

LAND FOR SALE

LIGHT INDUSTRIAL SITE

4181 Lewis Road, Powder Springs, Powder Springs, GA 30127



SALE PRICE:	\$130,000
LOT SIZE:	1.4 Acres
APN #:	19094900360
ZONING:	LI
MARKET:	Metro Atlanta
SUB MARKET:	West Cobb County
CROSS STREETS:	Lewis And Long Street

PROPERTY OVERVIEW

Perfect industrial site for small business wanting street visibility and access to the Cobb and Metro Atlanta market. Curb cut is located on Lewis Road and access street to site already in place.

PROPERTY FEATURES

- Level Industrial site just south of downtown Powder Springs
- Lewis Road curb cut already in place
- Great access to Hwy #278 and Metro Atlanta

KW COMMERCIAL
115 Perimeter Center Place,
Suite 100
Atlanta, GA 30346

JIM DEVILLE
Director KW Commercial Atlanta Perimeter
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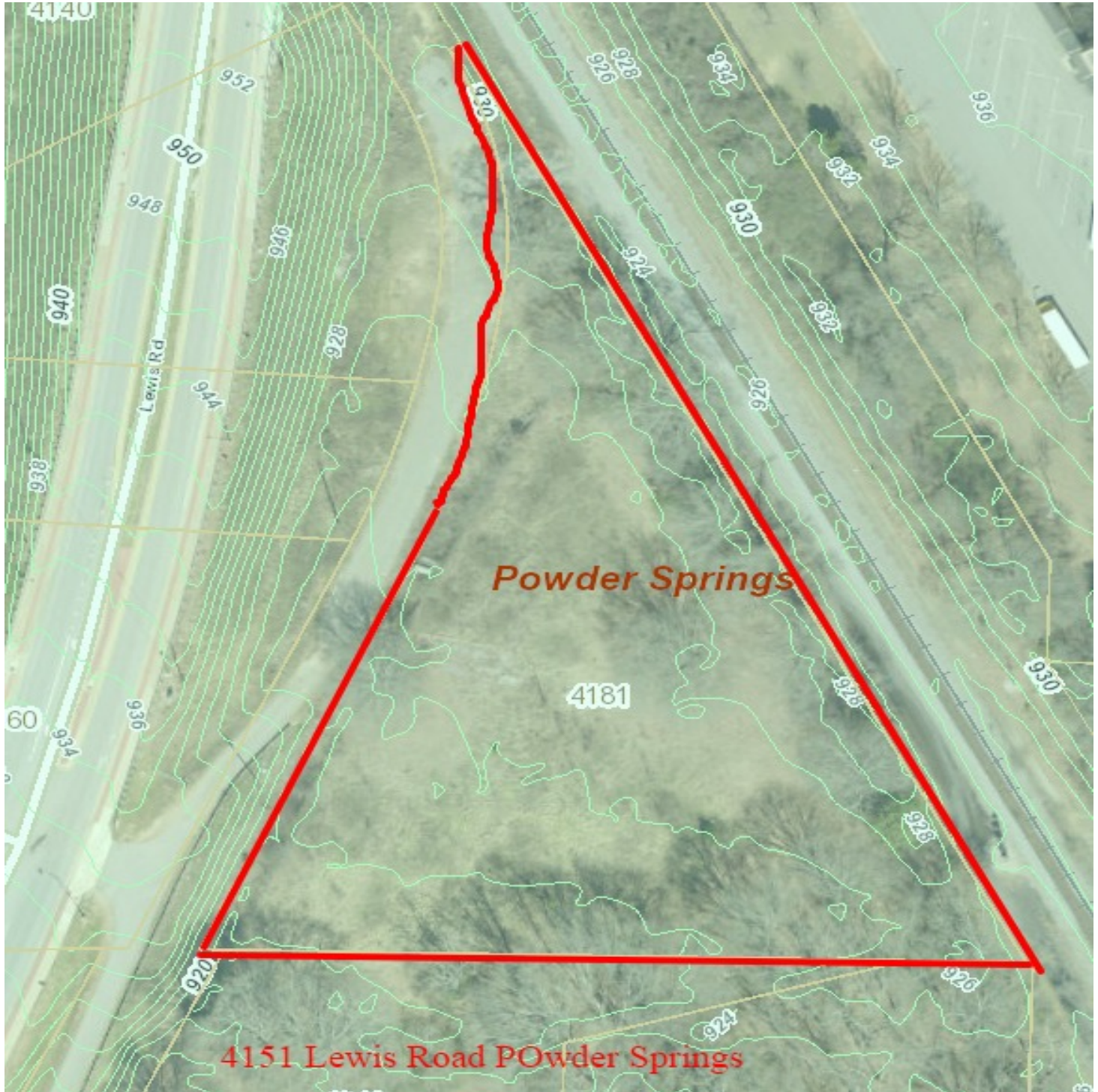
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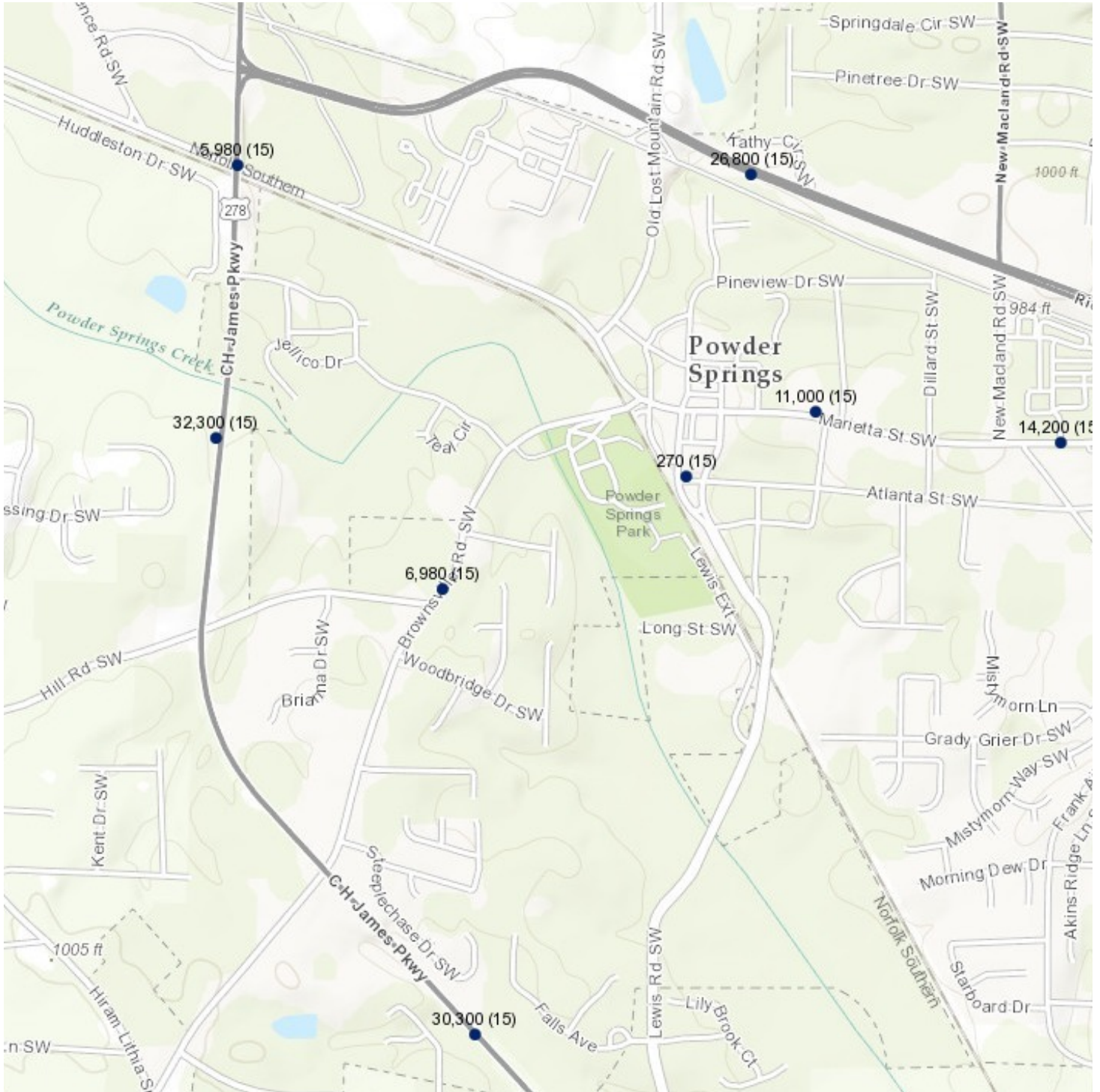
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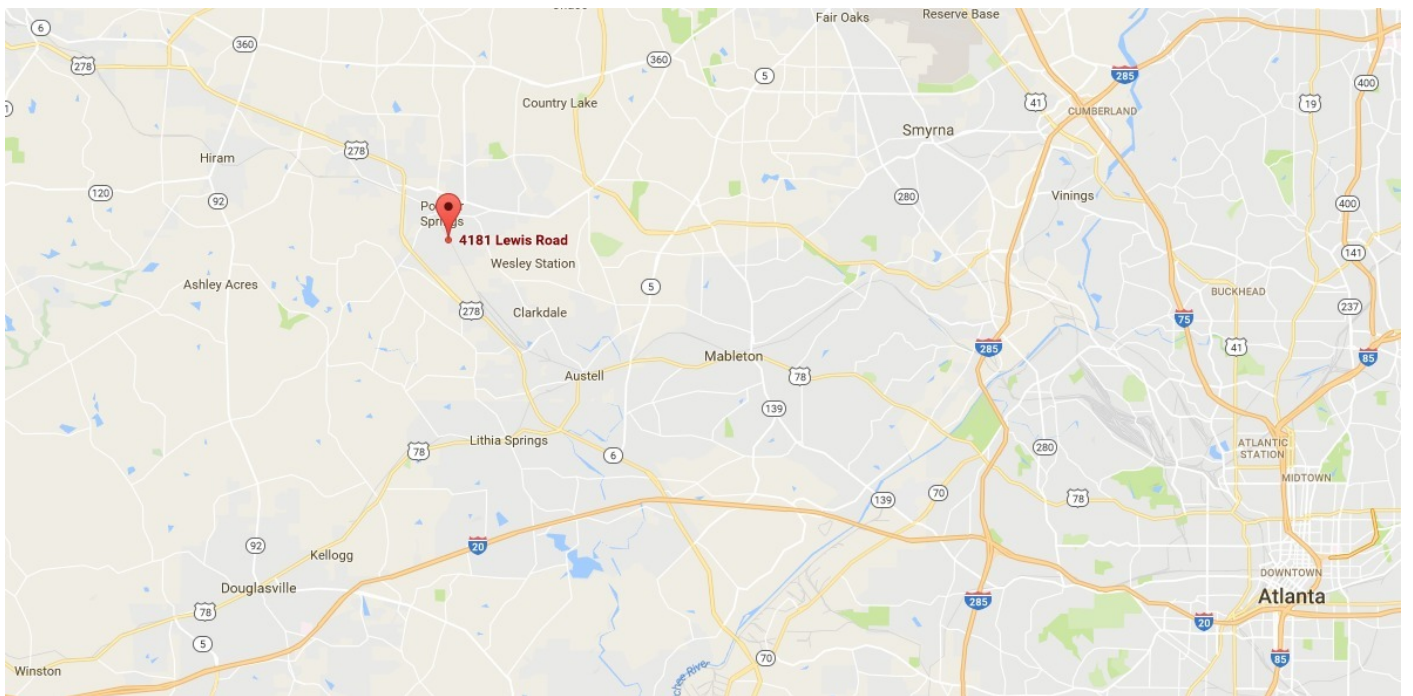
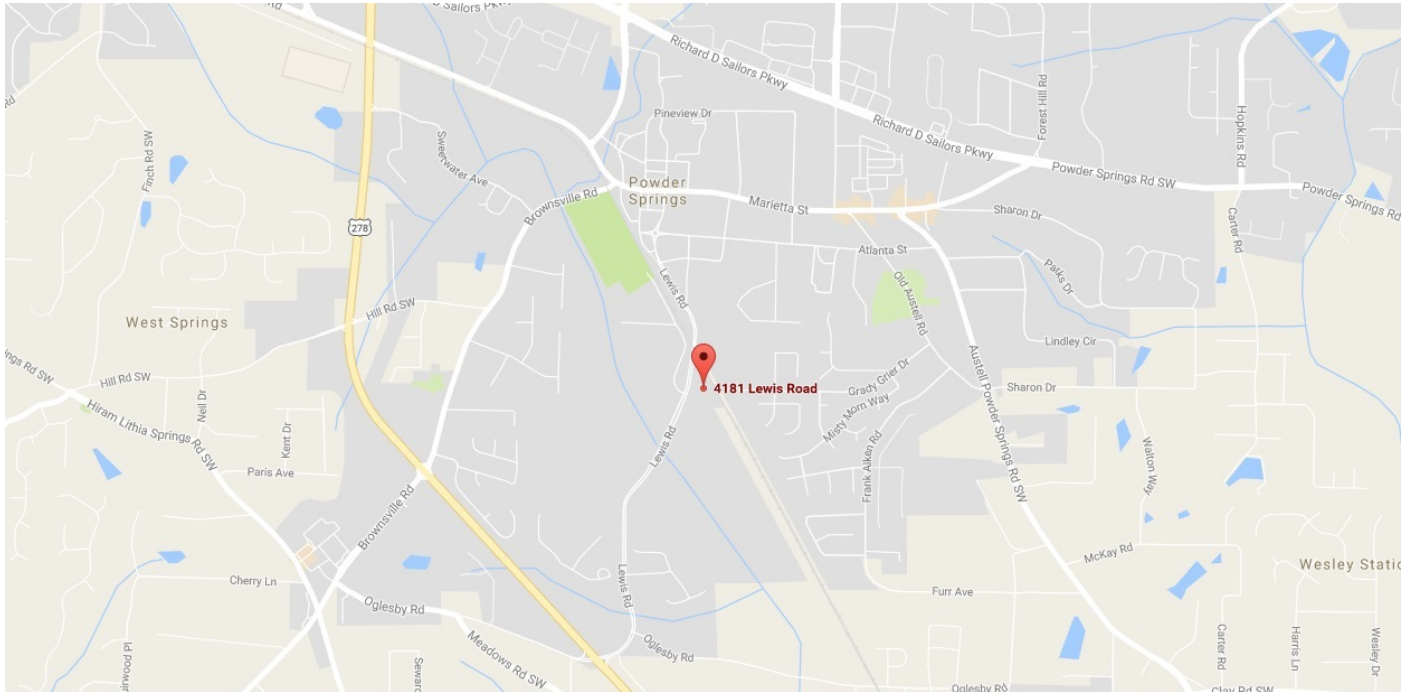
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4181 Lewis Rd

