

## LAND FOR SALE

# PRIME RETAIL BUILDING SITE

2817 Powder Springs Road, Marietta, GA 30064



SALE PRICE:	\$960,000
PRICE PER ACRE:	\$172,043
LOT SIZE:	5.58 Acres
APN #:	19-0839-0-007-0 And 19-0838-0-022-0
ZONING:	Neighborhood Retail Center
MARKET:	Metro Atlanta
SUB MARKET:	West Cobb
CROSS STREETS:	Powder Springs Road Anderson Farm Road

### PROPERTY OVERVIEW

Rectangular shaped 5 1/2 acre site with great visibility. The site has over 500 LFT of Road frontage, level with gently sloping to rear topo. Perfect site for either a retail strip or free standing big box.

### PROPERTY FEATURES

- Retail site a block west of intersection of Barrett Parkway & Powder Springs Road
- 30,000 traffic count on Powder Springs Road and 35,000 on Barrett Parkway
- Across from Walmart Super Center
- All utilities available and on site

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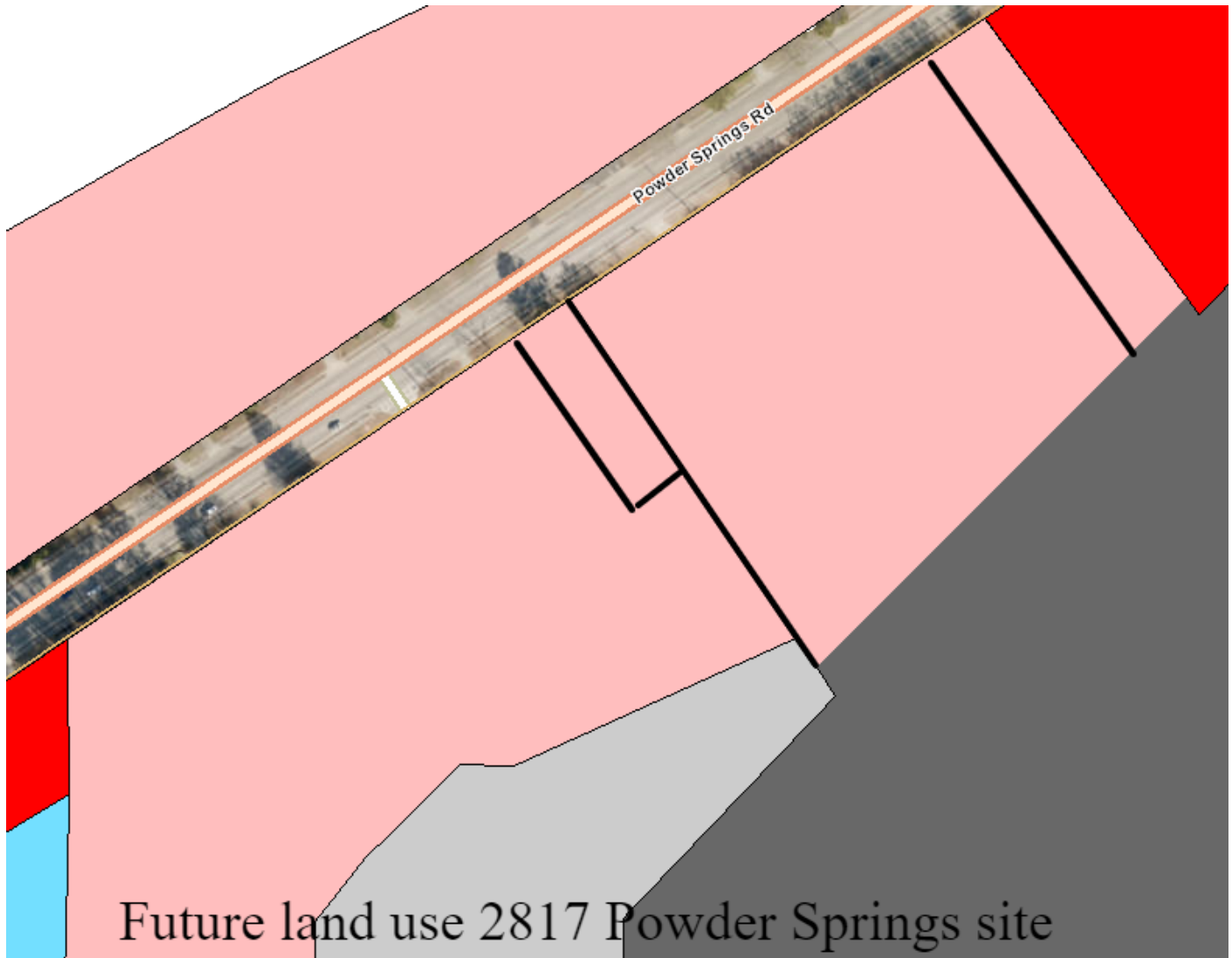
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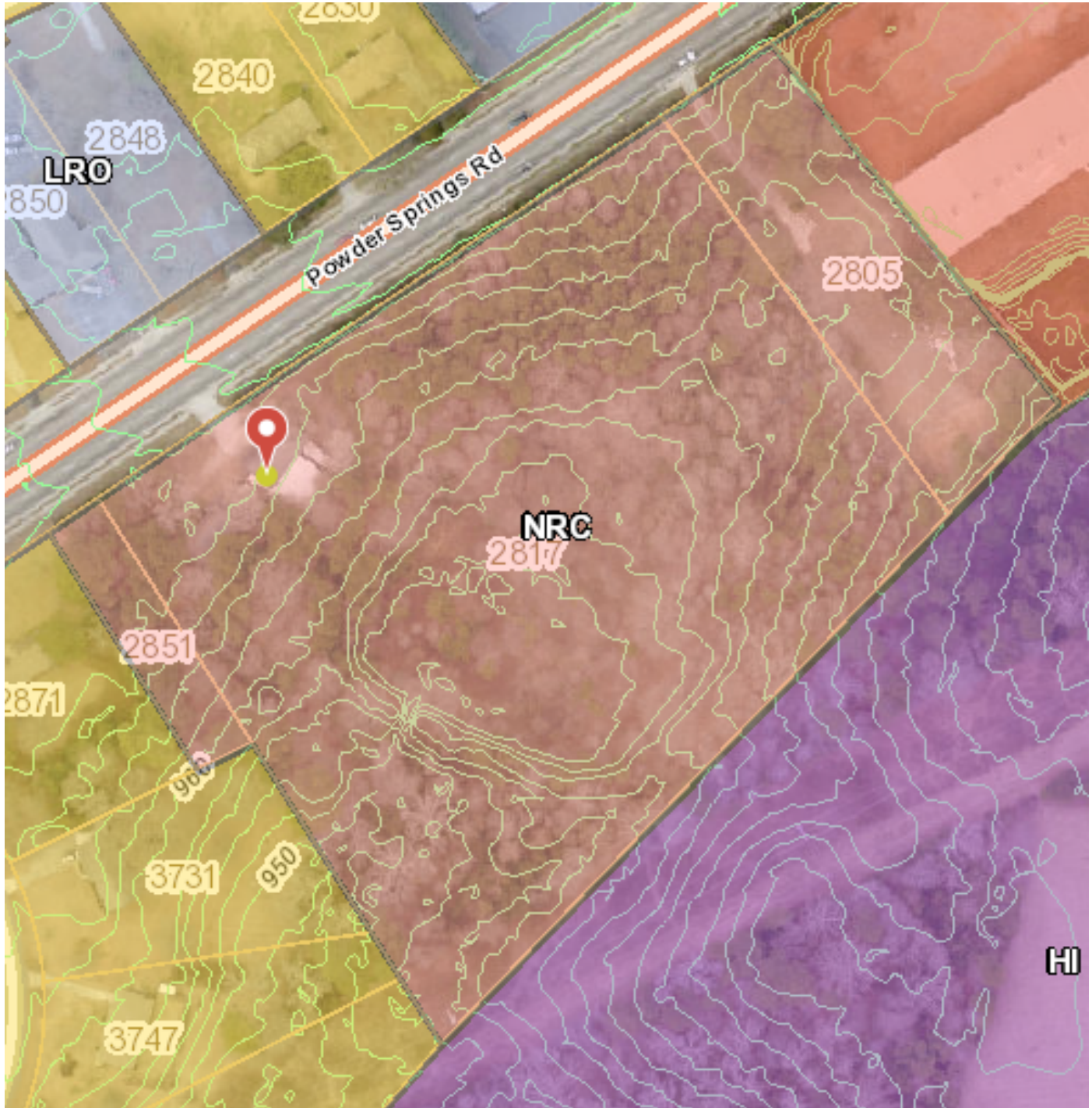
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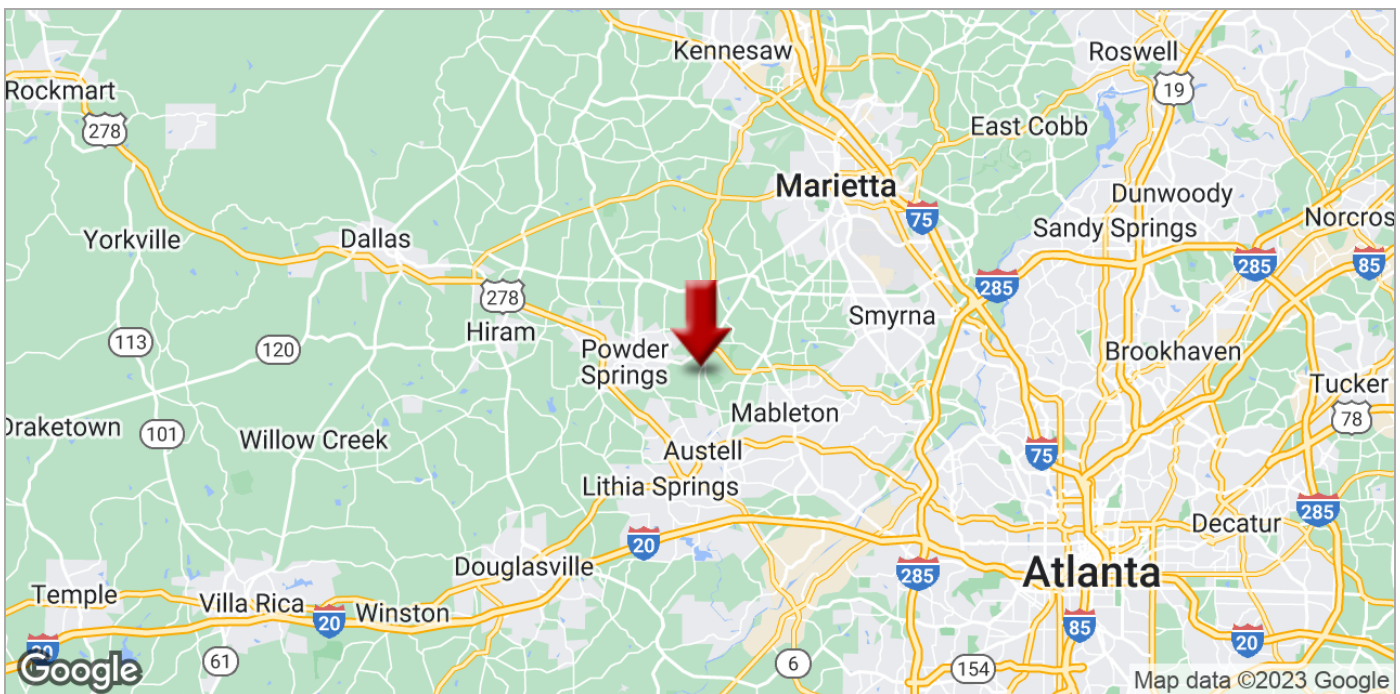
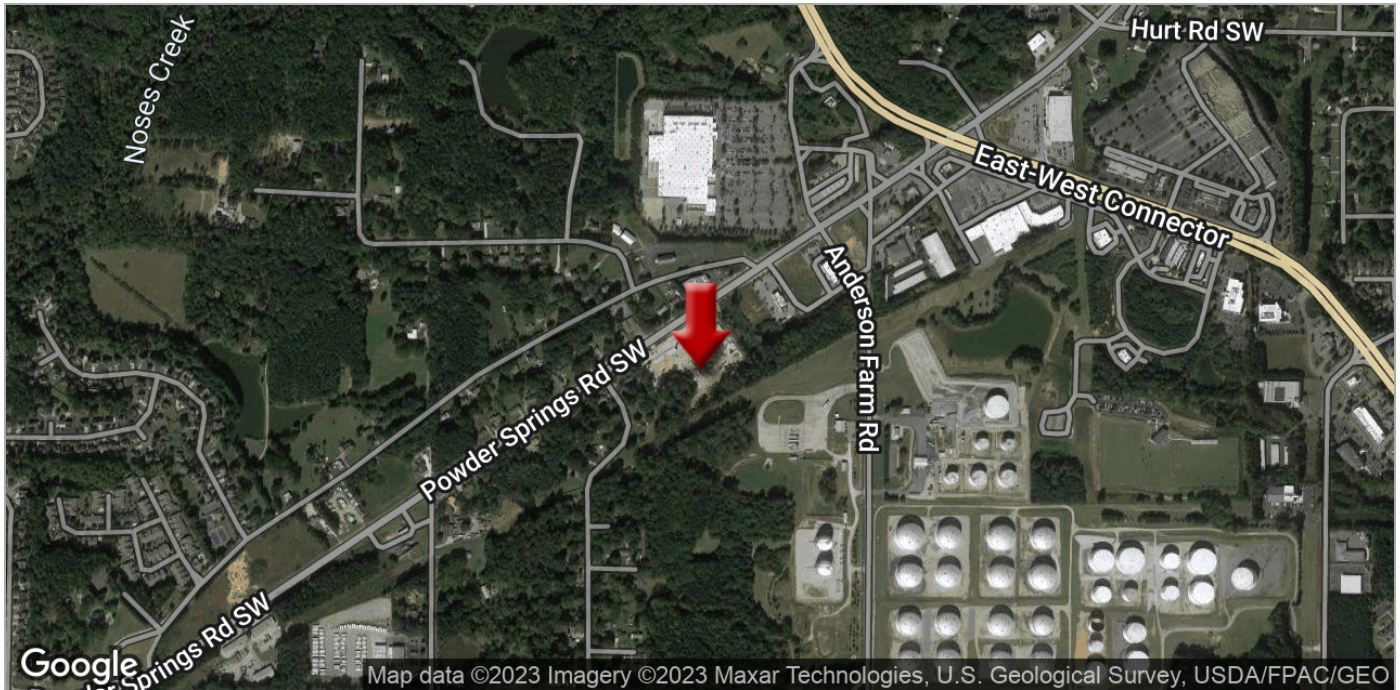
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# PRIME RETAIL BUILDING SITE

