

RETAIL FOR SALE

395 W MEMORIAL DRIVE

395 W Memorial Dr, Dallas, GA 30132



SALE PRICE:	\$250,000
PRICE PER UNIT:	\$250,000
LOT SIZE:	0.7 Acres
BUILDING SIZE:	2,379 SF
YEAR BUILT:	1959
RENOVATED:	2016
ZONING:	C2
MARKET:	Atlanta
SUB MARKET:	Paulding County
TRAFFIC COUNT:	10,100

PROPERTY OVERVIEW

A well located 2,379 sqft building perfect for retail or office uses in downtown Dallas, GA. Located in the historic downtown area and near the Dallas campus of Georgia Highlands College.

PROPERTY FEATURES

- 2,379 sqft brick building in downtown Dallas near the old courthouse and Georgia Highlands College
- One large room, two baths, kitchen area, office and storage areas
- Recently updated with new roof, gutters, retaining walls HVAC and landscaping
- Large lot with additional paved parking in the rear
- Motivated seller
- Lease terms available

KW COMMERCIAL
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Marietta, GA 30064

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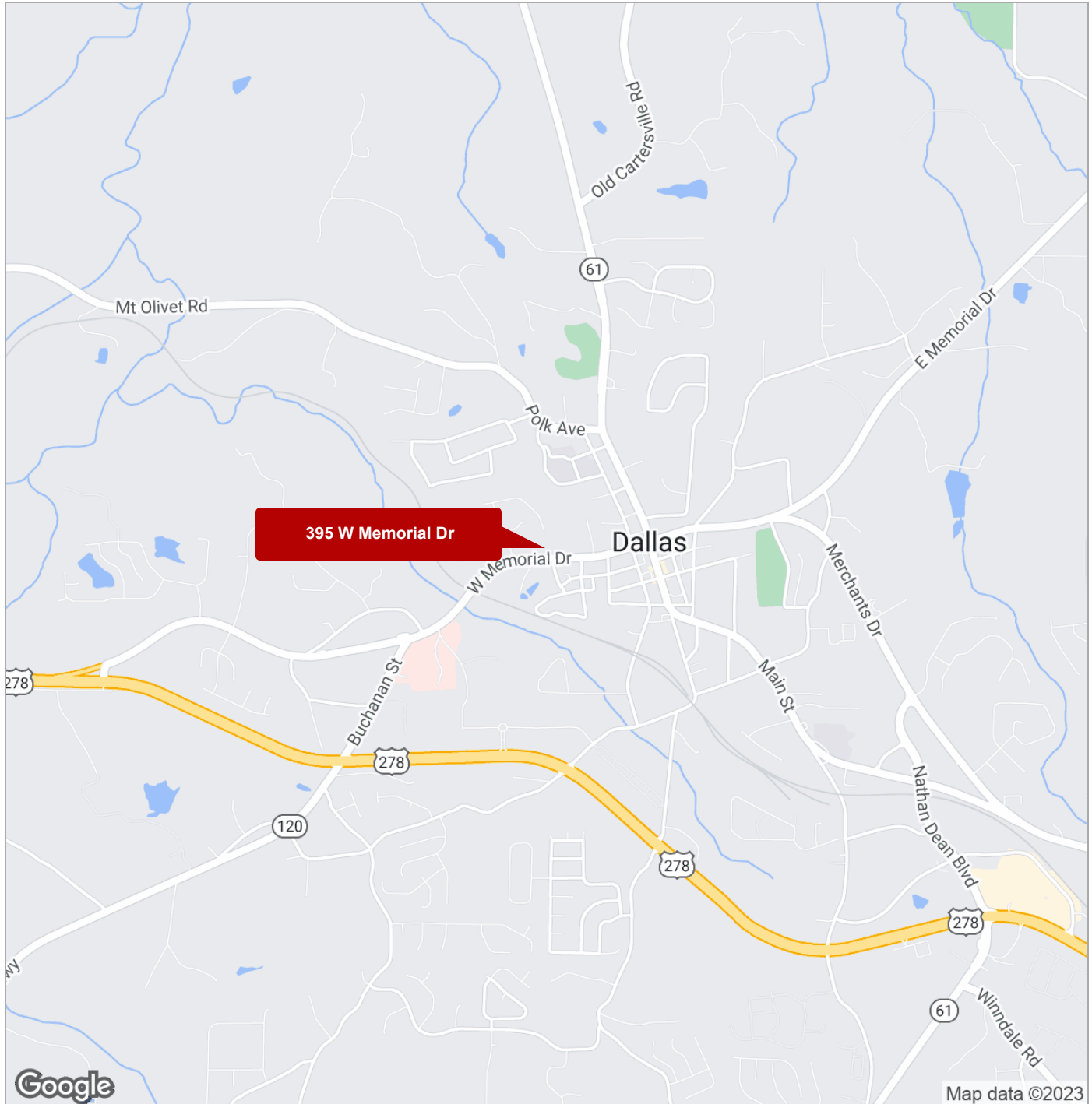
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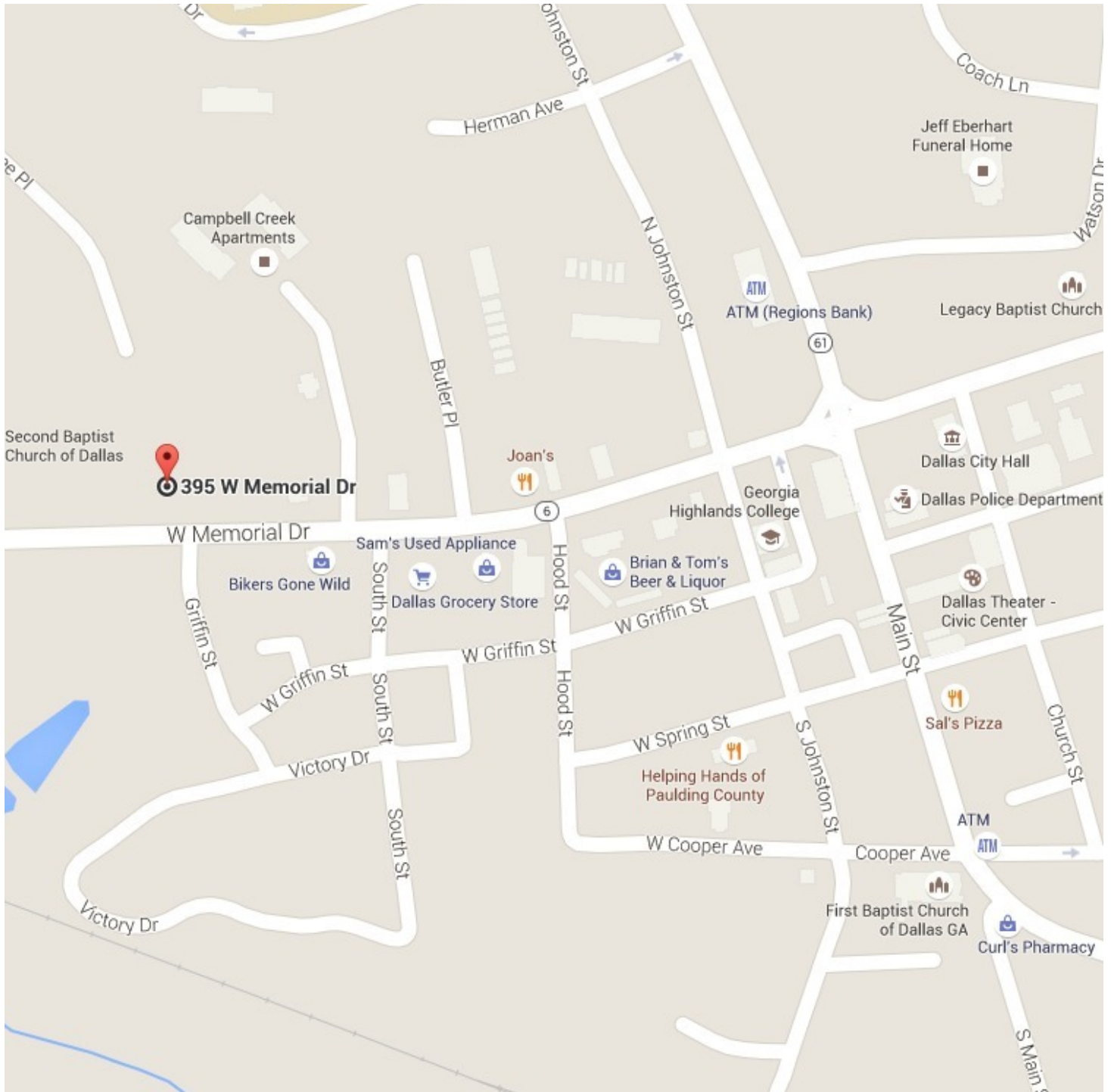
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Consumer Spending Report