Demographics



**4181 Lewis Rd
Powder Springs, GA 30127
Property Type: Land
Specific Use: LI**

Population	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Population	3,669	32,458	104,753	3,994	34,290	116,804
Total Census 2010 Population	4,034	31,474	80,042	4,034	31,474	80,042
Population Change %	-10.8%	5.5%	25.1%	-4.3%	10.4%	36.1%
Population Density (People/SQ Mile)	1,084	1,101	1,549	1,166	1,164	1,686
Median Age	40	41	41	39	42	42
Total Males	1,741	15,757	50,733	1,893	16,603	56,491
Total Females	1,928	16,701	54,020	2,101	17,687	60,313

Population By Age Group	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
4 Years Old and Younger	255	2,032	7,164	265	2,076	7,590
5 - 9 Years Old	293	2,392	8,316	298	2,376	8,725
10 - 14 Years Old	301	2,579	8,298	315	2,520	9,006
15 - 19 Years Old	306	2,644	7,948	323	2,653	9,012
20 - 24 Years Old	277	2,398	7,152	306	2,556	8,270
25 - 29 Years Old	245	2,094	6,805	278	2,413	7,827
30 - 34 Years Old	240	1,997	7,107	252	2,097	7,240
35 - 39 Years Old	283	2,307	8,088	264	2,142	7,749
40 - 44 Years Old	332	2,837	9,225	310	2,527	9,079
45 - 49 Years Old	324	2,858	8,775	322	2,731	9,383
50 - 54 Years Old	251	2,362	7,042	295	2,553	8,364
55 - 59 Years Old	191	1,954	5,831	258	2,355	7,484
60 - 64 Years Old	122	1,351	4,158	182	1,779	5,564
65 - 69 Years Old	82	929	2,973	115	1,241	3,950
70 - 74 Years Old	55	637	2,136	77	871	2,831
75 - 79 Years Old	40	436	1,510	50	565	1,902

