

## RETAIL FOR LEASE

# 395 W MEMORIAL DRIVE

395 W Memorial Dr, Dallas, GA 30132



PRICE PER UNIT:	\$250,000
AVAILABLE SF:	
LEASE RATE:	N/A
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

\$2000 per month NNN

### PROPERTY FEATURES

- 2,379 sqft brick building in downtown Dallas near the courthouse and Georgia Highlands College
- One large room, two baths, kitchen area, offices and storage areas
- New roof, gutters, HVAC and landscaping
- TI allowance available
- Lease terms negotiable

**KW COMMERCIAL**  
3375 Dallas Highway, Suite 100  
Marietta, GA 30064

**DONALD B. EDWARDS, JR.**  
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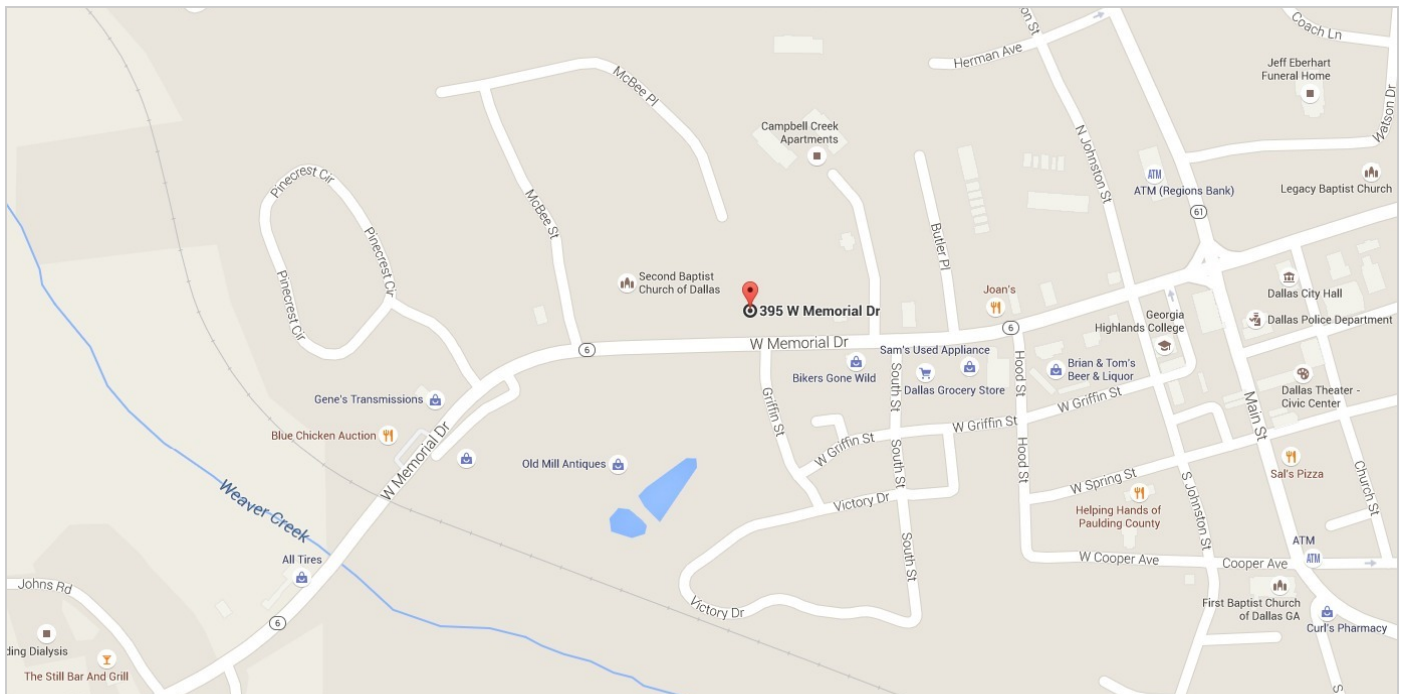
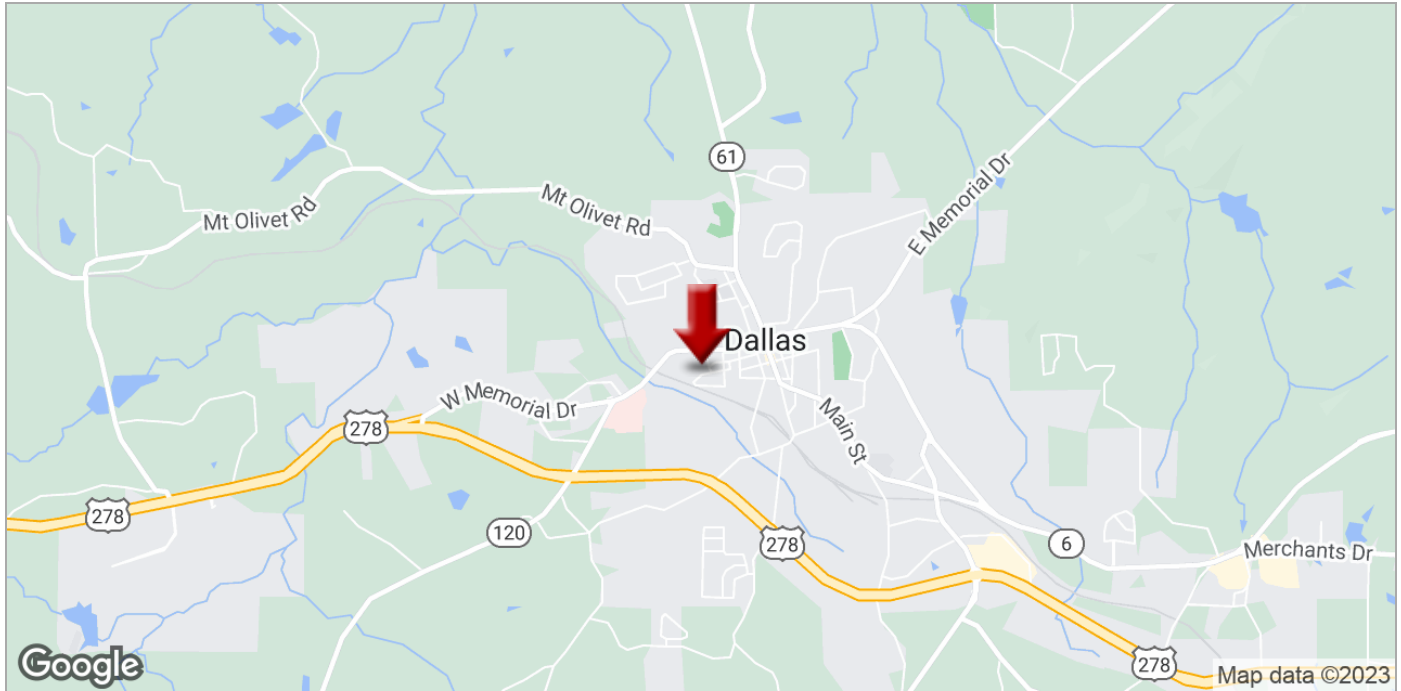
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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
395 W Memorial Dr	Street Retail	\$2,000 PER MONTH	NNN	2,379 SF	Leased