395 W Memorial Dr, Dallas, GA 30132			
Building Type: General Retail Secondary: Freestanding GLA: 2,379 SF Year Built: 1959 Total Available: 0 SF % Leased: 100% Rent/SF/Yr: -			
2017 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$36,262	\$175,425	\$422,200
Total Apparel	\$2,322	\$10,975	\$25,832
Women's Apparel	895	4,223	9,967
Men's Apparel	464	2,211	5,234
Girl's Apparel	205	953	2,232
Boy's Apparel	139	656	1,536
Infant Apparel	115	536	1,222
Footwear	505	2,395	5,641
Total Entertainment & Hobbies	\$2,954	\$14,414	\$34,482
Entertainment	446	2,275	5,627
Audio & Visual Equipment/Service	1,512	7,246	16,939
Reading Materials	101	511	1,256
Pets, Toys, & Hobbies	895	4,381	10,659
Personal Items	2,834	13,785	33,044
Total Food and Alcohol	\$9,899	\$47,711	\$113,416
Food At Home	5,657	27,050	64,343
Food Away From Home	3,683	17,908	42,525
Alcoholic Beverages	559	2,753	6,548
Total Household	\$4,910	\$24,231	\$58,671
House Maintenance & Repair	959	4,816	12,378
Household Equip & Furnishings	2,109	10,390	24,832
Household Operations	1,453	7,069	16,684
Housing Costs	388	1,956	4,777



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**Consumer Spending Report**

395 W Memorial Dr, Dallas, GA 30132			
2017 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
Total Transportation/Maint.	\$9,510	\$45,336	\$110,478
Vehicle Purchases	4,344	20,390	50,876
Gasoline	3,378	16,228	38,922
Vehicle Expenses	192	996	2,156
Transportation	483	2,357	5,519
Automotive Repair & Maintenance	1,112	5,365	13,005
Total Health Care	\$1,894	\$9,377	\$23,000
Medical Services	980	4,888	12,029
Prescription Drugs	736	3,629	8,902
Medical Supplies	177	860	2,069
Total Education/Day Care	\$1,940	\$9,597	\$23,278
Education	1,304	6,408	15,539
Fees & Admissions	636	3,189	7,739



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Demographic Detail Report

395 W Memorial Dr, Dallas, GA 30132									
Building Type: General Retail		Total Available: 0 SF							
Secondary: Freestanding		% Leased: 100%							
GLA: 2,379 SF		Rent/SF/Yr: -							
Year Built: 1959									
Radius		1 Mile		3 Mile		5 Mile			
Population									
2022 Projection		4,587		21,660		51,067			
2017 Estimate		4,243		20,036		47,269			
2010 Census		3,813		18,010		42,673			
Growth 2017 - 2022		8.11%		8.11%		8.03%			
Growth 2010 - 2017		11.28%		11.25%		10.77%			
2017 Population by Age		4,243		20,036		47,269			
Age 0 - 4		303	7.14%	1,399	6.98%	3,144	6.65%		
Age 5 - 9		336	7.92%	1,538	7.68%	3,470	7.34%		
Age 10 - 14		340	8.01%	1,574	7.86%	3,718	7.87%		
Age 15 - 19		298	7.02%	1,407	7.02%	3,453	7.30%		
Age 20 - 24		261	6.15%	1,247	6.22%	3,021	6.39%		
Age 25 - 29		283	6.67%	1,352	6.75%	3,082	6.52%		
Age 30 - 34		321	7.57%	1,512	7.55%	3,343	7.07%		
Age 35 - 39		311	7.33%	1,478	7.38%	3,389	7.17%		
Age 40 - 44		310	7.31%	1,488	7.43%	3,622	7.66%		
Age 45 - 49		296	6.98%	1,428	7.13%	3,590	7.59%		
Age 50 - 54		266	6.27%	1,285	6.41%	3,256	6.89%		
Age 55 - 59		227	5.35%	1,099	5.49%	2,767	5.85%		
Age 60 - 64		184	4.34%	886	4.42%	2,179	4.61%		
Age 65 - 69		163	3.84%	775	3.87%	1,857	3.93%		
Age 70 - 74		127	2.99%	597	2.98%	1,390	2.94%		
Age 75 - 79		88	2.07%	406	2.03%	906	1.92%		
Age 80 - 84		61	1.44%	273	1.36%	567	1.20%		
Age 85+		70	1.65%	290	1.45%	516	1.09%		
Age 65+		509	12.00%	2,341	11.68%	5,236	11.08%		
Median Age		34.70		35.00		35.60			
Average Age		35.50		35.60		35.70			



