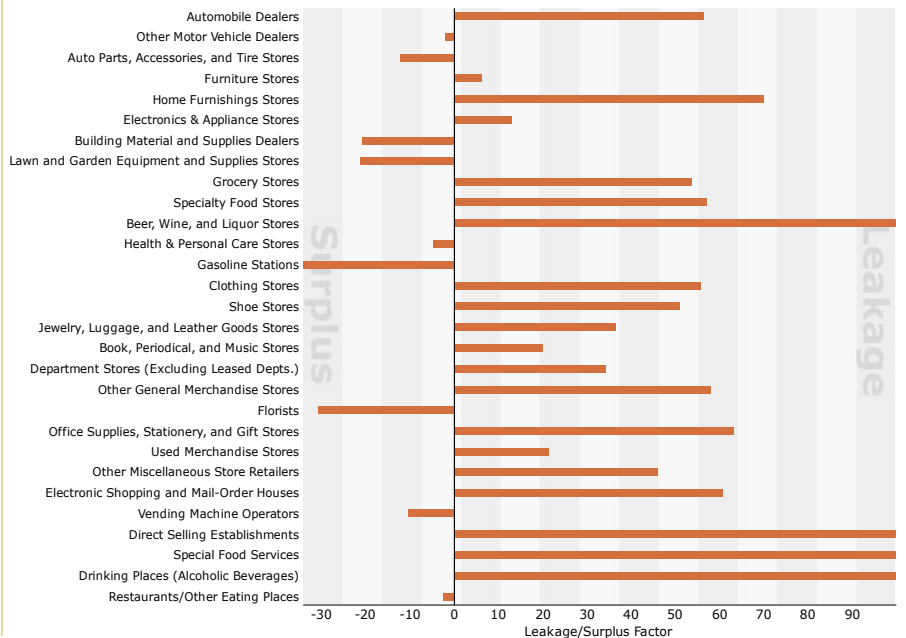
### 2017 Industry Group

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$68,629,781	\$29,789,220	\$38,840,561	39.5	31
Automobile Dealers	4411	\$56,503,213	\$15,680,588	\$40,822,625	56.6	17
Other Motor Vehicle Dealers	4412	\$5,867,890	\$6,113,631	-\$245,741	-2.1	2
Auto Parts, Accessories & Tire Stores	4413	\$6,258,678	\$7,995,001	-\$1,736,323	-12.2	12
Furniture & Home Furnishings Stores	442	\$12,177,062	\$6,723,793	\$5,453,269	28.9	7
Furniture Stores	4421	\$6,520,994	\$5,729,422	\$791,572	6.5	4
Home Furnishings Stores	4422	\$5,656,067	\$994,371	\$4,661,696	70.1	3
Electronics & Appliance Stores	443	\$10,590,440	\$8,126,994	\$2,463,446	13.2	8
Bldg Materials, Garden Equip. & Supply Stores	444	\$20,707,334	\$31,743,083	-\$11,035,749	-21.0	11
Bldg Material & Supplies Dealers	4441	\$19,472,350	\$29,842,265	-\$10,369,915	-21.0	10
Lawn & Garden Equip & Supply Stores	4442	\$1,234,984	\$1,900,818	-\$665,834	-21.2	2
Food & Beverage Stores	445	\$54,748,757	\$15,338,907	\$39,409,850	56.2	12
Grocery Stores	4451	\$48,241,121	\$14,446,184	\$33,794,937	53.9	8
Specialty Food Stores	4452	\$3,170,267	\$861,889	\$2,308,378	57.2	3
Beer, Wine & Liquor Stores	4453	\$3,337,369	\$0	\$3,337,369	100.0	0
Health & Personal Care Stores	446,4461	\$19,909,643	\$21,927,098	-\$2,017,455	-4.8	10
Gasoline Stations	447,4471	\$37,619,552	\$76,662,976	-\$39,043,424	-34.2	20
Clothing & Clothing Accessories Stores	448	\$14,851,563	\$4,762,285	\$10,089,278	51.4	14
Clothing Stores	4481	\$9,977,901	\$2,834,165	\$7,143,736	55.8	10
Shoe Stores	4482	\$2,299,748	\$741,699	\$1,558,049	51.2	1
Jewelry, Luggage & Leather Goods Stores	4483	\$2,573,914	\$1,186,421	\$1,387,493	36.9	4
Sporting Goods, Hobby, Book & Music Stores	451	\$8,395,383	\$3,738,212	\$4,657,171	38.4	13
Sporting Goods/Hobby/Musical Instr Stores	4511	\$7,238,476	\$2,972,044	\$4,266,432	41.8	10
Book, Periodical & Music Stores	4512	\$1,156,907	\$766,168	\$390,739	20.3	3
General Merchandise Stores	452	\$54,589,271	\$23,287,345	\$31,301,926	40.2	12
Department Stores Excluding Leased Depts.	4521	\$39,426,027	\$19,284,038	\$20,141,989	34.3	4
Other General Merchandise Stores	4529	\$15,163,244	\$4,003,307	\$11,159,937	58.2	8
Miscellaneous Store Retailers	453	\$11,090,850	\$4,889,427	\$6,201,423	38.8	20
Florists	4531	\$408,156	\$770,887	-\$362,731	-30.8	5
Office Supplies, Stationery & Gift Stores	4532	\$2,084,795	\$464,002	\$1,620,793	63.6	2
Used Merchandise Stores	4533	\$1,807,116	\$1,163,846	\$643,270	21.7	6
Other Miscellaneous Store Retailers	4539	\$6,790,783	\$2,490,693	\$4,300,090	46.3	7
Nonstore Retailers	454	\$4,221,099	\$976,270	\$3,244,829	62.4	2
Electronic Shopping & Mail-Order Houses	4541	\$2,788,745	\$677,133	\$2,111,612	60.9	1
Vending Machine Operators	4542	\$242,684	\$299,137	-\$56,453	-10.4	1
Direct Selling Establishments	4543	\$1,189,671	\$0	\$1,189,671	100.0	0
Food Services & Drinking Places	722	\$32,708,711	\$33,292,220	-\$583,509	-0.9	62
Special Food Services	7223	\$363,498	\$0	\$363,498	100.0	0
Drinking Places - Alcoholic Beverages	7224	\$749,727	\$0	\$749,727	100.0	0
Restaurants/Other Eating Places	7225	\$31,595,486	\$33,292,220	-\$1,696,734	-2.6	62

### 2017 Leakage/Surplus Factor by Industry Subsector



### 2017 Leakage/Surplus Factor by Industry Group



Source: ESRI

# RETAIL GAP ANALYSIS

POTENTIAL LIQUOR STORE SITE | ± 0.44 ACRES

## 5-MILE RADIUS

### Summary Demographics

2019 Population	28,984
2019 Households	10,614
2019 Median Disposable Income	\$43,707
2019 Per Capita Income	\$25,727

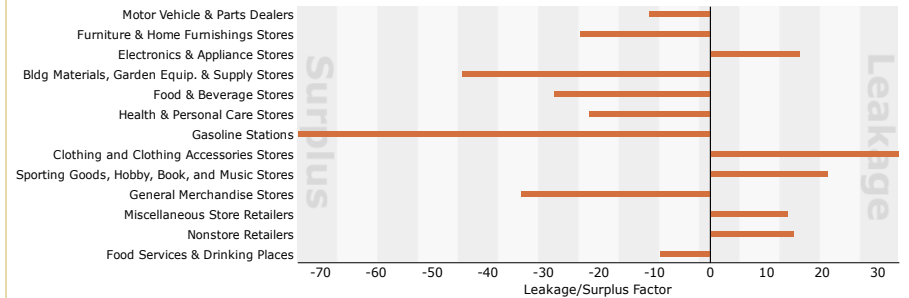
### 2017 Industry Summary

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$298,558,147	\$618,448,584	-\$319,890,437	-34.9	232
Total Retail Trade	44-45	\$270,553,106	\$584,838,734	-\$314,285,628	-36.7	181
Total Food & Drink	722	\$28,005,042	\$33,609,850	-\$5,604,808	-9.1	51