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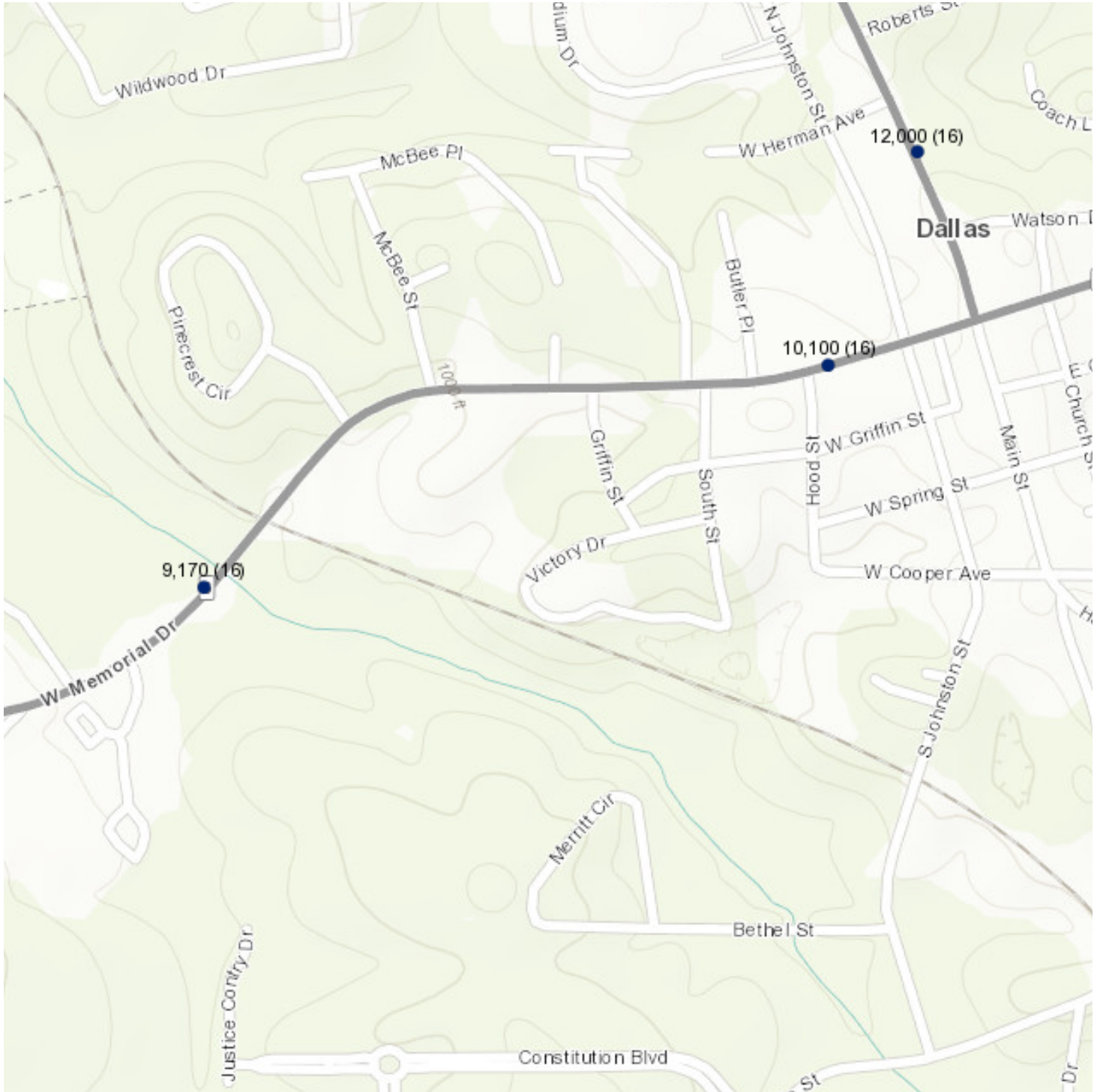
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## 395 W MEMORIAL DRIVE