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Radius	1 Mile		3 Mile		5 Mile		
2017 Population By Race	4,243		20,036		47,269		
White	2,794	65.85%	14,141	70.58%	35,247	74.57%	
Black	1,266	29.84%	5,056	25.23%	10,256	21.70%	
Am. Indian & Alaskan	17	0.40%	87	0.43%	175	0.37%	
Asian	45	1.06%	231	1.15%	486	1.03%	
Hawaiian & Pacific Island	6	0.14%	21	0.10%	50	0.11%	
Other	114	2.69%	499	2.49%	1,055	2.23%	
Population by Hispanic Origin	4,243		20,036		47,269		
Non-Hispanic Origin	3,923	92.46%	18,667	93.17%	44,362	93.85%	
Hispanic Origin	320	7.54%	1,369	6.83%	2,907	6.15%	
2017 Median Age, Male	32.50		33.10		34.00		
2017 Average Age, Male	33.50		33.80		34.40		
2017 Median Age, Female	36.60		36.70		37.00		
2017 Average Age, Female	37.20		37.10		37.00		
2017 Population by Occupation Classification	3,205		15,244		36,247		
Civilian Employed	2,096	65.40%	9,935	65.17%	23,801	65.66%	
Civilian Unemployed	154	4.80%	683	4.48%	1,389	3.83%	
Civilian Non-Labor Force	955	29.80%	4,623	30.33%	11,049	30.48%	
Armed Forces	0	0.00%	3	0.02%	8	0.02%	
Households by Marital Status							
Married	680		3,529		9,024		
Married No Children	337		1,763		4,427		
Married w/Children	343		1,766		4,597		
2017 Population by Education	3,016		13,870		32,343		
Some High School, No Diploma	375	12.43%	1,803	13.00%	4,052	12.53%	
High School Grad (Incl Equivalency)	1,001	33.19%	4,612	33.25%	11,019	34.07%	
Some College, No Degree	803	26.62%	3,948	28.46%	9,196	28.43%	
Associate Degree	310	10.28%	999	7.20%	1,879	5.81%	
Bachelor Degree	346	11.47%	1,580	11.39%	3,873	11.97%	
Advanced Degree	181	6.00%	928	6.69%	2,324	7.19%	



