

RETAIL FOR SALE

4413 - 4437 S MAIN ST

4413 - 4437 S Main St, Acworth, GA 30101



SALE PRICE: \$1,400,000

PRICE PER UNIT:

LOT SIZE: 0.8 Acres

BUILDING SIZE: 12,293 SF

YEAR BUILT: 1973

RENOVATED: 2015

ZONING: C-2

MARKET: NW Atlanta

SUB MARKET: NW Cobb County

CROSS STREETS: South Main Street & Clarkdale Drive

PROPERTY OVERVIEW

12,293 sqft eight bay strip center adjacent to the historic district of Acworth. Also adjacent to a senior care center and city recreational facilities. The property is 100% leased as of 7/1/20. It has had the same owners since it was built and is well maintained.

PROPERTY FEATURES

- 12,293 sqft in the heart of Acworth
- Eight bays with various sizes
- Well maintained with long term tenants
- Leased billboard for extra income
- Brick construction for low maintenance
- New roof in 2005 plus many other upgrades
- Offered at a 7.5 CAP with tons of upside

KW COMMERCIAL
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Marietta, GA 30064

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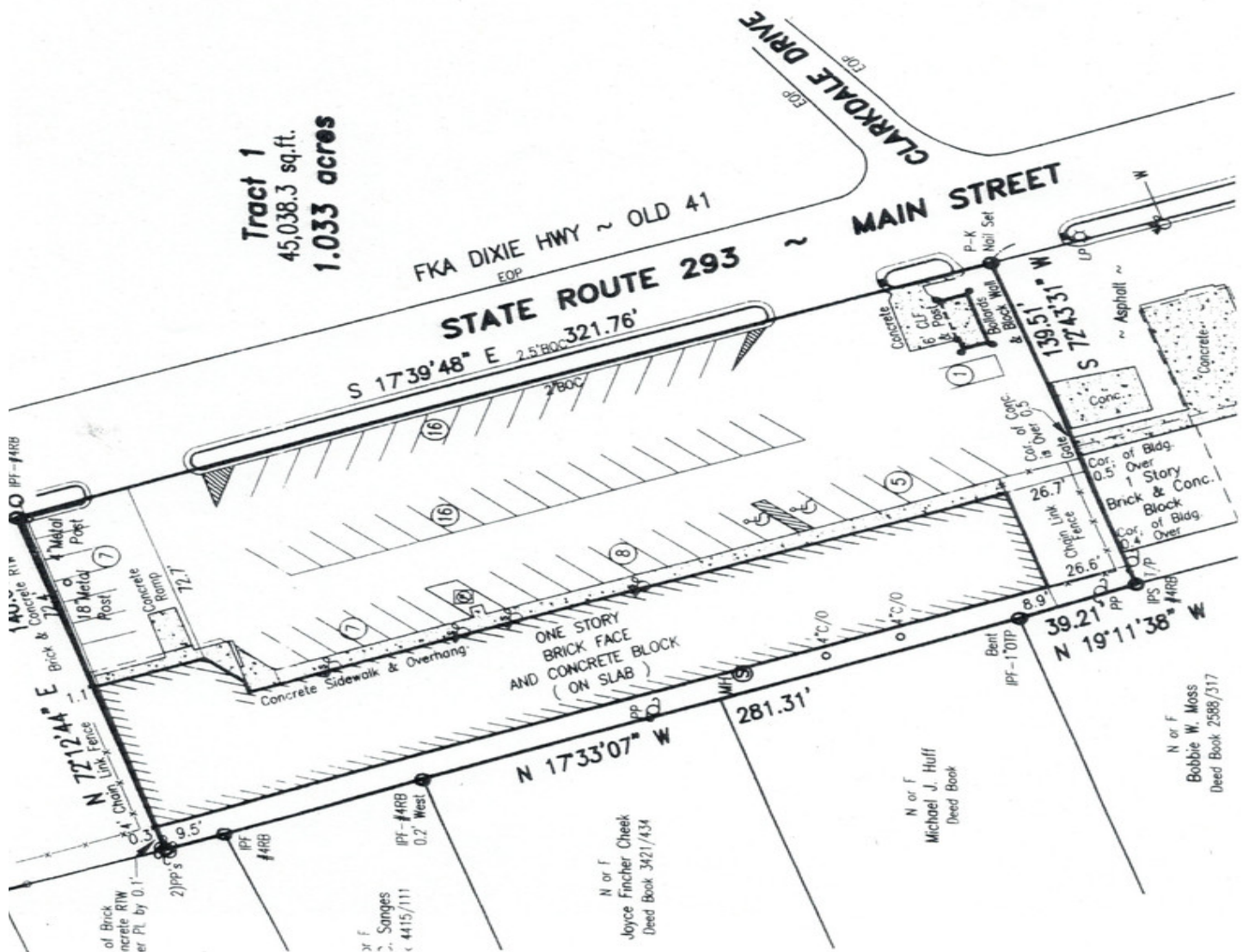
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Parcel Outline is Approximate and is Not Warranted.