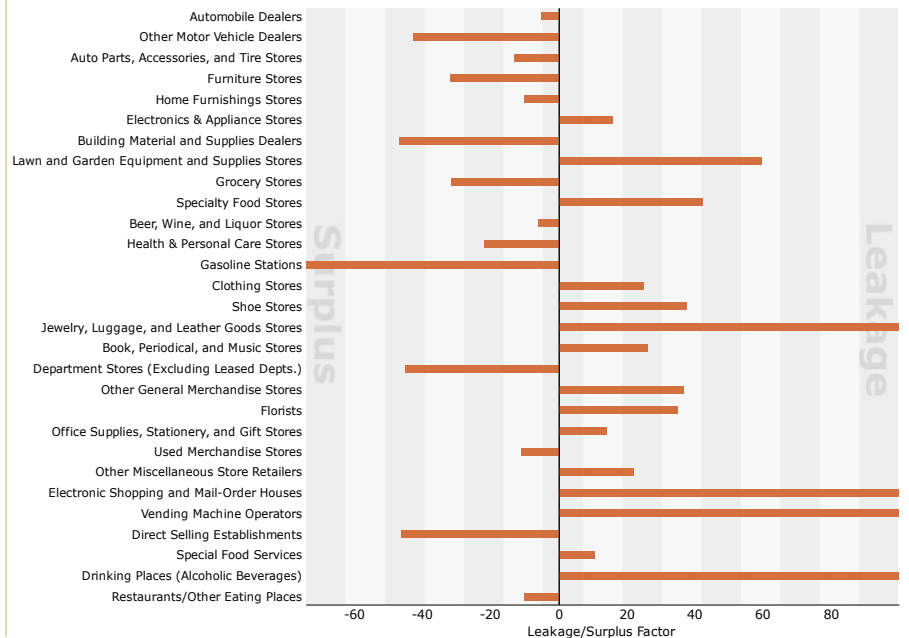
### 2017 Industry Group

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$58,503,384	\$72,944,803	-\$14,441,419	-11.0	45
Automobile Dealers	4411	\$48,247,408	\$53,630,589	-\$5,383,181	-5.3	29
Other Motor Vehicle Dealers	4412	\$4,929,645	\$12,374,286	-\$7,444,641	-43.0	4
Auto Parts, Accessories & Tire Stores	4413	\$5,326,330	\$6,939,929	-\$1,613,599	-13.2	12
Furniture & Home Furnishings Stores	442	\$10,237,210	\$16,521,580	-\$6,284,370	-23.5	11
Furniture Stores	4421	\$5,522,267	\$10,722,592	-\$5,200,325	-32.0	5
Home Furnishings Stores	4422	\$4,714,942	\$5,798,988	-\$1,084,046	-10.3	6
Electronics & Appliance Stores	443	\$9,046,642	\$6,535,633	\$2,511,009	16.1	6
Bldg Materials, Garden Equip. & Supply Stores	444	\$17,297,010	\$45,296,967	-\$27,999,957	-44.7	13
Bldg Material & Supplies Dealers	4441	\$16,305,930	\$45,049,007	-\$28,743,077	-46.8	12
Lawn & Garden Equip & Supply Stores	4442	\$991,080	\$247,960	\$743,120	60.0	1
Food & Beverage Stores	445	\$46,736,090	\$83,446,288	-\$36,710,198	-28.2	19
Grocery Stores	4451	\$41,184,710	\$79,135,430	-\$37,950,720	-31.5	13
Specialty Food Stores	4452	\$2,710,477	\$1,095,348	\$1,615,129	42.4	3
Beer, Wine & Liquor Stores	4453	\$2,840,902	\$3,215,510	-\$374,608	-6.2	3
Health & Personal Care Stores	446,4461	\$16,865,213	\$26,275,050	-\$9,409,837	-21.8	10
Gasoline Stations	447,4471	\$32,336,296	\$218,116,904	-\$185,780,608	-74.2	27
Clothing & Clothing Accessories Stores	448	\$12,803,602	\$6,321,596	\$6,482,006	33.9	10
Clothing Stores	4481	\$8,579,371	\$5,112,188	\$3,467,183	25.3	9
Shoe Stores	4482	\$1,988,968	\$897,144	\$1,091,824	37.8	1
Jewelry, Luggage & Leather Goods Stores	4483	\$2,235,262	\$0	\$2,235,262	100.0	0
Sporting Goods, Hobby, Book & Music Stores	451	\$7,141,650	\$4,644,485	\$2,497,165	21.2	6
Sporting Goods/Hobby/Musical Instr Stores	4511	\$6,155,536	\$4,070,146	\$2,085,390	20.4	5
Book, Periodical & Music Stores	4512	\$986,115	\$574,339	\$411,776	26.4	1
General Merchandise Stores	452	\$46,573,425	\$94,981,528	-\$48,408,103	-34.2	8
Department Stores Excluding Leased Depts.	4521	\$33,643,069	\$89,047,901	-\$55,404,832	-45.2	3
Other General Merchandise Stores	4529	\$12,930,356	\$5,933,627	\$6,996,729	37.1	5
Miscellaneous Store Retailers	453	\$9,460,347	\$7,128,659	\$2,331,688	14.1	23
Florists	4531	\$321,929	\$155,167	\$166,762	35.0	2
Office Supplies, Stationery & Gift Stores	4532	\$1,776,611	\$1,329,701	\$446,910	14.4	7
Used Merchandise Stores	4533	\$1,539,027	\$1,920,412	-\$381,385	-11.0	8
Other Miscellaneous Store Retailers	4539	\$5,822,780	\$3,723,379	\$2,099,401	22.0	7
Nonstore Retailers	454	\$3,552,238	\$2,625,240	\$926,998	15.0	2
Electronic Shopping & Mail-Order Houses	4541	\$2,384,662	\$0	\$2,384,662	100.0	0
Vending Machine Operators	4542	\$207,453	\$0	\$207,453	100.0	0
Direct Selling Establishments	4543	\$960,123	\$2,625,240	-\$1,665,117	-46.4	2
Food Services & Drinking Places	722	\$28,005,042	\$33,609,850	-\$5,604,808	-9.1	51
Special Food Services	7223	\$300,592	\$242,458	\$58,134	10.7	3
Drinking Places - Alcoholic Beverages	7224	\$627,758	\$0	\$627,758	100.0	0
Restaurants/Other Eating Places	7225	\$27,076,691	\$33,367,392	-\$6,290,701	-10.4	49

### 2017 Leakage/Surplus Factor by Industry Subsector



### 2017 Leakage/Surplus Factor by Industry Group



Source: ESRI

# RETAIL GAP ANALYSIS

POTENTIAL LIQUOR STORE SITE | ± 0.44 ACRES

## 5-MILE RADIUS

### Summary Demographics

2019 Population	33,300
2019 Households	11,671
2019 Median Disposable Income	\$40,780
2019 Per Capita Income	\$24,041

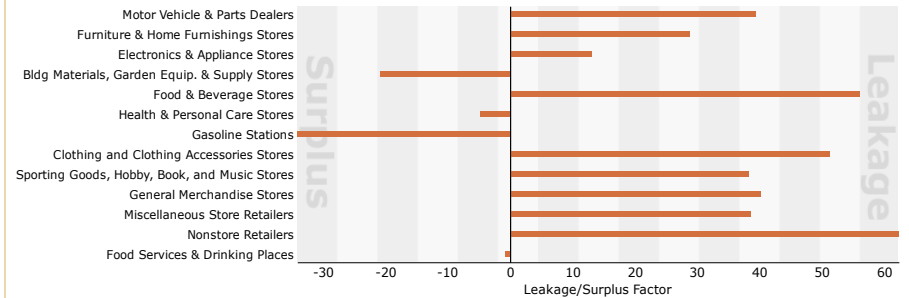
### 2017 Industry Summary

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$350,239,446	\$261,257,830	\$88,981,616	14.6	223
Total Retail Trade	44-45	\$317,530,735	\$227,965,610	\$89,565,125	16.4	161
Total Food & Drink	722	\$32,708,711	\$33,292,220	-\$583,509	-0.9	62

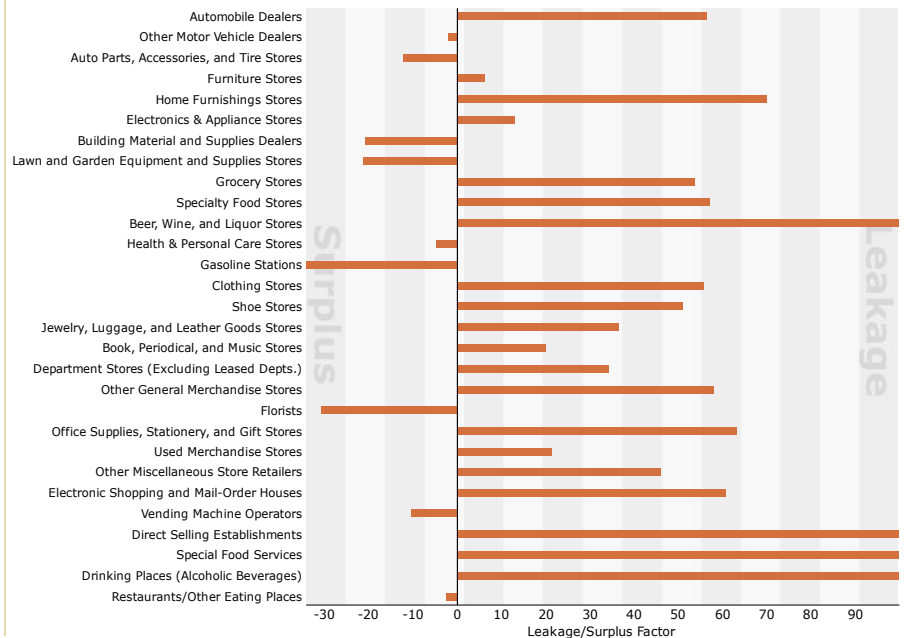
### 2017 Industry Group

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$68,629,781	\$29,789,220	\$38,840,561	39.5	31
Automobile Dealers	4411	\$56,503,213	\$15,680,588	\$40,822,625	56.6	17
Other Motor Vehicle Dealers	4412	\$5,867,890	\$6,113,631	-\$245,741	-2.1	2
Auto Parts, Accessories & Tire Stores	4413	\$6,258,678	\$7,995,001	-\$1,736,323	-12.2	12
Furniture & Home Furnishings Stores	442	\$12,177,062	\$6,723,793	\$5,453,269	28.9	7
Furniture Stores	4421	\$6,520,994	\$5,729,422	\$791,572	6.5	4
Home Furnishings Stores	4422	\$5,656,067	\$994,371	\$4,661,696	70.1	3
Electronics & Appliance Stores	443	\$10,590,440	\$8,126,994	\$2,463,446	13.2	8
Bldg Materials, Garden Equip. & Supply Stores	444	\$20,707,334	\$31,743,083	-\$11,035,749	-21.0	11
Bldg Material & Supplies Dealers	4441	\$19,472,350	\$29,842,265	-\$10,369,915	-21.0	10
Lawn & Garden Equip & Supply Stores	4442	\$1,234,984	\$1,900,818	-\$665,834	-21.2	2
Food & Beverage Stores	445	\$54,748,757	\$15,338,907	\$39,409,850	56.2	12
Grocery Stores	4451	\$48,241,121	\$14,446,184	\$33,794,937	53.9	8
Specialty Food Stores	4452	\$3,170,267	\$861,889	\$2,308,378	57.2	3
Beer, Wine & Liquor Stores	4453	\$3,337,369	\$0	\$3,337,369	100.0	0
Health & Personal Care Stores	446,4461	\$19,909,643	\$21,927,098	-\$2,017,455	-4.8	10
Gasoline Stations	447,4471	\$37,619,552	\$76,662,976	-\$39,043,424	-34.2	20
Clothing & Clothing Accessories Stores	448	\$14,851,563	\$4,762,285	\$10,089,278	51.4	14
Clothing Stores	4481	\$9,977,901	\$2,834,165	\$7,143,736	55.8	10
Shoe Stores	4482	\$2,299,748	\$741,699	\$1,558,049	51.2	1
Jewelry, Luggage & Leather Goods Stores	4483	\$2,573,914	\$1,186,421	\$1,387,493	36.9	4
Sporting Goods, Hobby, Book & Music Stores	451	\$8,395,383	\$3,738,212	\$4,657,171	38.4	13
Sporting Goods/Hobby/Musical Instr Stores	4511	\$7,238,476	\$2,972,044	\$4,266,432	41.8	10
Book, Periodical & Music Stores	4512	\$1,156,907	\$766,168	\$390,739	20.3	3
General Merchandise Stores	452	\$54,589,271	\$23,287,345	\$31,301,926	40.2	12
Department Stores Excluding Leased Depts.	4521	\$39,426,027	\$19,284,038	\$20,141,989	34.3	4
Other General Merchandise Stores	4529	\$15,163,244	\$4,003,307	\$11,159,937	58.2	8
Miscellaneous Store Retailers	453	\$11,090,850	\$4,889,427	\$6,201,423	38.8	20
Florists	4531	\$408,156	\$770,887	-\$362,731	-30.8	5
Office Supplies, Stationery & Gift Stores	4532	\$2,084,795	\$464,002	\$1,620,793	63.6	2
Used Merchandise Stores	4533	\$1,807,116	\$1,163,846	\$643,270	21.7	6
Other Miscellaneous Store Retailers	4539	\$6,790,783	\$2,490,693	\$4,300,090	46.3	7
Nonstore Retailers	454	\$4,221,099	\$976,270	\$3,244,829	62.4	2
Electronic Shopping & Mail-Order Houses	4541	\$2,788,745	\$677,133	\$2,111,612	60.9	1
Vending Machine Operators	4542	\$242,684	\$299,137	-\$56,453	-10.4	1
Direct Selling Establishments	4543	\$1,189,671	\$0	\$1,189,671	100.0	0
Food Services & Drinking Places	722	\$32,708,711	\$33,292,220	-\$583,509	-0.9	62
Special Food Services	7223	\$363,498	\$0	\$363,498	100.0	0
Drinking Places - Alcoholic Beverages	7224	\$749,727	\$0	\$749,727	100.0	0
Restaurants/Other Eating Places	7225	\$31,595,486	\$33,292,220	-\$1,696,734	-2.6	62