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Radius	1 Mile		3 Mile		5 Mile	
2017 Population by Occupation	3,692		18,374		44,278	
Real Estate & Finance	128	3.47%	383	2.08%	994	2.24%
Professional & Management	938	25.41%	4,713	25.65%	10,544	23.81%
Public Administration	68	1.84%	304	1.65%	1,029	2.32%
Education & Health	395	10.70%	2,181	11.87%	5,230	11.81%
Services	375	10.16%	1,724	9.38%	4,004	9.04%
Information	24	0.65%	151	0.82%	429	0.97%
Sales	584	15.82%	2,551	13.88%	6,438	14.54%
Transportation	48	1.30%	220	1.20%	297	0.67%
Retail	388	10.51%	1,722	9.37%	3,677	8.30%
Wholesale	14	0.38%	272	1.48%	787	1.78%
Manufacturing	85	2.30%	540	2.94%	1,631	3.68%
Production	183	4.96%	1,201	6.54%	3,022	6.83%
Construction	267	7.23%	1,060	5.77%	2,686	6.07%
Utilities	58	1.57%	604	3.29%	1,728	3.90%
Agriculture & Mining	0	0.00%	43	0.23%	108	0.24%
Farming, Fishing, Forestry	0	0.00%	0	0.00%	18	0.04%
Other Services	137	3.71%	705	3.84%	1,656	3.74%
2017 Worker Travel Time to Job	2,085		9,683		22,870	
<30 Minutes	978	46.91%	4,194	43.31%	8,656	37.85%
30-60 Minutes	748	35.88%	3,493	36.07%	9,570	41.85%
60+ Minutes	359	17.22%	1,996	20.61%	4,644	20.31%
2010 Households by HH Size	1,421		6,620		15,098	
1-Person Households	372	26.18%	1,583	23.91%	3,133	20.75%
2-Person Households	400	28.15%	1,960	29.61%	4,467	29.59%
3-Person Households	276	19.42%	1,285	19.41%	2,958	19.59%
4-Person Households	203	14.29%	1,001	15.12%	2,587	17.13%
5-Person Households	107	7.53%	500	7.55%	1,225	8.11%
6-Person Households	40	2.81%	187	2.82%	462	3.06%
7 or more Person Households	23	1.62%	104	1.57%	266	1.76%
2017 Average Household Size	2.70		2.70		2.80	
Households						
2022 Projection	1,699		7,949		18,127	
2017 Estimate	1,573		7,354		16,771	
2010 Census	1,421		6,620		15,099	
Growth 2017 - 2022	8.01%		8.09%		8.09%	
Growth 2010 - 2017	10.70%		11.09%		11.07%	

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Radius	1 Mile	3 Mile	5 Mile
2017 Households by HH Income	1,572	7,353	16,772
<\$25,000	422 26.84%	1,550 21.08%	3,003 17.90%
\$25,000 - \$50,000	348 22.14%	1,804 24.53%	4,397 26.22%
\$50,000 - \$75,000	263 16.73%	1,566 21.30%	3,665 21.85%
\$75,000 - \$100,000	319 20.29%	1,242 16.89%	2,443 14.57%
\$100,000 - \$125,000	84 5.34%	464 6.31%	1,497 8.93%
\$125,000 - \$150,000	80 5.09%	393 5.34%	1,004 5.99%
\$150,000 - \$200,000	52 3.31%	272 3.70%	581 3.46%
\$200,000+	4 0.25%	62 0.84%	182 1.09%
2017 Avg Household Income	\$59,904	\$63,390	\$66,045
2017 Med Household Income	\$51,185	\$54,129	\$55,673
2017 Occupied Housing	1,574	7,355	16,771
Owner Occupied	953 60.55%	4,759 64.70%	12,223 72.88%
Renter Occupied	621 39.45%	2,596 35.30%	4,548 27.12%
2010 Housing Units	1,638	7,554	16,964
1 Unit	1,272 77.66%	5,970 79.03%	14,583 85.96%
2 - 4 Units	152 9.28%	462 6.12%	836 4.93%
5 - 19 Units	160 9.77%	616 8.15%	882 5.20%
20+ Units	54 3.30%	506 6.70%	663 3.91%
2017 Housing Value	953	4,758	12,222
<\$100,000	223 23.40%	1,101 23.14%	2,659 21.76%
\$100,000 - \$200,000	587 61.59%	2,885 60.63%	7,229 59.15%
\$200,000 - \$300,000	126 13.22%	577 12.13%	1,597 13.07%
\$300,000 - \$400,000	13 1.36%	144 3.03%	531 4.34%
\$400,000 - \$500,000	0 0.00%	2 0.04%	66 0.54%
\$500,000 - \$1,000,000	0 0.00%	5 0.11%	59 0.48%
\$1,000,000+	4 0.42%	44 0.92%	81 0.66%
2017 Median Home Value	\$143,185	\$144,298	\$147,752
2017 Housing Units by Yr Built	1,672	7,723	17,444
Built 2010+	74 4.43%	376 4.87%	917 5.26%
Built 2000 - 2010	580 34.69%	3,161 40.93%	7,129 40.87%
Built 1990 - 1999	331 19.80%	1,738 22.50%	4,325 24.79%
Built 1980 - 1989	100 5.98%	556 7.20%	1,834 10.51%
Built 1970 - 1979	134 8.01%	508 6.58%	1,136 6.51%
Built 1960 - 1969	179 10.71%	576 7.46%	929 5.33%
Built 1950 - 1959	147 8.79%	397 5.14%	553 3.17%
Built <1949	127 7.60%	411 5.32%	621 3.56%
2017 Median Year Built	1994	1997	1997