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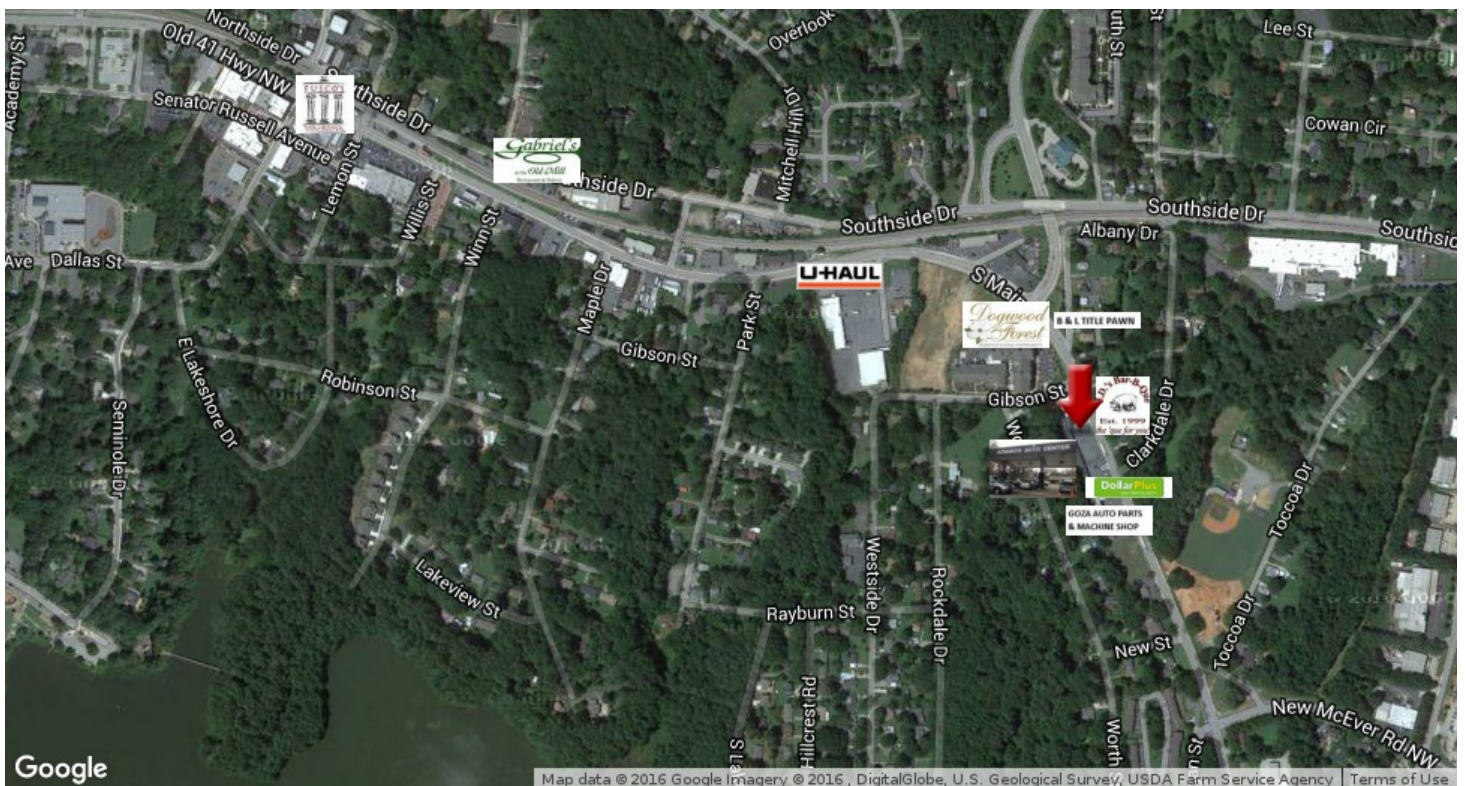
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