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### Consumer Spending Report

395 W Memorial Dr, Dallas, GA 30132			
Building Type: <b>General Retail</b> Secondary: <b>Freestanding</b> GLA: <b>2,379 SF</b> Year Built: <b>1959</b> Total Available: <b>0 SF</b> % Leased: <b>100%</b> Rent/SF/Yr: -			
2017 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
<b>Total Specified Consumer Spending</b>	<b>\$36,262</b>	<b>\$175,425</b>	<b>\$422,200</b>
<b>Total Apparel</b>	<b>\$2,322</b>	<b>\$10,975</b>	<b>\$25,832</b>
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
<b>Total Entertainment &amp; Hobbies</b>	<b>\$2,954</b>	<b>\$14,414</b>	<b>\$34,482</b>
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
<b>Total Food and Alcohol</b>	<b>\$9,899</b>	<b>\$47,711</b>	<b>\$113,416</b>
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
<b>Total Household</b>	<b>\$4,910</b>	<b>\$24,231</b>	<b>\$58,671</b>
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
<b>Total Transportation/Maint.</b>	<b>\$9,510</b>	<b>\$45,336</b>	<b>\$110,478</b>
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
<b>Total Health Care</b>	<b>\$1,894</b>	<b>\$9,377</b>	<b>\$23,000</b>
Medical Services	980	4,888	12,029
Prescription Drugs	736	3,629	8,902
Medical Supplies	177	860	2,069
<b>Total Education/Day Care</b>	<b>\$1,940</b>	<b>\$9,597</b>	<b>\$23,278</b>
Education	1,304	6,408	15,539
Fees & Admissions	636	3,189	7,739