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	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
80 - 84 Years Old	31	298	1,037	34	378	1,276
85 Years Old and Older	41	353	1,188	50	457	1,552

Population By Ethnicity	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
White	1,778	20,499	65,009	1,785	20,470	68,342
Black	1,770	10,935	36,099	2,073	12,703	44,171
Native American	N/A	101	326	N/A	119	436
Asian	67	416	1,788	73	459	2,127
Pacific Islander	2	16	71	4	18	87
2 or More Races	52	491	1,460	59	521	1,641
Hispanic	217	1,871	7,037	271	2,330	9,401
White Non-Hispanic	1,562	18,575	57,816	1,523	18,079	58,789

Housing	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Households	1,172	10,791	37,183	1,260	11,346	41,358
Total Census 2010 Households	1,373	10,544	27,669	1,373	10,544	27,669
Average Household Size	3.1	3	2.9	N/A	N/A	N/A
Total Housing Units	1,237	11,880	38,426	1,237	11,880	38,426
Owner	987	10,342	30,191	987	10,342	30,191
Renter	205	1,149	6,704	205	1,149	6,704
Vacant Housing Units	45	391	1,534	45	391	1,534

Income	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Under \$10,000	59	419	1,571	63	436	1,751
\$10,000 - \$14,999	28	286	1,245	29	300	1,393
\$15,000 - \$19,999	27	286	1,656	29	303	1,886
\$20,000 - \$24,999	77	494	1,949	84	521	2,175
\$25,000 - \$29,999	38	409	1,553	41	423	1,731
\$30,000 - \$34,999	73	613	2,449	76	640	2,748
\$35,000 - \$39,999	65	566	2,095	70	601	2,337
\$40,000 - \$44,999	63	688	2,287	68	727	2,541
\$45,000 - \$49,999	50	491	1,721	54	514	1,905
\$50,000 - \$59,999	169	1,466	4,542	183	1,542	5,050
\$60,000 - \$74,999	205	1,674	5,736	222	1,763	6,413
\$75,000 - \$99,999	201	2,047	5,967	217	2,146	6,618
\$100,000 - \$124,999	90	755	2,356	97	793	2,553

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	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
\$125,000 - \$149,999	N/A	238	721	N/A	251	782
\$150,000 - \$199,999	9	111	627	10	117	707
Over \$200,000	N/A	126	424	N/A	130	468
Median Household Income	\$53,157	\$57,087	\$55,532	\$52,994	\$57,206	\$55,570
Aggregate Household Income	\$550,493	\$551,971	\$253,029,919	\$683,689	\$212,427	\$498,093,919
Average Household Income	\$58,245	\$63,338	\$60,858	\$58,158	\$63,286	\$60,764
Per Capita Household Income	\$18,612	\$21,431	\$21,140	\$18,379	\$21,350	\$21,048