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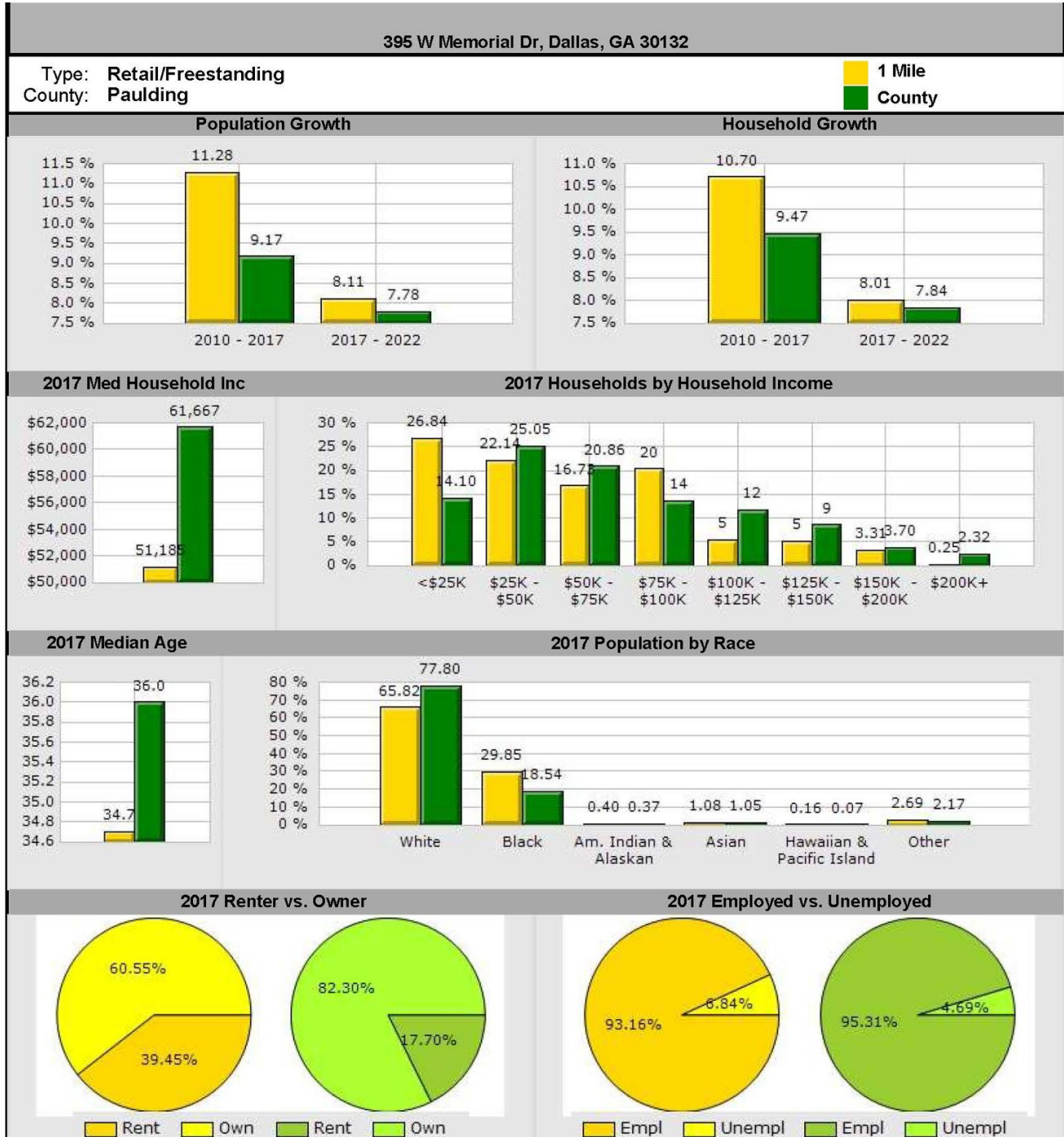
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395 W MEMORIAL DRIVE