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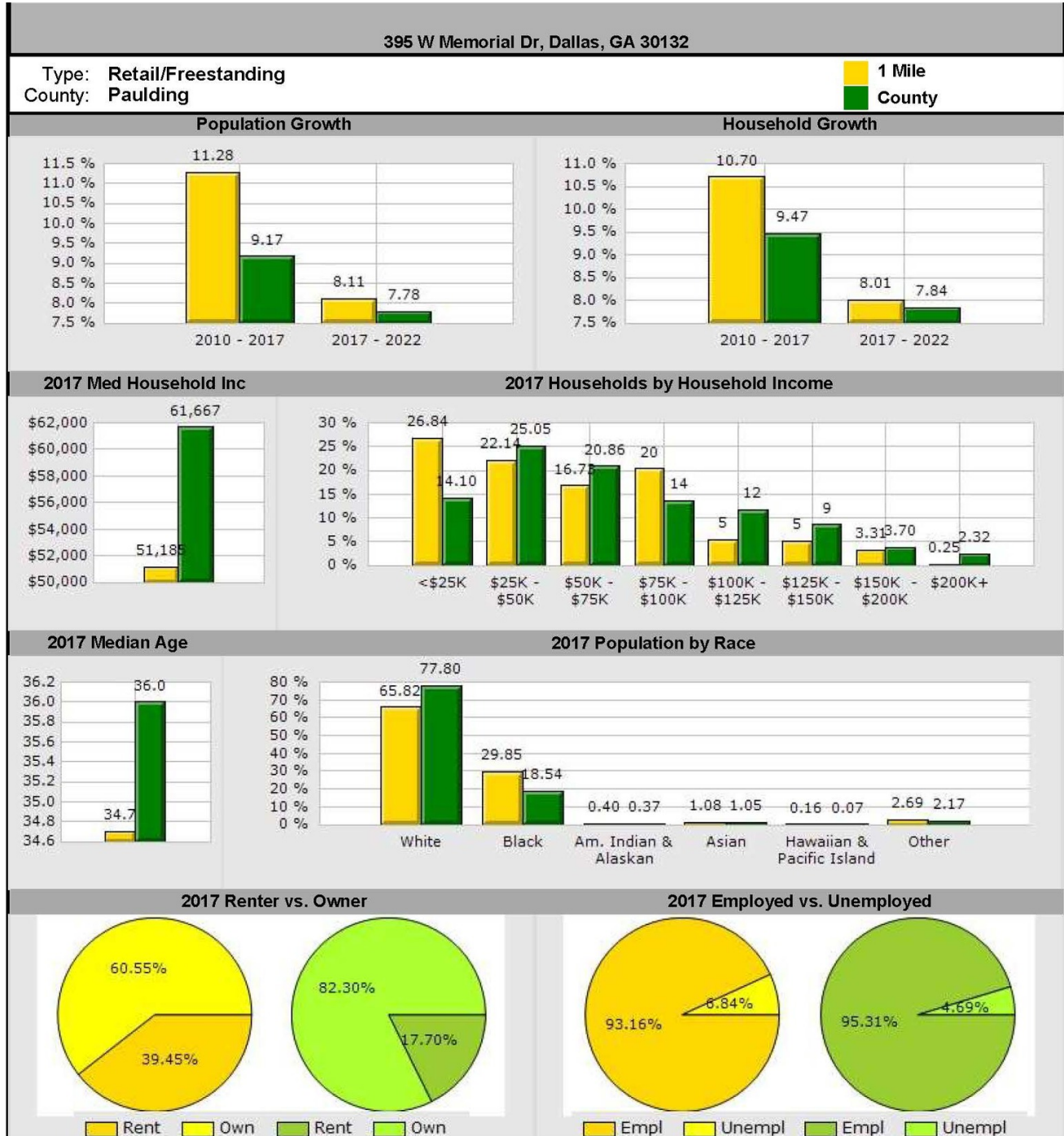
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395 W Memorial Dr, Dallas, GA 30132				
Type:	Retail/Freestanding			
County:	Paulding			
	1 Mile		County	
Population Growth				
Growth 2010 - 2017	11.28%		9.17%	
Growth 2017 - 2022	8.11%		7.78%	
Empl	2,096	93.16%	79,462	95.31%
Unempl	154	6.84%	3,907	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	



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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
<b>Population</b>			
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%
<b>2017 Population by Hispanic Origin</b>	321	1,368	2,907
<b>2017 Population</b>	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
<b>Households</b>			
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%
<b>2017 Households by HH Income</b>	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%
<b>2017 Avg Household Income</b>	\$59,904	\$63,390	\$66,045

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## Donald B. Edwards, Jr.

### KW COMMERCIAL DIRECTOR AND ASSOCIATE BROKER

don@dbeproperties.com

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770.324.3457

### 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  
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