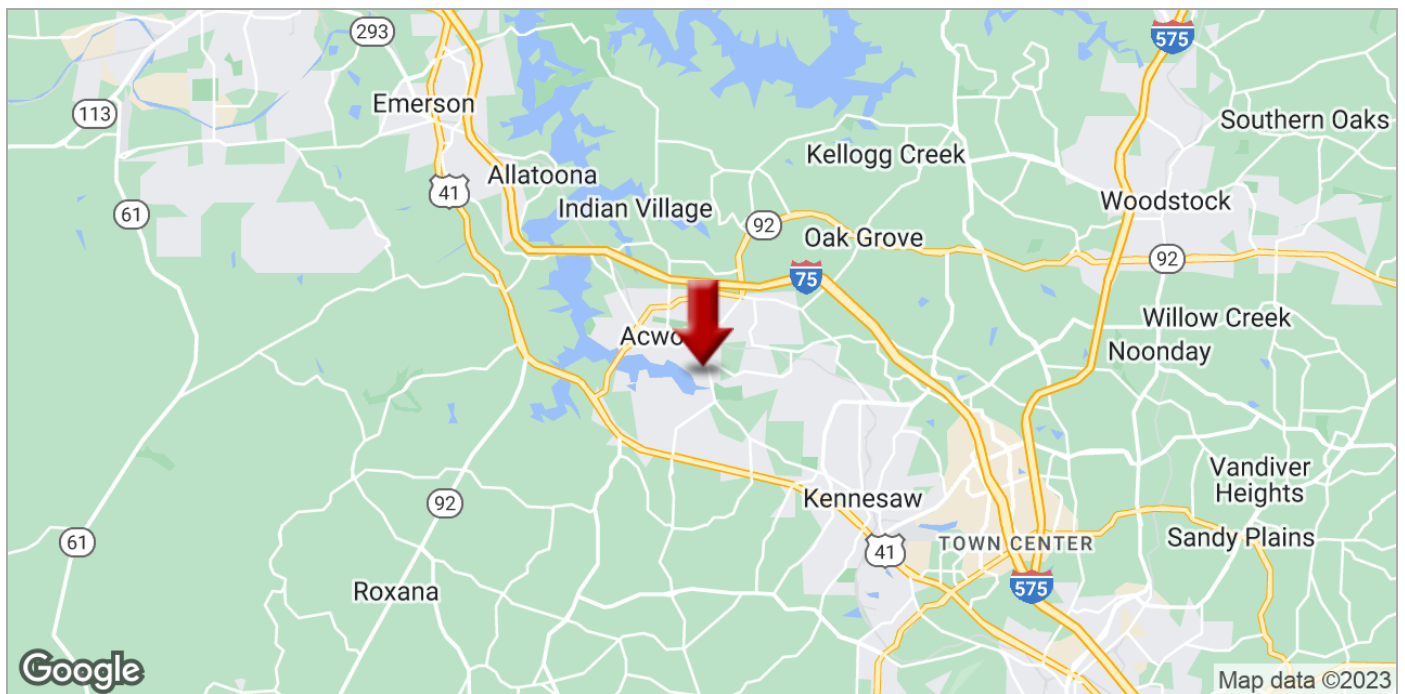
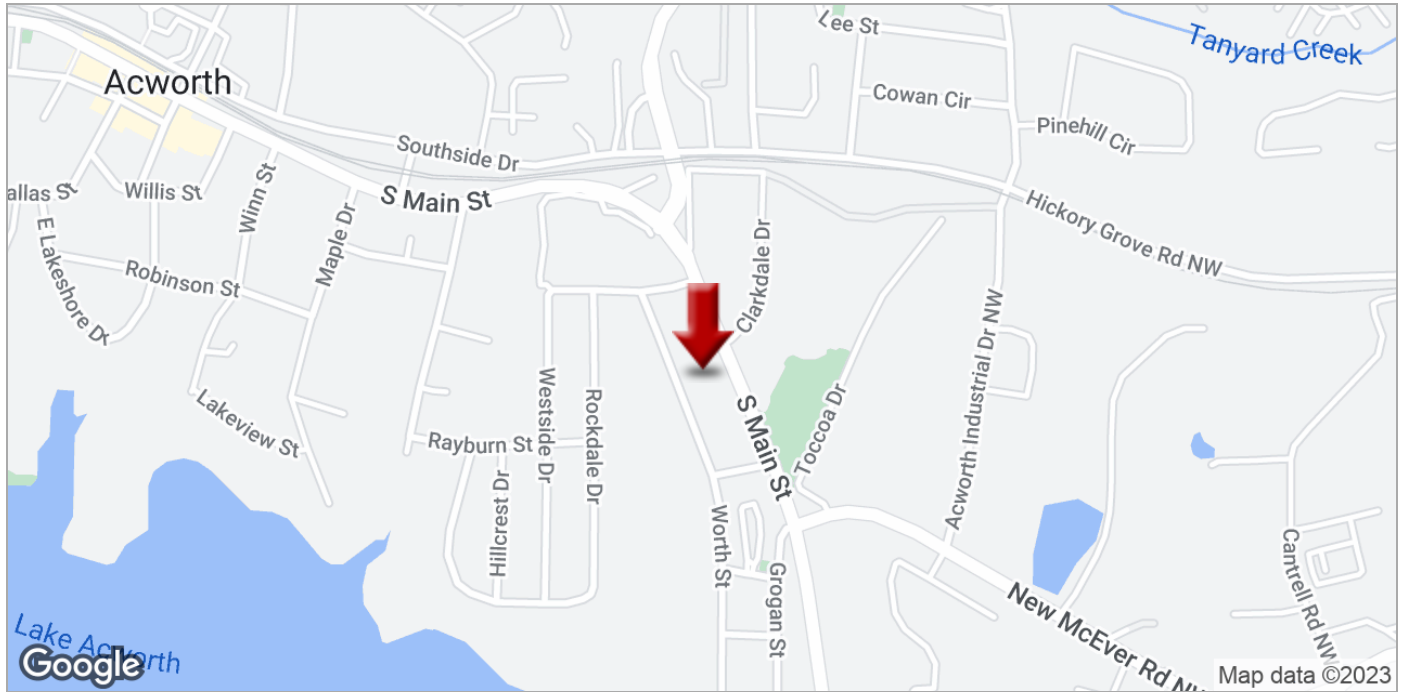
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