395 W Memorial Dr, Dallas, GA 30132



395 W Memorial Dr, Dallas, GA 30132				
Type:	Retail/Freestanding			
County:	Paulding			
	1 Mile		County	
Population Growth				
Growth 2010 - 2017	11.28%		9.17%	
Growth 2017 - 2022	8.11%		7.78%	
Empl	2,096	93.16%	79,462	95.31%
Unempl	154	6.84%	3,907	4.69%
2017 Population by Race				
	4,245		155,371	
White	2,794	65.82%	120,882	77.80%
Black	1,267	29.85%	28,807	18.54%
Am. Indian & Alaskan	17	0.40%	580	0.37%
Asian	46	1.08%	1,626	1.05%
Hawaiian & Pacific Island	7	0.16%	111	0.07%
Other	114	2.69%	3,365	2.17%
Household Growth				
Growth 2010 - 2017	10.70%		9.47%	
Growth 2017 - 2022	8.01%		7.84%	
Renter Occupied	621	39.45%	9,319	17.70%
Owner Occupied	953	60.55%	43,341	82.30%
2017 Households by Household Income				
	1,572		52,660	
Income <\$25K	422	26.84%	7,424	14.10%
Income \$25K - \$50K	348	22.14%	13,193	25.05%
Income \$50K - \$75K	263	16.73%	10,984	20.86%
Income \$75K - \$100K	319	20.29%	7,203	13.68%
Income \$100K - \$125K	84	5.34%	6,201	11.78%
Income \$125K - \$150K	80	5.09%	4,486	8.52%
Income \$150K - \$200K	52	3.31%	1,946	3.70%
Income \$200K+	4	0.25%	1,223	2.32%
2017 Med Household Inc	\$51,185		\$61,667	
2017 Median Age	34.70		36.00	



395 W Memorial Dr, Dallas, GA 30132

4/10/2018

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3375 Dallas Highway, Suite 100
Marietta, GA 30064

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RETAIL FOR SALE

395 W MEMORIAL DRIVE

395 W Memorial Dr, Dallas, GA 30132



Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **2,379 SF**
 Year Built: **1959**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



Radius	1 Mile	3 Mile	5 Mile
Population			
2022 Projection	4,587	21,660	51,067
2017 Estimate	4,243	20,036	47,269
2010 Census	3,813	18,010	42,673
Growth 2017 - 2022	8.11%	8.11%	8.03%
Growth 2010 - 2017	11.28%	11.25%	10.77%
2017 Population by Hispanic Origin	321	1,368	2,907
2017 Population	4,243	20,036	47,269
White	2,794 65.85%	14,141 70.58%	35,247 74.57%
Black	1,266 29.84%	5,056 25.23%	10,256 21.70%
Am. Indian & Alaskan	17 0.40%	87 0.43%	175 0.37%
Asian	45 1.06%	231 1.15%	486 1.03%
Hawaiian & Pacific Island	6 0.14%	21 0.10%	50 0.11%
Other	114 2.69%	499 2.49%	1,055 2.23%
U.S. Armed Forces	0	3	8
Households			
2022 Projection	1,699	7,949	18,127
2017 Estimate	1,573	7,354	16,771
2010 Census	1,421	6,620	15,099
Growth 2017 - 2022	8.01%	8.09%	8.09%
Growth 2010 - 2017	10.70%	11.09%	11.07%
Owner Occupied	953 60.58%	4,759 64.71%	12,223 72.88%
Renter Occupied	621 39.48%	2,596 35.30%	4,548 27.12%
2017 Households by HH Income	1,572	7,353	16,772
Income: <\$25,000	422 26.84%	1,550 21.08%	3,003 17.90%
Income: \$25,000 - \$50,000	348 22.14%	1,804 24.53%	4,397 26.22%
Income: \$50,000 - \$75,000	263 16.73%	1,566 21.30%	3,665 21.85%
Income: \$75,000 - \$100,000	319 20.29%	1,242 16.89%	2,443 14.57%
Income: \$100,000 - \$125,000	84 5.34%	464 6.31%	1,497 8.93%
Income: \$125,000 - \$150,000	80 5.09%	393 5.34%	1,004 5.99%
Income: \$150,000 - \$200,000	52 3.31%	272 3.70%	581 3.46%
Income: \$200,000+	4 0.25%	62 0.84%	182 1.09%
2017 Avg Household Income	\$59,904	\$63,390	\$66,045