2817 Powder Springs Road, Marietta, GA 30064



## Consumer Spending Report

2817 AND 2851 POWDER SPRINGS 2817 Powder Springs Rd, Marietta, GA 30064			
Building Type: <b>Land</b> Total Available: <b>5.58 Acres</b>			
2019 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
<b>Total Specified Consumer Spending</b>	<b>\$32,440</b>	<b>\$479,851</b>	<b>\$1,292,838</b>
<b>Total Apparel</b>	<b>\$2,080</b>	<b>\$30,799</b>	<b>\$81,522</b>
Women's Apparel	799	12,253	32,272
Men's Apparel	423	6,281	16,978
Girl's Apparel	175	2,528	6,673
Boy's Apparel	120	1,699	4,492
Infant Apparel	99	1,402	3,661
Footwear	464	6,636	17,447
<b>Total Entertainment &amp; Hobbies</b>	<b>\$2,468</b>	<b>\$37,363</b>	<b>\$99,705</b>
Entertainment	459	5,931	16,153
Audio & Visual Equipment/Service	1,280	19,628	51,016
Reading Materials	77	1,332	3,746
Pets, Toys, & Hobbies	652	10,471	28,790
Personal Items	2,350	36,715	98,406
<b>Total Food and Alcohol</b>	<b>\$8,617</b>	<b>\$128,149</b>	<b>\$343,783</b>
Food At Home	5,036	72,334	192,325
Food Away From Home	3,149	48,882	131,985
Alcoholic Beverages	432	6,934	19,473
<b>Total Household</b>	<b>\$4,353</b>	<b>\$68,917</b>	<b>\$186,660</b>
House Maintenance & Repair	1,046	14,436	38,834
Household Equip & Furnishings	1,718	28,221	75,627
Household Operations	1,230	19,970	54,363
Housing Costs	359	6,290	17,836



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**Consumer Spending Report**