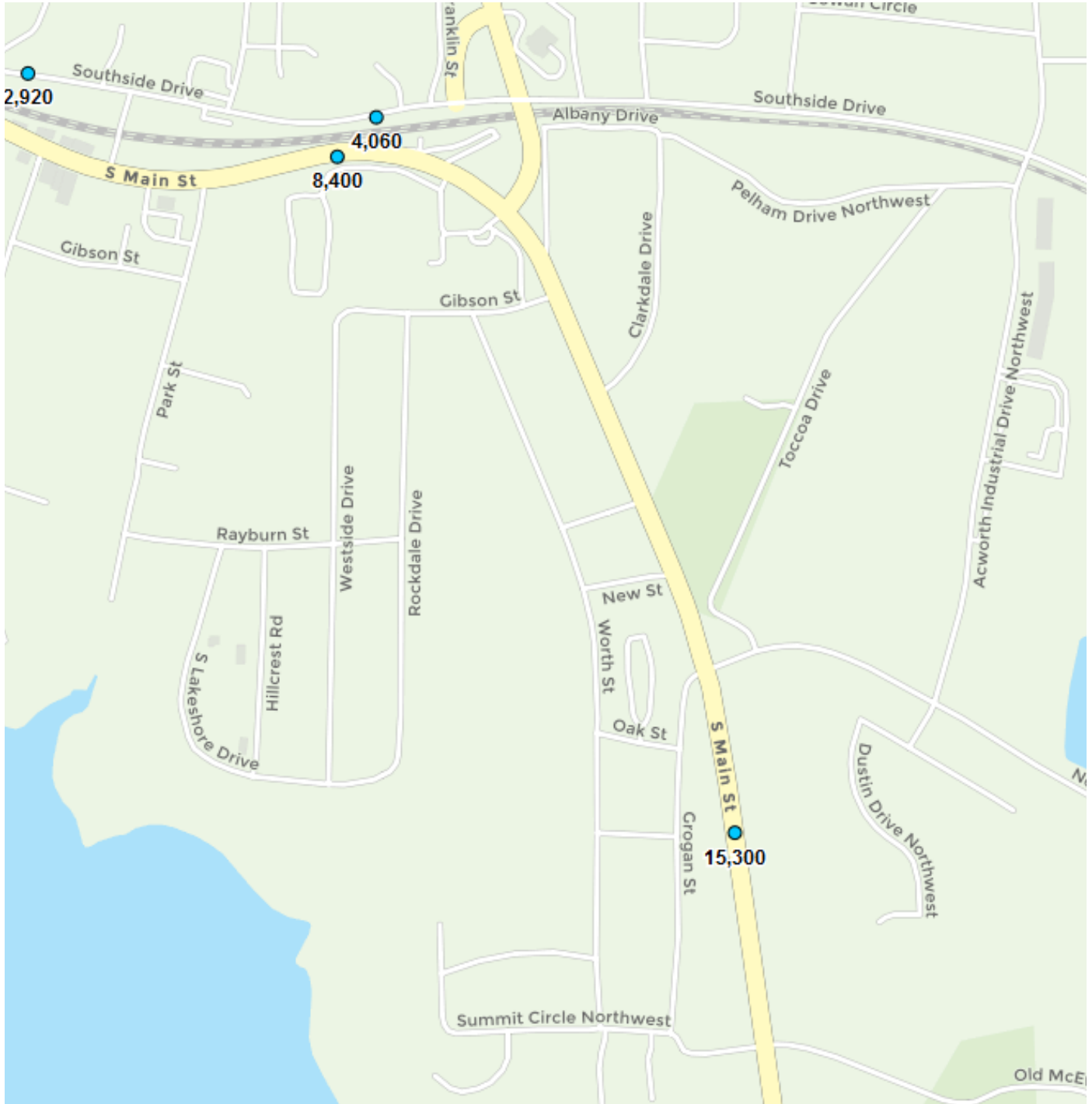
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Consumer Spending Report