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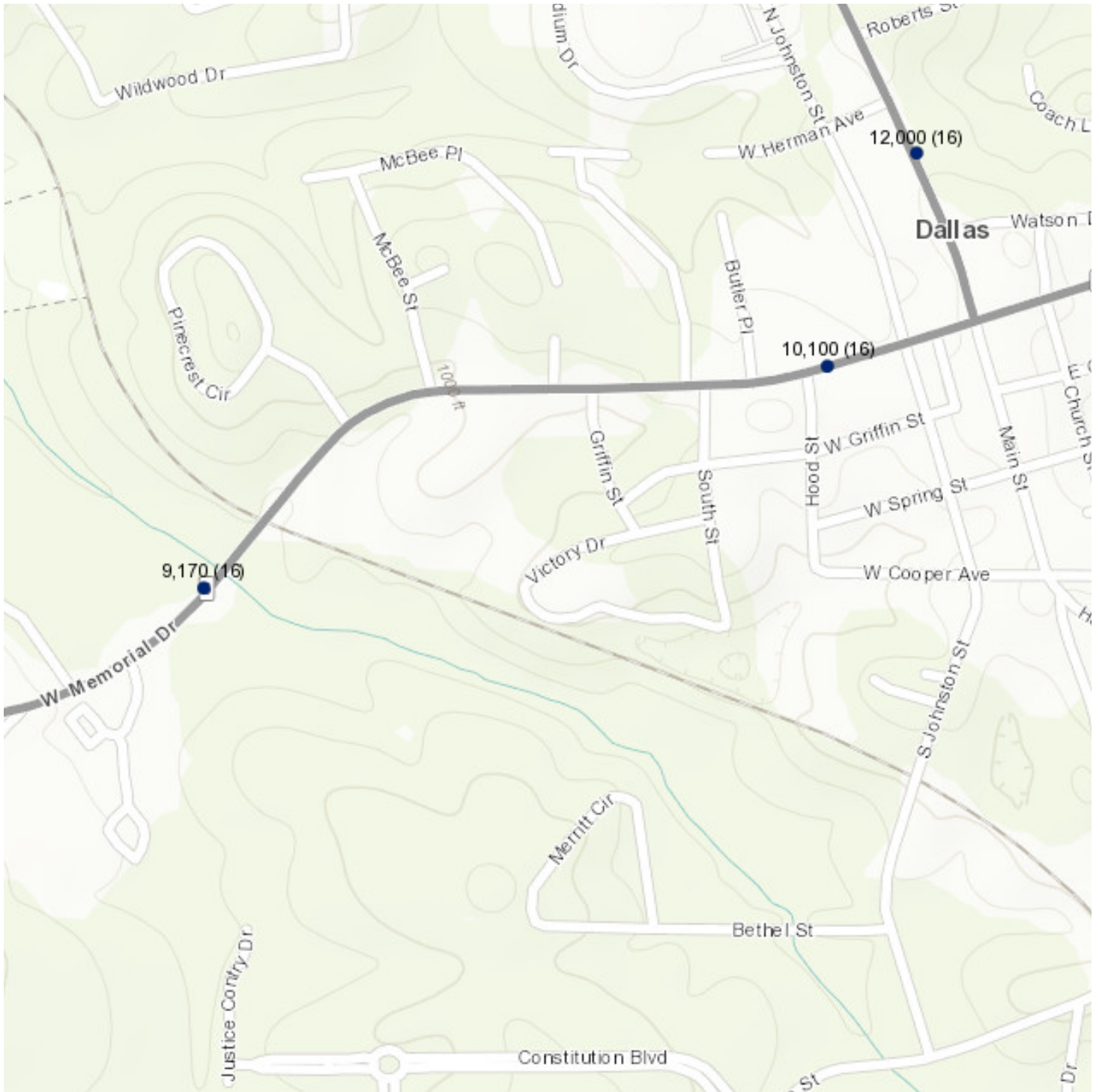
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Donald B. Edwards, Jr.

KW COMMERCIAL DIRECTOR AND ASSOCIATE BROKER

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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 & ASSOCIATIONS

CCIM
Association of Georgia Real Estate Exchangers
KW Commercial

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