### 2017 Leakage/Surplus Factor by Industry Subsector



### 2017 Leakage/Surplus Factor by Industry Group

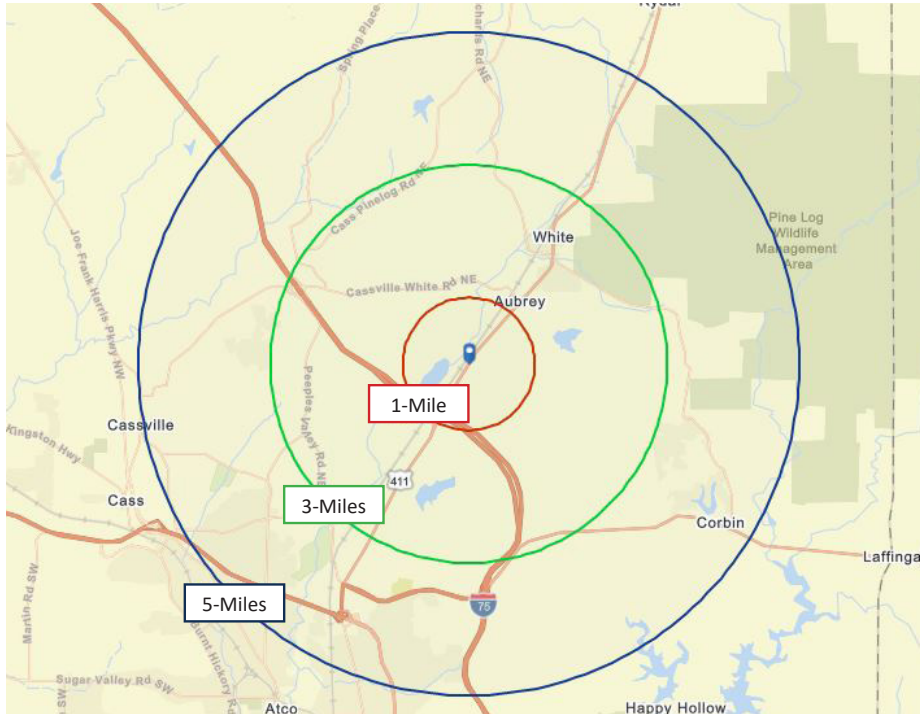


Source: ESRI



# DEMOGRAPHICS

POTENTIAL LIQUOR STORE SITE | ± 0.44 ACRES



## 2019 DEMOGRAPHICS (Esri) 1 MILE

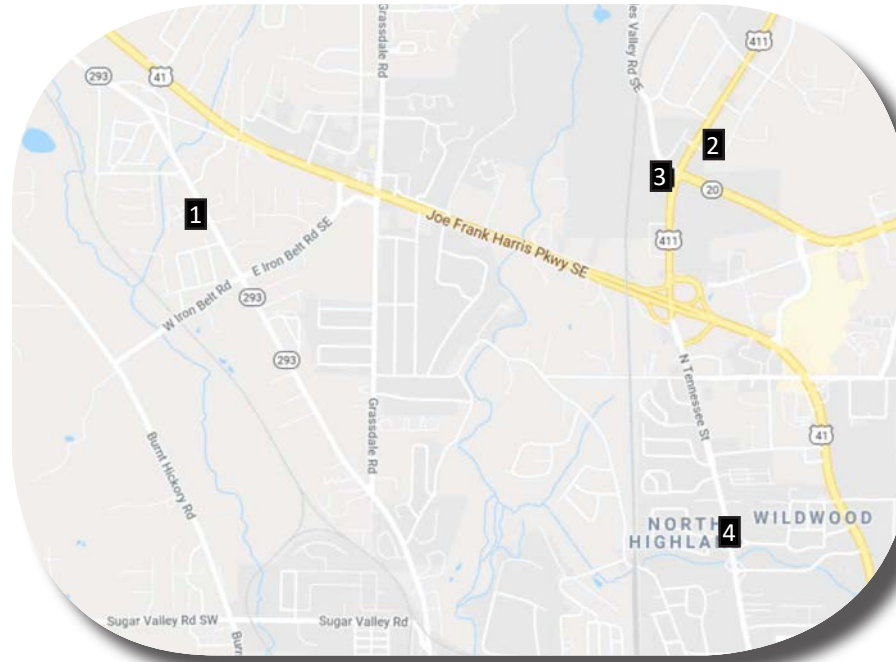
Population	27
Average Household Income	\$79,091
Per Capita Income	\$28,237

## 3 MILES

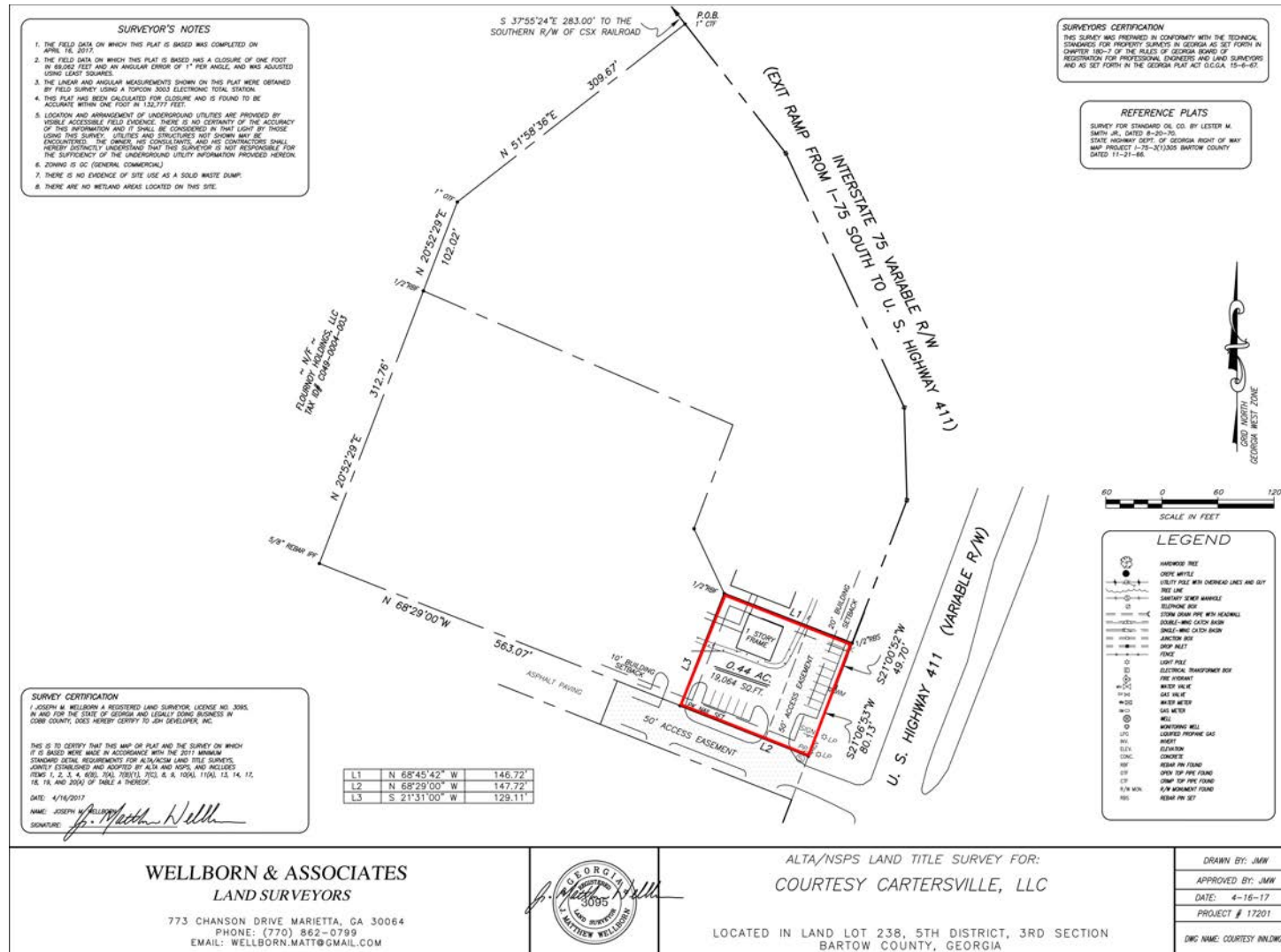
Population	5,184
Average Household Income	\$60,088
Per Capita Income	\$28,216