South Acworth Shopping Center 4413-4437 S Main St, Acworth, GA 30101			
Building Type: General Retail Secondary: - GLA: 12,124 SF Year Built: 1973 Total Available: 4,360 SF % Leased: 80.53% Rent/SF/Yr: \$135.00			
2019 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$90,710	\$511,812	\$1,331,108
Total Apparel	\$5,595	\$31,269	\$80,163
Women's Apparel	2,228	12,447	31,998
Men's Apparel	1,151	6,581	16,981
Girl's Apparel	463	2,556	6,458
Boy's Apparel	308	1,717	4,330
Infant Apparel	259	1,388	3,576
Footwear	1,187	6,581	16,819
Total Entertainment & Hobbies	\$7,443	\$40,897	\$105,110
Entertainment	1,181	6,558	17,343
Audio & Visual Equipment/Service	3,690	19,939	50,385
Reading Materials	296	1,689	4,453
Pets, Toys, & Hobbies	2,276	12,711	32,929
Personal Items	7,012	39,140	101,970
Total Food and Alcohol	\$24,745	\$137,345	\$351,560
Food At Home	13,609	74,710	190,381
Food Away From Home	9,649	54,219	139,086
Alcoholic Beverages	1,488	8,416	22,093
Total Household	\$13,061	\$74,303	\$193,487
House Maintenance & Repair	2,629	15,268	38,776
Household Equip & Furnishings	5,460	30,405	78,565
Household Operations	3,806	21,471	56,611
Housing Costs	1,167	7,160	19,535