Household Expenditures	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Annual Household	\$917,945	\$552,786	\$805,914,274	\$725,729	\$560,564	\$816,930,859
Average Annual Household	\$48,177	\$49,904	\$48,682	\$48,532	\$50,193	\$49,022
Food	\$6,082	\$6,256	\$6,132	\$6,051	\$6,238	\$6,119
Cereals & Bakery Products	\$436	\$442	\$437	\$430	\$437	\$433
Cereals & Cereal Products	\$155	\$160	\$158	\$155	\$161	\$159
Bakery Products	\$316	\$321	\$317	\$305	\$309	\$306
Meats, Poultry, Fish & Eggs	\$954	\$972	\$956	\$977	\$991	\$975
Dairy Products	\$378	\$388	\$382	\$387	\$398	\$392
Housing	\$15,418	\$15,943	\$15,623	\$15,590	\$16,105	\$15,803
Owned Dwellings	\$6,288	\$6,602	\$6,388	\$6,389	\$6,717	\$6,504
Mortgage Interest & Charges	\$3,269	\$3,435	\$3,311	\$3,114	\$3,247	\$3,135
Property Taxes	\$1,768	\$1,854	\$1,800	\$1,721	\$1,794	\$1,746
Rented Dwellings	\$2,230	\$2,183	\$2,230	\$2,164	\$2,104	\$2,153
Utilities, Fuels & Public Services	\$3,436	\$3,512	\$3,461	\$3,461	\$3,521	\$3,478
Natural Gas	\$508	\$519	\$513	\$487	\$496	\$491
Electricity	\$1,233	\$1,260	\$1,245	\$1,242	\$1,261	\$1,250
Fuel Oil or Other Fuels	\$129	\$131	\$130	\$130	\$132	\$131
Telephone Services	\$1,145	\$1,167	\$1,148	\$1,196	\$1,221	\$1,201
Water & Other Public Services	\$373	\$380	\$374	\$388	\$393	\$386
Household Operations	\$791	\$836	\$815	\$789	\$829	\$807
Personal Services	\$299	\$315	\$307	\$302	\$317	\$309
Other Household Expenses	\$550	\$572	\$555	\$565	\$591	\$573
Housekeeping Supplies	\$642	\$657	\$646	\$619	\$633	\$624
Household Furnishings & Equipment	\$1,689	\$1,768	\$1,717	\$1,615	\$1,678	\$1,634
Furniture	\$460	\$483	\$466	\$448	\$466	\$451
Floor Coverings	\$46	\$48	\$46	\$45	\$47	\$46
Major Appliances	\$239	\$250	\$244	\$240	\$250	\$244

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	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Sm. Appliances & Misc Housewares	\$105	\$109	\$107	\$106	\$110	\$108
Apparel & Services	\$1,718	\$1,782	\$1,741	\$1,739	\$1,797	\$1,758
Transportation	\$9,015	\$9,269	\$9,014	\$9,277	\$9,499	\$9,245
Maintenance & Repairs	\$674	\$691	\$677	\$667	\$683	\$672
Vehicle Insurance	\$1,227	\$1,262	\$1,237	\$1,236	\$1,264	\$1,243
Public Transportation	\$448	\$473	\$457	\$446	\$469	\$454
Health Care	\$3,155	\$3,210	\$3,169	\$3,086	\$3,137	\$3,102
Entertainment	\$2,585	\$2,696	\$2,617	\$2,661	\$2,783	\$2,701
Tobacco & Smoking Related	\$284	\$287	\$287	\$295	\$297	\$297
Cash Contributions	\$1,596	\$1,681	\$1,632	\$1,593	\$1,675	\$1,628
Personal Insurance & Pensions	\$5,381	\$5,692	\$5,467	\$5,279	\$5,559	\$5,351
Life & Other Personal Insurance	\$403	\$423	\$411	\$410	\$428	\$416
Pensions & Social Security	\$4,987	\$5,275	\$5,063	\$4,893	\$5,158	\$4,959

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Jim DeVille, Realtor

Jim DeVille has been involved in the Atlanta real estate market since 1981 and brings a wealth of experience to the commercial division of Keller Williams Realty in the west Cobb office, which he established upon joining Keller Williams in 2009.

Jim began his career in the Atlanta market as a home builder in several amenity communities in west Cobb County. In a natural progression Jim then began building and developing commercial office and mixed-use projects as well as building design, construction and land development. His construction and development business eventually led him to expand to neighboring counties therefore allowing Jim to gain a superior understanding of the local governments and what is entailed in building and development as well as the entire real estate market in the northwest corridor or Atlanta. Having maintained his commitment to the local area, Jim has kept his home, business and community involvement in Cobb County thereby allowing him an even more extensive knowledge of, and experience in, this vicinity.

In 2016 Jim founded The Atlanta Commercial Group which is comprised of experienced realtors within the industry providing professional services to their clients in specific aspects of commercial real estate. The organization's primary focus is to council clients to help them make intelligent decisions by providing them the knowledge and advice. Whether it is an investor or a commercial user, Real Estate is the most significant, monetary investment that a client will make whether it is selling, buying or leasing.

Jim's approach is simple, understand the market, the clients' needs and goals, and provide options and advice to his client for the best possible outcome.



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