## 5 MILES

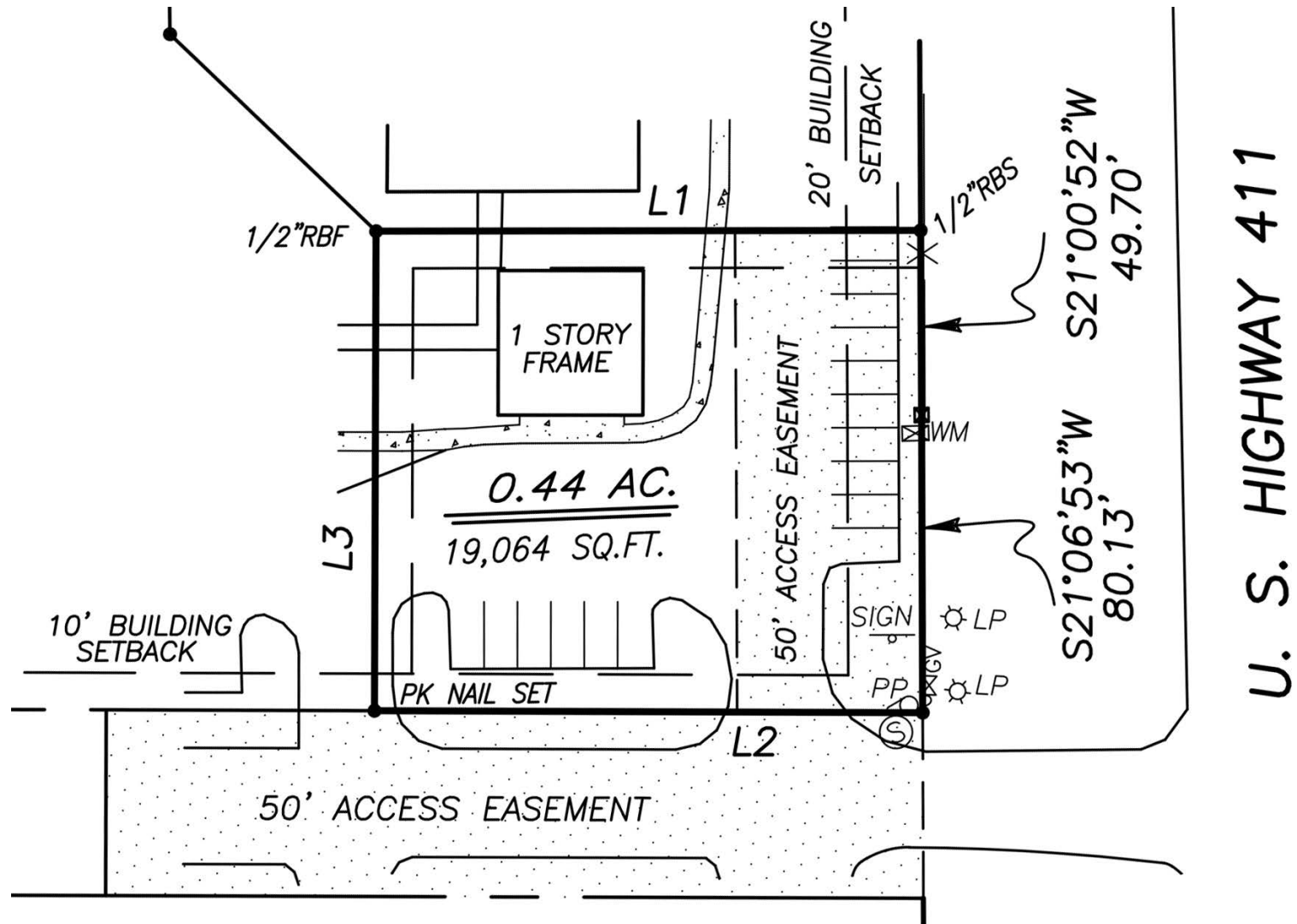
Population	28,984
Average Household Income	\$69,933
Per Capita Income	\$25,727



	Address	City	Property Info	Sale Info
1	Cassville Rd @ Dean Street	Cartersville	1.95 AC Land	Sold: \$1,322,727 (\$678,321.54/AC)
2	1410 Highway 411 NE	Cartersville	2.03 AC Land	Sold: \$335,000 (\$165,024.63/AC)
3	0 Hwy 411	Cartersville	2.84 AC Land	Sold: \$1,458,800 (\$513,661.97/AC)
4	1008 N Tennessee St	Cartersville	0.45 AC Land	Sold: \$170,000 (\$377,777.78/AC)







## A NEW RETAIL DEVELOPMENT A PROPERTY DEVELOPED BY JDH DEVELOPERS HIGHWAY 411 NORTH EAST • WHITE, GEORGIA • 30184

SHEET INDEX	
A0.01	COVER SHEET / SITE PLAN
A0.02	GENERAL NOTES
A1.01	FLOOR PLAN / ELEVATIONS / SECTIONS
A2.01	BUILDING ELEVATIONS
A3.02	BUILDING SECTIONS
A4.01	WALL SECTIONS
A4.02	WALL SECTIONS

**ELEVATE**  
architecture studio

4805 WEST VILLAGE WAY -  
UNIT 1104  
SMYRNA, GA 30080

DATE DESCRIPTION  
07.17.2017 SCHEMATIC DESIGN



A PROPERTY DEVELOPED BY:  
**J.D.H.  
DEVELOPERS**  
400 GALLERIA PARKWAY  
SUITE 1140  
ATLANTA, GEORGIA 30339

COVERSHEET

DATE DESCRIPTION

**A0.01**

08.20.2017

RELIANCE FOR CONSTRUCTION

**OWNERS**  
J.D.H. DEVELOPERS  
400 GALLERIA PARKWAY - SUITE 1140  
ATLANTA, GEORGIA 30339  
CONTACT: AMISH PATEL  
PHONE: 678.354.2518

**ARCHITECT**  
ELEVATE ARCHITECTURE STUDIO, LLC  
4805 WEST VILLAGE WAY, UNIT 1104  
SMYRNA, GEORGIA 30080  
CONTACT: HITESH PATEL  
PHONE: 770.820.3893

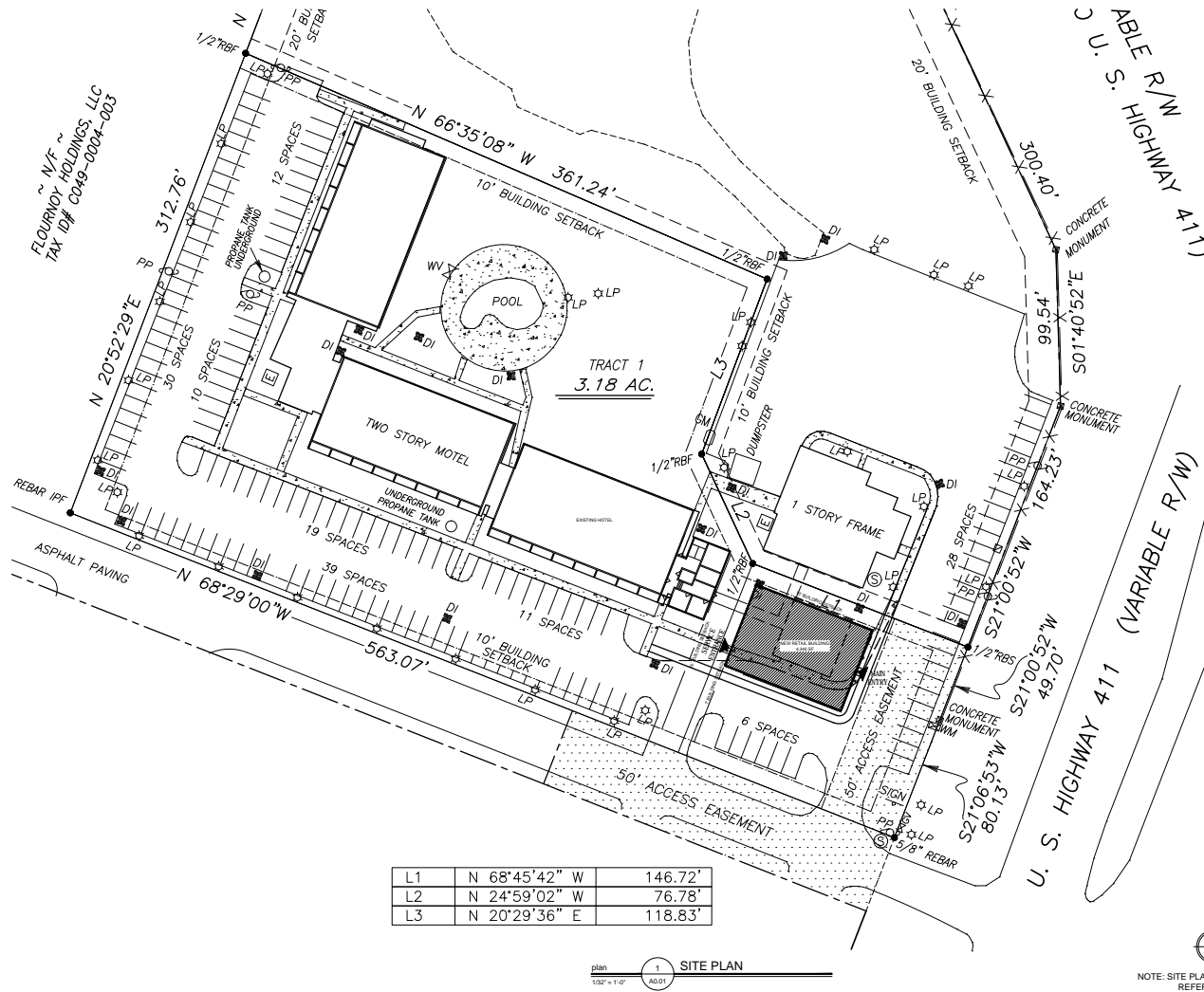
**STRUCTURAL ENGINEER**  
KEVIN M. SCURRY, P.E., S.E., LEED AP, MISE  
6820-D GLENRIDGE DRIVE NE  
ATLANTA, GA 30328  
CONTACT: KEVIN SCURRY  
PHONE: 843.260.3141

**MEP ENGINEER**  
WESTSIDE ENGINEERING  
5525 INTERSTATE NORTH PARKWAY - SUITE 200  
ATLANTA, GEORGIA 30329  
CONTACT: CHRIS ESSLINGER  
PHONE: 404.965.1287