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**Consumer Spending Report**

South Acworth Shopping Center 4413-4437 S Main St, Acworth, GA 30101			
2019 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
Total Transportation/Maint.	\$22,511	\$129,367	\$342,153
Vehicle Purchases	9,570	56,676	154,669
Gasoline	8,181	45,322	115,682
Vehicle Expenses	593	3,411	8,857
Transportation	1,397	8,358	22,283
Automotive Repair & Maintenance	2,770	15,601	40,661
Total Health Care	\$4,855	\$26,857	\$70,205
Medical Services	2,568	14,443	37,872
Prescription Drugs	1,826	9,874	25,792
Medical Supplies	461	2,540	6,541
Total Education/Day Care	\$5,486	\$32,633	\$86,461
Education	3,678	21,816	57,403
Fees & Admissions	1,809	10,818	29,058



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Daytime Employment Report

1 Mile Radius

South Acworth Shopping Center

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Building Type: **General Retail** Total Available: **4,360 SF**
Secondary: - % Leased: **80.53%**
GLA: **12,124 SF** Rent/SF/Yr: **\$135.00**
Year Built: **1973**



Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	318	2,504	8
Retail & Wholesale Trade	61	443	7
Hospitality & Food Service	10	148	15
Real Estate, Renting, Leasing	9	36	4
Finance & Insurance	14	52	4
Information	3	72	24
Scientific & Technology Services	31	206	7
Management of Companies	0	0	0
Health Care & Social Assistance	48	141	3
Educational Services	8	306	38
Public Administration & Sales	18	226	13
Arts, Entertainment, Recreation	5	45	9
Utilities & Waste Management	14	67	5
Construction	34	385	11
Manufacturing	21	224	11
Agriculture, Mining, Fishing	1	2	2
Other Services	41	151	4



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Demographic Detail Report

South Acworth Shopping Center							
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Building Type: General Retail		Total Available: 4,360 SF					
Secondary: -		% Leased: 80.53%					
GLA: 12,124 SF		Rent/SF/Yr: \$135.00					
Year Built: 1973							
Radius	1 Mile		3 Mile		5 Mile		
Population							
2024 Projection		10,182		54,807		141,730	
2019 Estimate		9,556		52,107		134,135	
2010 Census		7,761		47,342		121,545	
Growth 2019 - 2024		6.55%		5.18%		5.66%	
Growth 2010 - 2019		23.13%		10.07%		10.36%	
2019 Population by Age		9,556		52,107		134,135	
Age 0 - 4		616 6.45%		3,273 6.28%		8,522 6.35%	
Age 5 - 9		658 6.89%		3,573 6.86%		8,794 6.56%	
Age 10 - 14		714 7.47%		3,980 7.64%		9,620 7.17%	
Age 15 - 19		678 7.10%		3,841 7.37%		9,750 7.27%	
Age 20 - 24		616 6.45%		3,436 6.59%		9,556 7.12%	
Age 25 - 29		676 7.07%		3,617 6.94%		10,355 7.72%	
Age 30 - 34		651 6.81%		3,446 6.61%		9,248 6.89%	
Age 35 - 39		670 7.01%		3,659 7.02%		8,954 6.68%	
Age 40 - 44		683 7.15%		3,843 7.38%		9,102 6.79%	
Age 45 - 49		722 7.56%		4,185 8.03%		10,151 7.57%	
Age 50 - 54		657 6.88%		3,854 7.40%		9,786 7.30%	
Age 55 - 59		588 6.15%		3,364 6.46%		8,895 6.63%	
Age 60 - 64		478 5.00%		2,598 4.99%		7,025 5.24%	
Age 65 - 69		391 4.09%		2,005 3.85%		5,452 4.06%	
Age 70 - 74		302 3.16%		1,472 2.82%		3,931 2.93%	
Age 75 - 79		197 2.06%		901 1.73%		2,328 1.74%	
Age 80 - 84		131 1.37%		561 1.08%		1,417 1.06%	
Age 85+		128 1.34%		500 0.96%		1,248 0.93%	
Age 65+		1,149 12.02%		5,439 10.44%		14,376 10.72%	
Median Age		36.30		36.20		35.70	
Average Age		36.50		36.00		36.10	



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Demographic Detail Report

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Radius	1 Mile		3 Mile		5 Mile	
2019 Population By Race	9,556		52,107		134,135	
White	6,638	69.46%	36,041	69.17%	99,515	74.19%
Black	2,307	24.14%	12,122	23.26%	24,969	18.61%
Am. Indian & Alaskan	42	0.44%	226	0.43%	570	0.42%
Asian	316	3.31%	2,244	4.31%	5,699	4.25%
Hawaiian & Pacific Island	4	0.04%	45	0.09%	77	0.06%
Other	249	2.61%	1,428	2.74%	3,306	2.46%
Population by Hispanic Origin	9,556		52,107		134,135	
Non-Hispanic Origin	8,491	88.86%	46,678	89.58%	120,290	89.68%
Hispanic Origin	1,065	11.14%	5,429	10.42%	13,845	10.32%
2019 Median Age, Male	35.00		34.90		34.70	
2019 Average Age, Male	35.40		35.10		35.40	
2019 Median Age, Female	37.30		37.40		36.60	
2019 Average Age, Female	37.50		36.90		36.90	
2019 Population by Occupation Classification	7,433		40,515		105,252	
Civilian Employed	4,696	63.18%	26,875	66.33%	71,044	67.50%
Civilian Unemployed	255	3.43%	1,235	3.05%	3,001	2.85%
Civilian Non-Labor Force	2,482	33.39%	12,397	30.60%	31,117	29.56%
Armed Forces	0	0.00%	8	0.02%	90	0.09%
Households by Marital Status						
Married	1,798		10,237		26,429	
Married No Children	921		4,865		12,970	
Married w/Children	877		5,372		13,459	
2019 Population by Education	6,964		36,813		95,272	
Some High School, No Diploma	592	8.50%	3,048	8.28%	7,989	8.39%
High School Grad (Incl Equivalency)	1,625	23.33%	7,845	21.31%	20,885	21.92%
Some College, No Degree	2,265	32.52%	11,348	30.83%	28,192	29.59%
Associate Degree	689	9.89%	2,809	7.63%	7,381	7.75%
Bachelor Degree	1,204	17.29%	8,119	22.05%	21,853	22.94%
Advanced Degree	589	8.46%	3,644	9.90%	8,972	9.42%



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Radius	1 Mile		3 Mile		5 Mile
2019 Population by Occupation	8,446		49,688		130,794
Real Estate & Finance	139	1.65%	1,602	3.22%	4,925 3.77%
Professional & Management	2,440	28.89%	15,355	30.90%	38,049 29.09%
Public Administration	218	2.58%	833	1.68%	2,451 1.87%
Education & Health	1,422	16.84%	6,059	12.19%	14,259 10.90%
Services	1,135	13.44%	4,850	9.76%	12,290 9.40%
Information	139	1.65%	542	1.09%	1,941 1.48%
Sales	972	11.51%	6,256	12.59%	18,452 14.11%
Transportation	0	0.00%	262	0.53%	611 0.47%
Retail	446	5.28%	3,212	6.46%	9,416 7.20%
Wholesale	68	0.81%	774	1.56%	2,212 1.69%
Manufacturing	395	4.68%	2,704	5.44%	6,880 5.26%
Production	344	4.07%	2,393	4.82%	6,135 4.69%
Construction	295	3.49%	1,608	3.24%	5,054 3.86%
Utilities	198	2.34%	1,366	2.75%	4,130 3.16%
Agriculture & Mining	7	0.08%	191	0.38%	405 0.31%
Farming, Fishing, Forestry	0	0.00%	39	0.08%	77 0.06%
Other Services	228	2.70%	1,642	3.30%	3,507 2.68%
2019 Worker Travel Time to Job	4,515		25,016		66,565
<30 Minutes	2,174	48.15%	11,178	44.68%	32,509 48.84%
30-60 Minutes	1,596	35.35%	9,890	39.53%	24,557 36.89%
60+ Minutes	745	16.50%	3,948	15.78%	9,499 14.27%
2010 Households by HH Size	2,925		16,912		41,910
1-Person Households	741	25.33%	3,487	20.62%	8,023 19.14%
2-Person Households	897	30.67%	5,054	29.88%	12,720 30.35%
3-Person Households	510	17.44%	3,175	18.77%	8,052 19.21%
4-Person Households	450	15.38%	3,066	18.13%	7,653 18.26%
5-Person Households	195	6.67%	1,379	8.15%	3,461 8.26%
6-Person Households	79	2.70%	468	2.77%	1,244 2.97%
7 or more Person Households	53	1.81%	283	1.67%	757 1.81%
2019 Average Household Size	2.60		2.80		2.80
Households					
2024 Projection	3,828		19,516		48,951
2019 Estimate	3,594		18,562		46,317
2010 Census	2,925		16,912		41,911
Growth 2019 - 2024	6.51%		5.14%		5.69%
Growth 2010 - 2019	22.87%		9.76%		10.51%