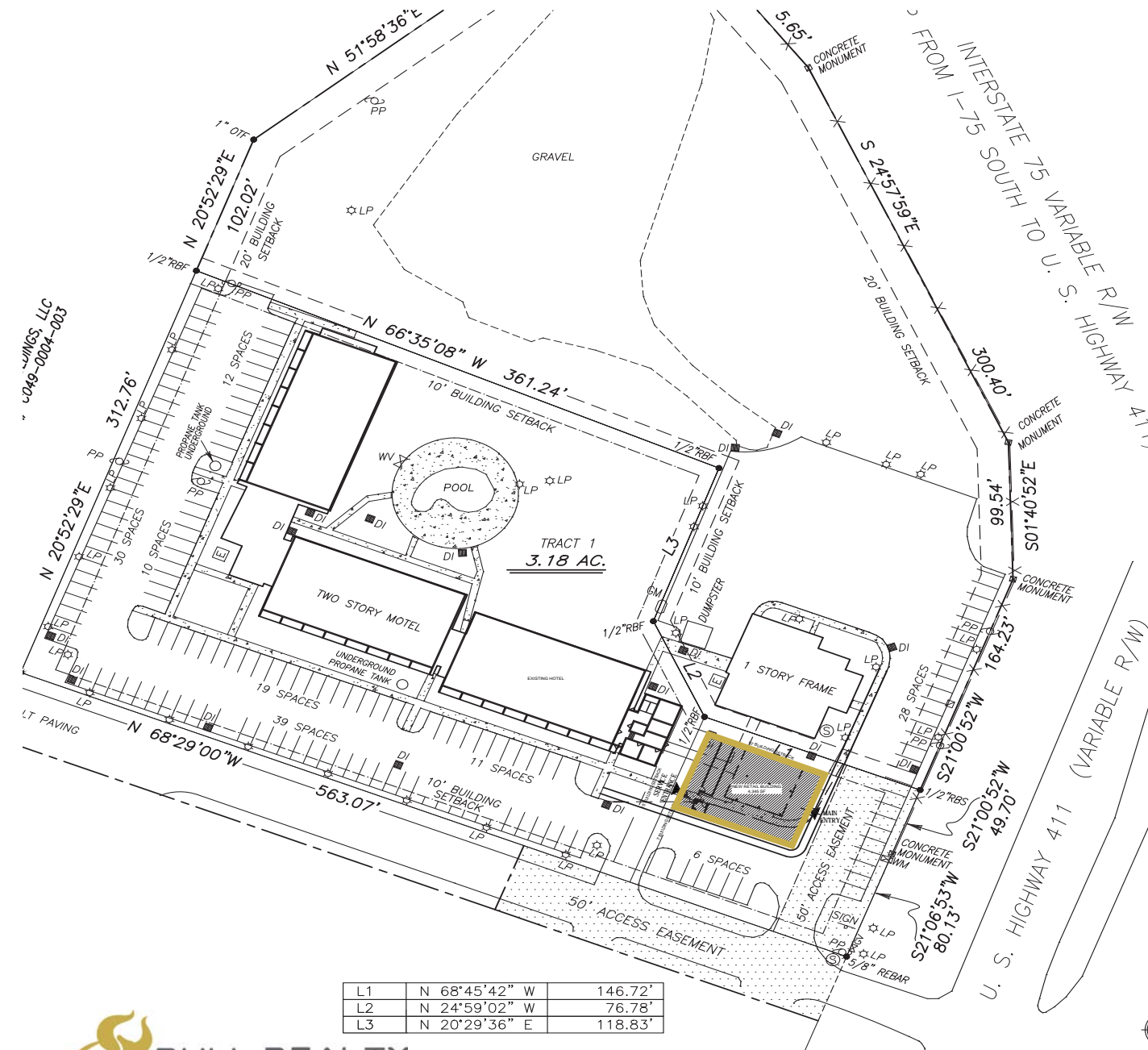
**VICINITY MAP**



NOTE: SITE PLAN INCLUDED FOR  
REFERENCE ONLY



**POTENTIAL LIQUOR STORE SITE | ± 0.44 ACRES**



## SCOPE OF WORK

1. NEW CONSTRUCTION OF A 4000 SF RETAIL SPACE.

### APPLICABLE BUILDING CODES

1. INTERNATIONAL BUILDING CODE, 2012 EDITION, with GEORGIA AMENDMENTS - 2014, 2015, 2017
2. INTERNATIONAL FIRE CODE, 2012 EDITION, with GEORGIA AMENDMENTS - 2014
3. INTERNATIONAL PLUMBING CODE, 2012 EDITION, with GEORGIA AMENDMENTS - 2014, 2015
4. INTERNATIONAL MECHANICAL CODE, 2012 EDITION, with GEORGIA AMENDMENTS - 2014, 2015
5. NATIONAL ELECTRICAL CODE, 2014 EDITION
6. INTERNATIONAL ENERGY CONSERVATION CODE, 2009 EDITION, with GEORGIA SUPPLEMENTS AND AMENDMENTS - 2011, 2012
7. 2010 ADA GUIDELINES FOR ACCESSIBLE DESIGN
8. NFPA 101, LIFE SAFETY CODE - 2012 EDITION

## GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH APPLICABLE STATE, FEDERAL AND LOCAL JURISDICTIONS CODES AND CONSTRUCTION STANDARDS.
2. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING REQUIRED PERMITS, INSURANCE, LICENSES, CERTIFICATES, AND ARRANGING FOR ALL REQUIRED TO MAKE THE BUILDING OCCUPABLE, OPERATIVE, AND IN AGREEMENT WITH THE DESIGN INTENT DOCUMENTED IN THE DRAWINGS AND SPECIFICATIONS.
3. CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF SUBCONTRACTOR, INSPECTIONS AND TRADES.
4. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF EXISTING CONDITIONS, ANY DISCREPANCY BETWEEN THE DRAWINGS AND EXISTING CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER.
5. CONTRACTOR TO NOTIFY ARCHITECT AND OWNER OF ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL DRAWINGS AND MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS.
6. DESIGN-BUILD PORTIONS OF THE PROJECT ARE SOLE RESPONSIBILITY OF THE CONTRACTOR. SUCH WORK MAY INCLUDE BUT NOT LIMITED TO: SPRINKLER SYSTEMS, FIRE ALARM/SMOKE DETECTION SYSTEMS, AND LOW-VOLTAGE WIRING.
7. INSTALL WORK PLUMB, TRUE AND LEVEL WITH GOOD WORKMANSHIP. THE OWNER AND ARCHITECT RESERVE THE RIGHT TO REJECT INFERIOR WORK.
8. INSTALL ALL MATERIALS, PRODUCTS AND EQUIPMENT TO MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
9. CONTRACTOR SHALL PROVIDE OWNER WITH FULL WARRANTY INFORMATION ON ALL PRODUCTS AND EQUIPMENT PURCHASED BY HIM/HER.

## INSULATION REQUIREMENTS

(PER 2009 INTERNATIONAL CONSERVATION CODE)  
\*CLIMATE ZONE 3A

\*CLIMATE ZONE 3A

ROOF:

INSULATION ENTIRELY ABOVE DECK: R-20 ci  
ATTIC & OTHER: R-38

WALLS:

WALLS.  
W

**FENESTRATION:**

CURTAIN WALL/STOREFRONT: U-FAC

ENTRANCE DOOR: U-FACTOR = 0.5  
SOLAR HEAT GAIN COEFFICIENT:

SOLAR HEAT GAIN COEFFICIENT:  
PROJECTION FACTOR = 0.17

PROJECTION  
SHGC: 0.25

### NEW RETAIL BUILDING PROJECT DATA

1. CONSTRUCTION:  
TYPE VB CONSTRUCTION  
OCCUPANCY: M
2. SPRINKLERS:  
N/A
3. APPROXIMATE BUILDING HEIGHT:  
1 STORIES
4. BUILDING AREA:  
LEVEL 1: 4000 SF  
LEVEL 2:  
TOTAL:

**ELEVATE**  
architecture studio

4805 WEST VILLAGE WAY -  
UNIT 1104  
SMYRNA, GA 30080

[illegible]

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.



A PROPERTY DEVELOPED BY:

J.D.H.  
DEVELOPERS

400 GALLERIA PARKWAY  
SUITE 1140  
ATLANTA, GEORGIA 30339

COVERSHEET

**SHEET DESCRIPTION**

A0.01

DRAWING NO. \_\_\_\_\_



# SITE PLAN DESCRIPTION

POTENTIAL LIQUOR STORE SITE | ± 0.44 ACRES

## CONSTRUCTION NOTES:

1. ALL WOOD STUD WALLS SHALL BE 3 1/2" OR 5 1/2" DIMENSIONS UNLESS NOTED OTHERWISE.
2. ALL PLUMBING WALL SHALL BE FRAMED WITH 5 1/2" WOOD STUD WALLS.
3. NO FRAMING SHALL BE CONCEALED PRIOR TO INSPECTIONS BY GOVERNING JURISDICTIONS.
4. ROOFING SHALL BE CLASS B OR BETTER. REFER TO MANUFACTURER'S GUIDELINES FOR RECOMMENDED INSTALLATION.
5. PROVIDE SPLASH BLOCKS FOR ALL DOWNSPOUTS NOT DIRECTLY CONNECTED TO THE LOCAL STORM SYSTEM.
6. MAXIMUM FLAME SPREAD RATING ON ALL INTERIOR FINISH MATERIALS SHALL NOT EXCEED 200.
7. ALL EXPOSED MATERIALS FOR SOFFITS AND OVERHANGS TO BE APPROVED EXTERIOR GRADE.
8. INSTALL FLASHING AROUND ALL WINDOW FRAMES, ROOF OPENINGS; SEAL AND MAKE WEATHER TIGHT.
9. ALL DIMENSIONS SHOWN ON FLOOR PLANS ARE TO WOOD FRAME UNLESS NOTED OTHERWISE.
10. SEE STRUCTURAL DRAWINGS FOR SHEAR WALL AND NAILING PATTERNS.
11. CONTRACTOR TO FIELD VERIFY ALL ROUGH OPENINGS.
12. ALL PASSAGE DOORS TO BE 3'-0" MINIMUM UNLESS NOTED OTHERWISE.
13. PROVIDE GRAB BAR REINFORCEMENT IN ALL PUBLIC RESTROOMS.
14. PROVIDE GALVANIZED METAL ANCHORS FOR WOODS POSTS BEARING DOWN ON CONCRETE SLABS UNLESS NOTED OTHERWISE.
15. ALL PENETRATIONS THROUGH GYPSUM BOARD OR PLYWOOD SHEATHING SHALL BE SEALED.

## GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH APPLICABLE STATE, FEDERAL AND LOCAL JURISDICTIONS CODES AND CONSTRUCTION STANDARDS.
2. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING REQUIRED PERMITS, INSURANCE, LICENSES, CERTIFICATES, AND ARRANGING FOR ALL REQUIRED TO MAKE THE BUILDING OCCUPIABLE, OPERATIVE, AND IN AGREEMENT WITH THE DESIGN INTENT DOCUMENTED IN THE DRAWINGS AND SPECIFICATIONS.
3. CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF SUBCONTRACTOR, INSPECTIONS AND TRADES.
4. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF EXISTING CONDITIONS. ANY DISCREPANCY BETWEEN THE DRAWINGS AND EXISTING CONDITIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER.
5. CONTRACTOR TO NOTIFY ARCHITECT AND OWNER OF ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL DRAWINGS AND MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS.
6. DESIGN-BUILD PORTIONS OF THE PROJECT ARE SOLE RESPONSIBILITY OF THE CONTRACTOR. SUCH WORK MAY INCLUDE BUT NOT LIMITED TO FIRE SPRINKLER SYSTEMS, FIRE ALARM/SMOKE DETECTION SYSTEMS, AND LOW-VOLTAGE WIRING.
7. INSTALL WORK PLUMB, TRUE AND LEVEL WITH GOOD WORKMANSHIP. THE OWNER AND ARCHITECT RESERVE THE RIGHT TO REJECT INFERIOR WORK.
8. INSTALL ALL MATERIALS, PRODUCTS AND EQUIPMENT TO MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
9. CONTRACTOR SHALL PROVIDE OWNER WITH FULL WARRANTY INFORMATION ON ALL PRODUCTS AND EQUIPMENT PURCHASED BY HIM/HER.
10. THE GENERAL BUILDING PERMIT(S) SHALL BE OBTAINED AND PAID FOR BY THE OWNER.
11. ERRORS OR OMISSIONS IN ANY SCHEDULE OR DRAWINGS DO NOT RELIEVE THE CONTRACTOR FROM EXECUTING WORK IN THE DRAWINGS.

## PREFABRICATED WOOD TRUSS NOTES:

1. TRUSSES TO BE DESIGNED AND FABRICATED BY TRUSS MANUFACTURER. SHOP DRAWINGS AND CALCULATIONS SHALL BEAR THE SEAL OF PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF GEORGIA.
2. CONFIGURATION AND SIZE OF WEB MEMBERS SHALL BE DETERMINED BY TRUSS MANUFACTURER.
3. SHOP DRAWINGS OF ALL FLOOR AND ROOF TRUSSES SHALL BE APPROVED SEPARATELY PRIOR TO FABRICATION.
4. TRUSS CALCULATIONS FOR DESIGN OF ALL MEMBERS AND ASSOCIATED CONNECTIONS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW. CALCULATIONS SHALL INCLUDE CONNECTION OF TRUSSES TO THE WALLS OR SUPPORTING BEAMS. CALCULATIONS SHALL BE PREPARED AND SEALED BY AN ENGINEER CURRENTLY REGISTERED IN THE STATE WHERE THE PROJECT IS BEING CONSTRUCTED AND SHALL BE SUBMITTED WITH TRUSS SHOP DRAWINGS.
5. TRUSSES SHALL BE SPACED @ 24" O.C. TYPICAL. (UNLESS NOTED OTHERWISE) SMALLER SPACING MAY BE USED IF REQUIRED BY TRUSS DESIGNER. SEE PLANS FOR TRUSS LOCATIONS AND SPANS.
6. TRUSS DESIGN LOADS TO BE DESIGNED BY STRUCTURAL ENGINEER. SEE STRUCTURAL DRAWINGS.
  - 6.1. ACTUAL TRUSS SPACING TO BE USED TO DETERMINE UNIFORM LOADS PER FOOT.
  - 6.2. ROOF TRUSSES SHALL BE DESIGNED FOR WIND LOADS AT PROJECT SITE IN COMBINATION WITH DEAD LOADS SHOWN ABOVE. APPLICABLE CODE PRESSURE AND SUCTION FACTORS SHALL BE USED IN ARRIVING AT LOADS FOR THIS LOAD CASE.

7. PERMANENT TRUSS BRIDGING AND TEMPORARY TRUSS BRACING SHALL BE IN ACCORDANCE TO MANUFACTURER'S RECOMMENDATION.
8. TRUSS SUPPLIER SHALL BE RESPONSIBLE FOR NUMBER AND LOCATION OF TRUSSES AND ENSURE THAT NO TRUSS SHALL INTERFERE WITH ANY PLUMBING TRAPS OR DRAINS.
9. TRUSS MANUFACTURER SHALL COORDINATE TRUSS FRAMING REQUIRED WITH SIZE, LOCATION, AND INSTALLATION OF EXHAUST VENTILATION EQUIPMENT PER MECHANICAL ENGINEER AND MECHANICAL SUB-CONTRACTOR.

## SCOPE OF WORK

1. NEW CONSTRUCTION OF A 4,344 SF RETAIL SPACE.

## APPLICABLE BUILDING CODES

1. INTERNATIONAL BUILDING CODE, 2012 EDITION, with GEORGIA AMENDMENTS - 2014, 2015, 2017
2. INTERNATIONAL FIRE CODE, 2012 EDITION, with GEORGIA AMENDMENTS - 2014
3. INTERNATIONAL PLUMBING CODE, 2012 EDITION, with GEORGIA AMENDMENTS - 2014, 2015
4. INTERNATIONAL MECHANICAL CODE, 2012 EDITION, with GEORGIA AMENDMENTS - 2014, 2015
5. NATIONAL ELECTRICAL CODE, 2014 EDITION
6. INTERNATIONAL ENERGY CONSERVATION CODE, 2009 EDITION, with GEORGIA SUPPLEMENTS AND AMENDMENTS - 2011, 2012
7. 2010 ADA GUIDELINES FOR ACCESSIBLE DESIGN
8. NFPA 101, LIFE SAFETY CODE - 2012 EDITION

## INSULATION REQUIREMENTS

(PER 2009 INTERNATIONAL CONSERVATION CODE)

\*CLIMATE ZONE 3A

### ROOF:

INSULATION ENTIRELY ABOVE DECK: R-20 ci  
ATTIC & OTHER: R-38

### WALLS:

WOOD FRAMED: R-13

### FENESTRATION:

CURTAIN WALL/STOREFRONT: U-FACTOR = 0.60  
ENTRANCE DOOR: U-FACTOR = 0.90  
SOLAR HEAT GAIN COEFFICIENT:  
PROJECTION FACTOR = 0.17  
SHGC: 0.25

## NEW RETAIL BUILDING PROJECT DATA

1. CONSTRUCTION:  
TYPE VB CONSTRUCTION  
OCCUPANCY: M
2. SPRINKLERS:  
N/A
3. APPROXIMATE BUILDING HEIGHT:  
1 STORY
4. BUILDING AREA:  
LEVEL 1: 4,344 SF  
TOTAL: 4,344 SF