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4413 - 4437 S MAIN ST

4413 - 4437 S Main St, Acworth, GA 30101



Demographic Detail Report

South Acworth Shopping Center 4413-4437 S Main St, Acworth, GA 30101					
Radius	1 Mile	3 Mile	5 Mile		
2019 Households by HH Income	3,595	18,561	46,316		
<\$25,000	665 18.50%	2,485 13.39%	5,951 12.85%		
\$25,000 - \$50,000	675 18.78%	3,402 18.33%	8,649 18.67%		
\$50,000 - \$75,000	725 20.17%	3,725 20.07%	9,169 19.80%		
\$75,000 - \$100,000	585 16.27%	3,214 17.32%	6,706 14.48%		
\$100,000 - \$125,000	406 11.29%	2,097 11.30%	5,344 11.54%		
\$125,000 - \$150,000	276 7.68%	1,495 8.05%	3,938 8.50%		
\$150,000 - \$200,000	186 5.17%	1,528 8.23%	4,339 9.37%		
\$200,000+	77 2.14%	615 3.31%	2,220 4.79%		
2019 Avg Household Income	\$75,679	\$85,084	\$89,876		
2019 Med Household Income	\$67,054	\$72,864	\$73,264		
2019 Occupied Housing	3,594	18,563	46,317		
Owner Occupied	2,505 69.70%	14,366 77.39%	35,864 77.43%		
Renter Occupied	1,089 30.30%	4,197 22.61%	10,453 22.57%		
2010 Housing Units	3,663	18,427	44,844		
1 Unit	3,129 85.42%	16,658 90.40%	40,446 90.19%		
2 - 4 Units	145 3.96%	456 2.47%	656 1.46%		
5 - 19 Units	234 6.39%	790 4.29%	2,154 4.80%		
20+ Units	155 4.23%	523 2.84%	1,588 3.54%		
2019 Housing Value	2,505	14,366	35,865		
<\$100,000	192 7.66%	965 6.72%	3,250 9.06%		
\$100,000 - \$200,000	1,171 46.75%	7,398 51.50%	16,340 45.56%		
\$200,000 - \$300,000	772 30.82%	4,047 28.17%	9,263 25.83%		
\$300,000 - \$400,000	342 13.65%	1,484 10.33%	4,057 11.31%		
\$400,000 - \$500,000	28 1.12%	286 1.99%	1,322 3.69%		
\$500,000 - \$1,000,000	0 0.00%	160 1.11%	1,330 3.71%		
\$1,000,000+	0 0.00%	26 0.18%	303 0.84%		
2019 Median Home Value	\$190,563	\$184,049	\$189,855		
2019 Housing Units by Yr Built	3,696	19,186	47,915		
Built 2010+	566 15.31%	1,512 7.88%	4,078 8.51%		
Built 2000 - 2010	847 22.92%	4,470 23.30%	10,849 22.64%		
Built 1990 - 1999	1,034 27.98%	7,974 41.56%	17,067 35.62%		
Built 1980 - 1989	548 14.83%	2,508 13.07%	9,176 19.15%		
Built 1970 - 1979	191 5.17%	1,193 6.22%	3,467 7.24%		
Built 1960 - 1969	215 5.82%	709 3.70%	1,705 3.56%		
Built 1950 - 1959	120 3.25%	405 2.11%	898 1.87%		
Built <1949	175 4.73%	415 2.16%	675 1.41%		
2019 Median Year Built	1995	1994	1994		



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Demographic Summary Report

South Acworth Shopping Center							
4413-4437 S Main St, Acworth, GA 30101							
Building Type: General Retail		Total Available: 4,360 SF					
Secondary: -		% Leased: 80.53%					
GLA: 12,124 SF		Rent/SF/Yr: \$135.00					
Year Built: 1973							
Radius		1 Mile		3 Mile		5 Mile	
Population							
2024 Projection		10,182		54,807		141,730	
2019 Estimate		9,556		52,107		134,135	
2010 Census		7,761		47,342		121,545	
Growth 2019 - 2024		6.55%		5.18%		5.66%	
Growth 2010 - 2019		23.13%		10.07%		10.36%	
2019 Population by Hispanic Origin		1,066		5,429		13,844	
2019 Population		9,556		52,107		134,135	
White		6,638	69.46%	36,041	69.17%	99,515	74.19%
Black		2,307	24.14%	12,122	23.26%	24,969	18.61%
Am. Indian & Alaskan		42	0.44%	226	0.43%	570	0.42%
Asian		316	3.31%	2,244	4.31%	5,699	4.25%
Hawaiian & Pacific Island		4	0.04%	45	0.09%	77	0.06%
Other		249	2.61%	1,428	2.74%	3,306	2.46%
U.S. Armed Forces		0		9		94	
Households							
2024 Projection		3,828		19,516		48,951	
2019 Estimate		3,594		18,562		46,317	
2010 Census		2,925		16,912		41,911	
Growth 2019 - 2024		6.51%		5.14%		5.69%	
Growth 2010 - 2019		22.87%		9.76%		10.51%	
Owner Occupied		2,505	69.70%	14,366	77.39%	35,864	77.43%
Renter Occupied		1,089	30.30%	4,197	22.61%	10,453	22.57%
2019 Households by HH Income		3,595		18,561		46,316	
Income: <\$25,000		665	18.50%	2,485	13.39%	5,951	12.85%
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Donald B. Edwards, Jr.

KW COMMERCIAL DIRECTOR AND ASSOCIATE BROKER

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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
KW Commercial

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