ELEVATE  
architecture studio

4805 WEST VILLAGE WAY -  
UNIT 1104  
SMYRNA, GA 30089

DATE DESCRIPTION  
07.17.2017 SCHEMATIC DESIGN

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**J.D.H.  
DEVELOPERS**

400 GALLERIA PARKWAY  
SUITE 1140  
ATLANTA, GEORGIA 30339

## GENERAL NOTES

SEE DESCRIPTION

**A0.02**

DRAWING NO:  
08.20.2017

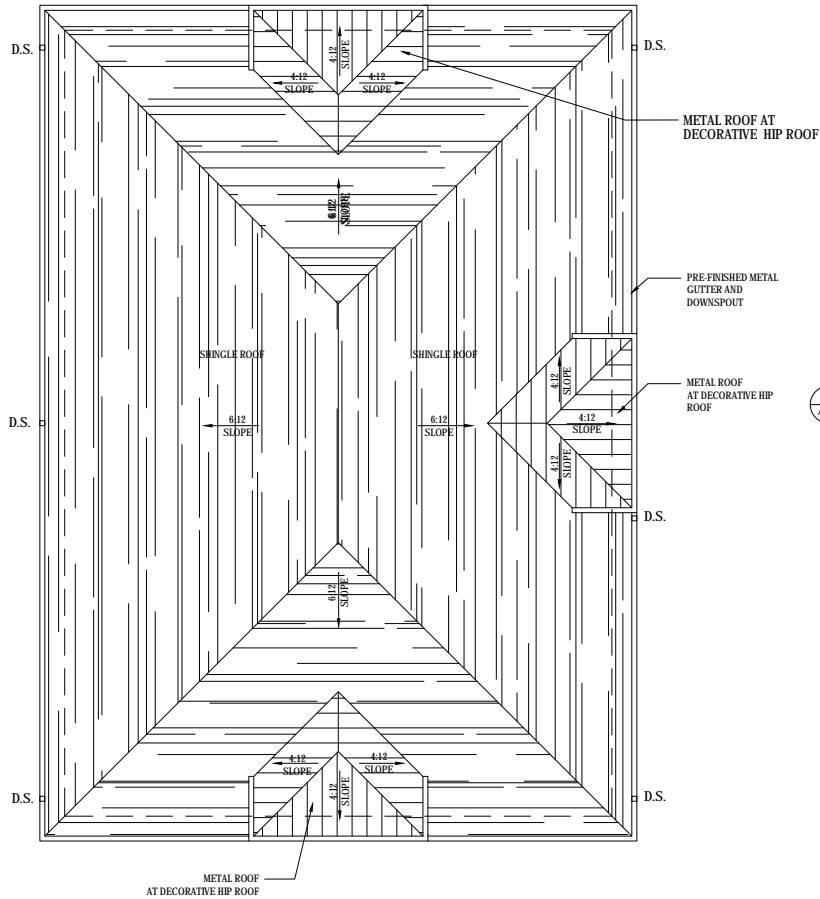
# PROPOSED RETAIL LIQUOR STORE

POTENTIAL LIQUOR STORE SITE | ± 0.44 ACRES

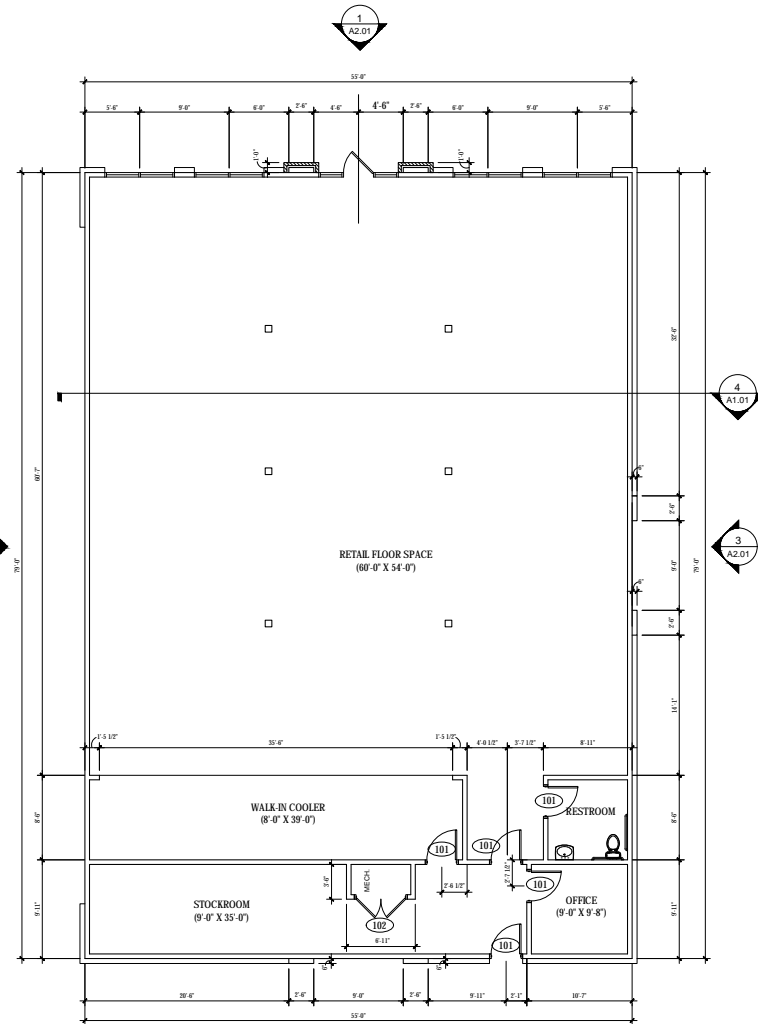
## GENERAL NOTES

1. ALL NEW WALLS TO BE CONSTRUCTED WITH 2X6 WOOD STUDS UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS ARE TO THE FACE OF STUD OR FACE OF CONCRETE MASONRY UNIT UNLESS OTHERWISE NOTED.
3. ALL DOORS TO BE CENTERED WITHIN THE WALL OR ARE TO BE LOCATED 4" FROM PERPENDICULAR WALLS UNLESS NOTED OTHERWISE.
4. REFER TO ELECTRICAL PLANS FOR LIGHTING AND HVAC LAYOUT

DOOR #	WIDTH	HEIGHT	DOOR MATERIAL	FRAME MATERIAL	FRAME WIDTH	NOTES
101	3'-0"	7'-0"	SOLID CORE WOOD	HOLLOW METAL	2"	
102	2'-6"x2	7'-0"	SOLID CORE WOOD	HOLLOW METAL	2"	DOUBLE DOOR



plan 2 ROOF PLAN  
1/8" = 1'-0"



plan 1 FLOOR PLAN  
3/16" = 1'-0"

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BUILDING PLANS

08/20/2017

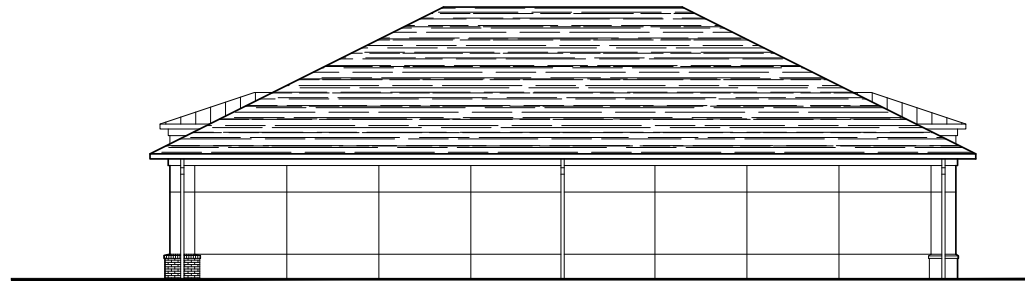
**A1.01**

08.20.2017

RELINQUISHED FOR CONSTRUCTION

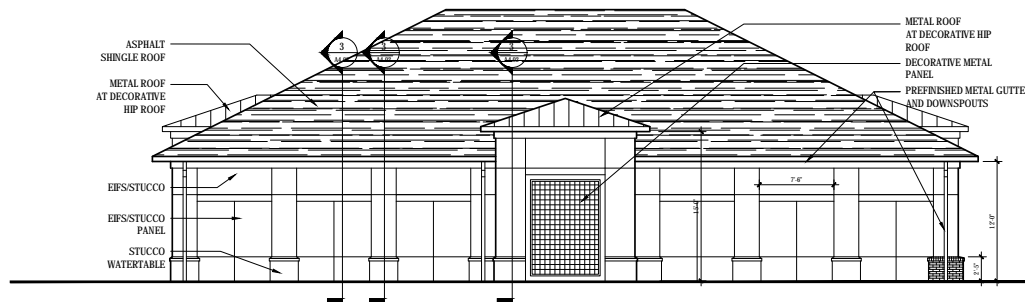
# PROPOSED RETAIL LIQUOR STORE

POTENTIAL LIQUOR STORE SITE | ± 0.44 ACRES

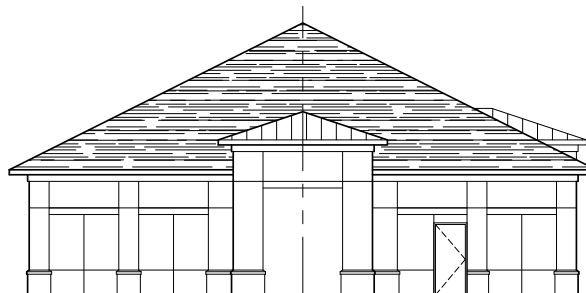


plan 4 SIDE ELEVATION  
3/16" = 1'-0" A2.01

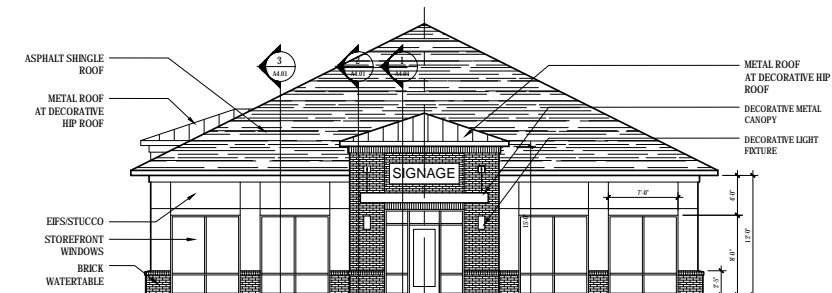
plan 5 BUILDING SECTION  
3/16" = 1'-0" A2.01



plan 3 TELLUS DRIVE ELEVATION  
3/16" = 1'-0" A2.01



plan 2 REAR ELEVATION  
3/16" = 1'-0" A2.01



plan 1 HIGHWAY 411 ELEVATION  
3/16" = 1'-0" A2.01

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BUILDING ELEVATIONS

08/20/2017

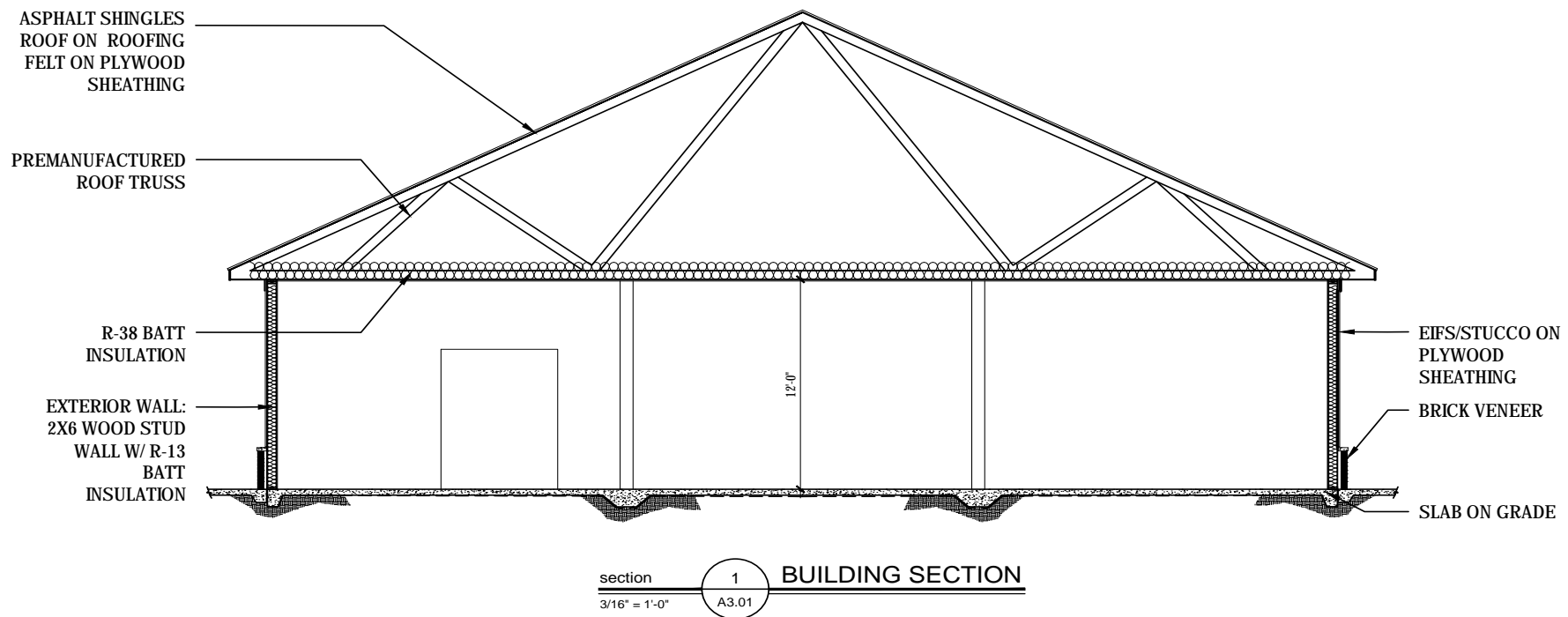
**A2.01**

08.20.2017

RELEASED FOR CONSTRUCTION



**POTENTIAL LIQUOR STORE SITE | ± 0.44 ACRES**



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*DEVELOPERS*

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ATLANTA, GEORGIA 30339

BUILDING SECTIONS

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SHEET DESCRIPTION

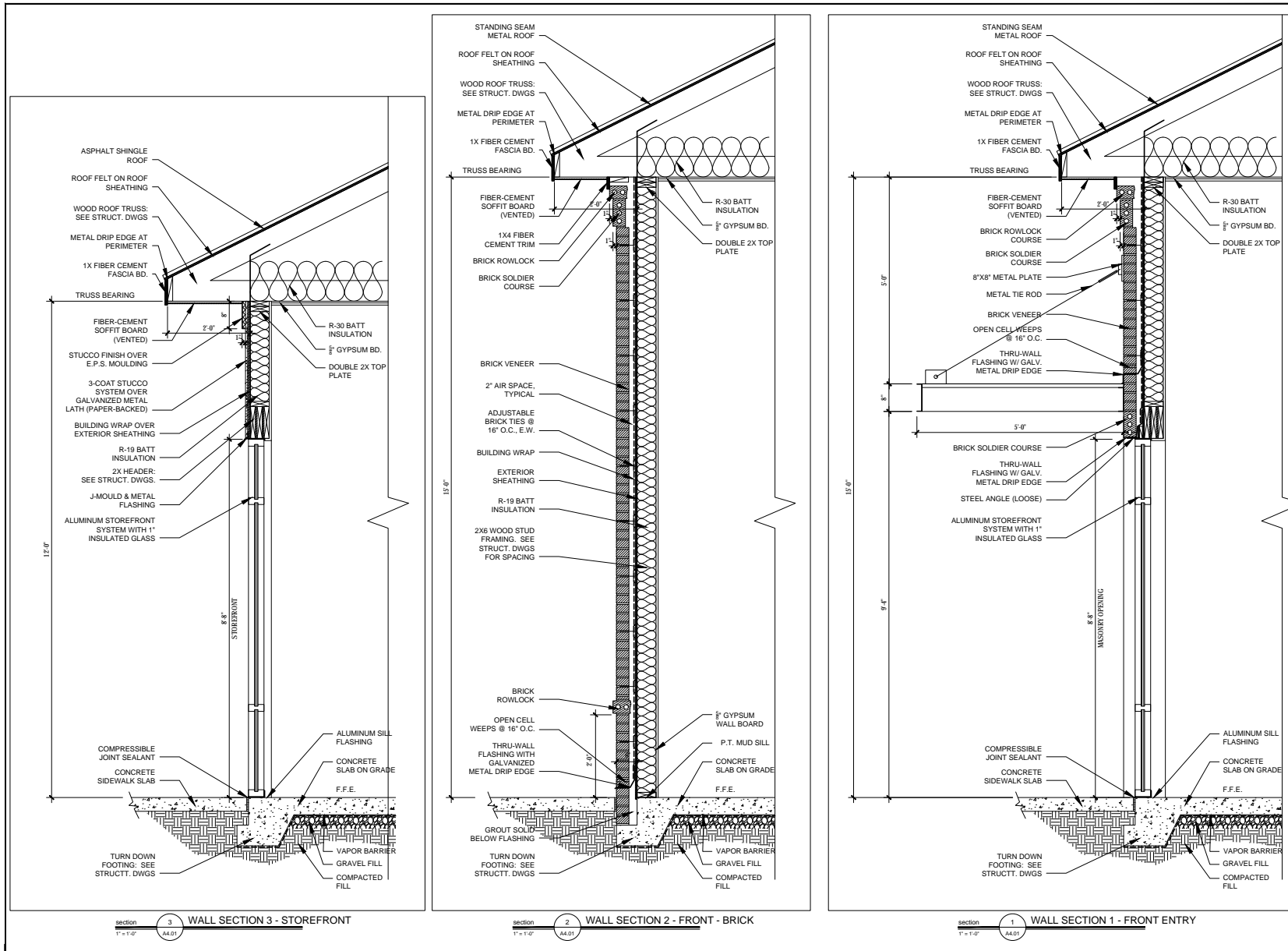
### A3.01

DRAWING NO. \_\_\_\_\_

08.20.2017

# PROPOSED RETAIL LIQUOR STORE

POTENTIAL LIQUOR STORE SITE | ± 0.44 ACRES



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WALL SECTIONS

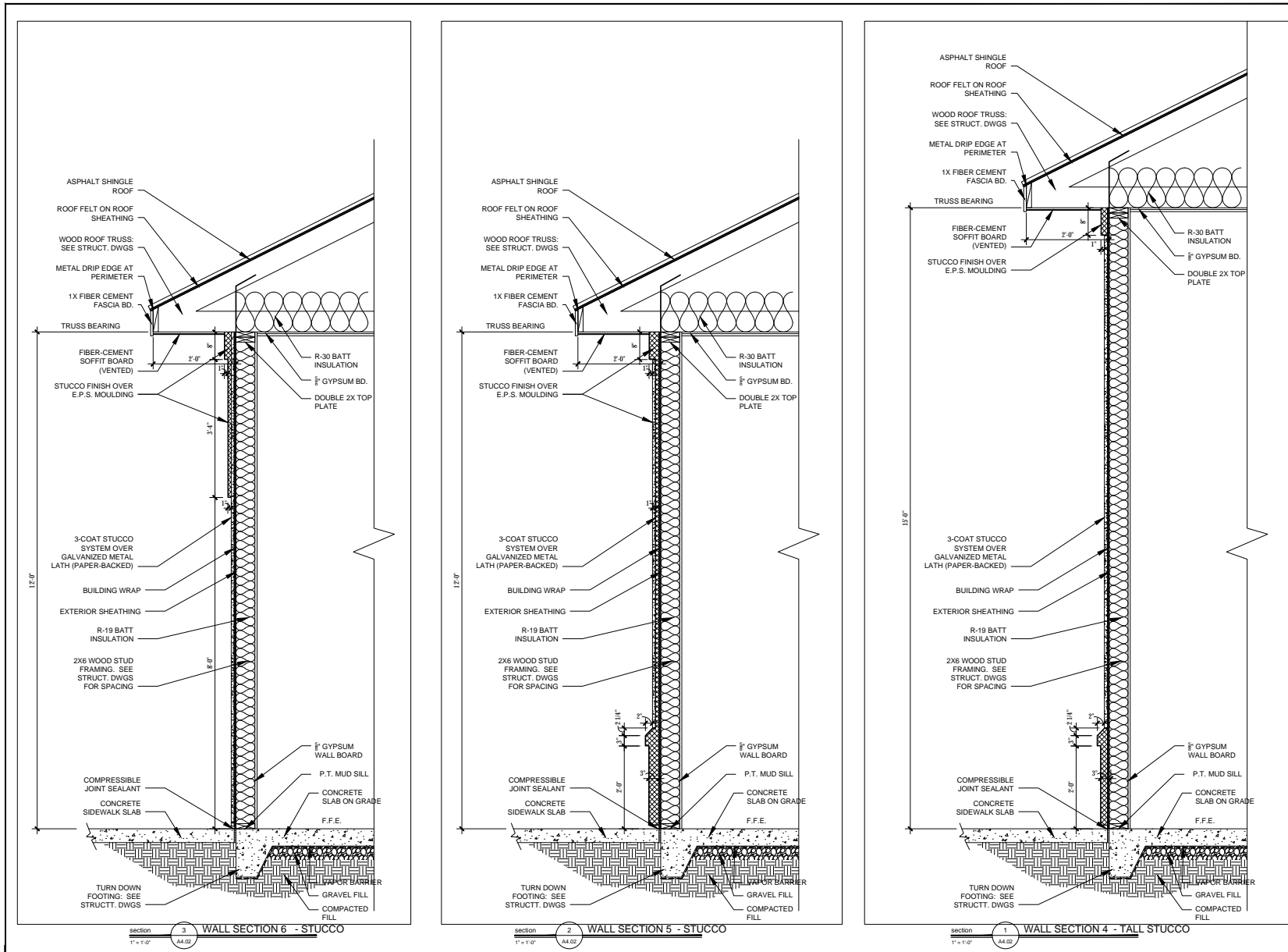
SECTION DESCRIPTION

**A4.01**

08.20.2017

# PROPOSED RETAIL LIQUOR STORE

POTENTIAL LIQUOR STORE SITE | ± 0.44 ACRES



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400 GALLERIA PARKWAY  
 SUITE 1140  
 ATLANTA, GEORGIA 30339

WALL SECTIONS

SECTION DESCRIPTION

**A4.02**

08.20.2017



## PERRY HAYES

V.P. Land & Developer Services



### Bull Realty Inc.

50 Glenlake Parkway, Suite 600  
Atlanta, GA 30328

404-876-1640 x135  
PHayes@BullRealty.com



## Professional Background

Perry Hayes has been selling and developing real estate in Atlanta area for over twenty years as owner of his own construction company. Perry joined Bull Realty to provide his clients a marketing platform proven to maximize asset value in this economic cycle. Perry uses his experience in land sales and acquisitions, site analysis and development skills to add value to his clients' real estate transactions.

Perry is a member of the National Association of Realtors and the Atlanta Commercial Board of Realtors.

Perry received a B.S. Degree from Auburn University.

Bull Realty is a commercial real estate sales, leasing, management and advisory firm headquartered in Atlanta licensed in nine Southeast states. The firm was founded in 1998 on two primary missions: to provide a company of advisors known for integrity and to provide the best disposition marketing in the nation. Still guided by these philosophies, the firm's services have expanded to include disposition, acquisition, project leasing, tenant representation and consulting services. To add additional value and efficiency for clients, advisors focus on specific sectors and services in the office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, automotive, hospitality and single tenant net lease sectors.

The firm produces America's Commercial Real Estate Show, a national video show and podcast enjoyed by millions of people around the country. Industry analysts, leading market participants and the firm's founder Michael Bull share market intelligence, forecasts and success strategies. The show has aired every week since 2010 on iTunes, YouTube and [www.CREshow.com](http://www.CREshow.com). The firm also produces Atlanta's Commercial Real Estate Show.