<b>2817 AND 2851 POWDER SPRINGS</b>			
<b>2817 Powder Springs Rd, Marietta, GA 30064</b>			
<b>2019 Annual Spending (000s)</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
<b>Total Transportation/Maint.</b>	<b>\$9,206</b>	<b>\$125,404</b>	<b>\$337,509</b>
Vehicle Purchases	4,327	55,151	150,499
Gasoline	3,226	44,645	117,397
Vehicle Expenses	144	2,907	8,227
Transportation	434	7,584	21,180
Automotive Repair & Maintenance	1,075	15,116	40,206
<b>Total Health Care</b>	<b>\$1,523</b>	<b>\$23,532</b>	<b>\$64,767</b>
Medical Services	792	12,261	34,173
Prescription Drugs	576	8,868	24,159
Medical Supplies	155	2,402	6,435
<b>Total Education/Day Care</b>	<b>\$1,843</b>	<b>\$28,972</b>	<b>\$80,486</b>
Education	1,329	20,014	54,876
Fees & Admissions	514	8,958	25,610



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## Daytime Employment Report

1 Mile Radius

### 2817 AND 2851 POWDER SPRINGS

2817 Powder Springs Rd, Marietta, GA 30064

Building Type: Land

Total Available: 5.58 Acres



Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
<b>Total Businesses</b>	<b>225</b>	<b>1,628</b>	<b>7</b>
Retail & Wholesale Trade	28	260	9
Hospitality & Food Service	13	248	19
Real Estate, Renting, Leasing	10	39	4
Finance & Insurance	18	82	5
Information	4	67	17
Scientific & Technology Services	15	87	6
Management of Companies	0	0	0
Health Care & Social Assistance	74	407	6
Educational Services	4	69	17
Public Administration & Sales	0	0	0
Arts, Entertainment, Recreation	1	25	25
Utilities & Waste Management	8	51	6
Construction	15	118	8
Manufacturing	4	37	9
Agriculture, Mining, Fishing	1	3	3
Other Services	30	135	5



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## Demographic Detail Report

2817 AND 2851 POWDER SPRINGS									
2817 Powder Springs Rd, Marietta, GA 30064									
Building Type: Land									
Total Available: 5.58 Acres									
Radius	1 Mile		3 Mile		5 Mile				
Population									
2024 Projection	4,226		57,254		151,262				
2019 Estimate	4,143		54,583		144,038				
2010 Census	4,429		49,461		129,794				
Growth 2019 - 2024	2.00%		4.89%		5.02%				
Growth 2010 - 2019	-6.46%		10.36%		10.97%				
2019 Population by Age	4,143		54,583		144,038				
Age 0 - 4	258	6.23%	3,386	6.20%	8,830	6.13%			
Age 5 - 9	274	6.61%	3,613	6.62%	9,546	6.63%			
Age 10 - 14	304	7.34%	3,941	7.22%	10,443	7.25%			
Age 15 - 19	321	7.75%	3,969	7.27%	10,403	7.22%			
Age 20 - 24	311	7.51%	3,738	6.85%	9,765	6.78%			
Age 25 - 29	316	7.63%	3,867	7.08%	10,239	7.11%			
Age 30 - 34	272	6.57%	3,523	6.45%	9,472	6.58%			
Age 35 - 39	264	6.37%	3,617	6.63%	9,784	6.79%			
Age 40 - 44	271	6.54%	3,718	6.81%	9,986	6.93%			
Age 45 - 49	307	7.41%	4,028	7.38%	10,809	7.50%			
Age 50 - 54	306	7.39%	3,861	7.07%	10,336	7.18%			
Age 55 - 59	282	6.81%	3,578	6.56%	9,575	6.65%			
Age 60 - 64	218	5.26%	2,914	5.34%	7,774	5.40%			
Age 65 - 69	162	3.91%	2,331	4.27%	6,152	4.27%			
Age 70 - 74	111	2.68%	1,726	3.16%	4,466	3.10%			
Age 75 - 79	67	1.62%	1,117	2.05%	2,795	1.94%			
Age 80 - 84	44	1.06%	762	1.40%	1,814	1.26%			
Age 85+	56	1.35%	896	1.64%	1,849	1.28%			
Age 65+	440	10.62%	6,832	12.52%	17,076	11.86%			
Median Age	35.30		36.70		36.70				
Average Age	36.10		37.00		36.80				



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<b>Radius</b>	<b>1 Mile</b>		<b>3 Mile</b>		<b>5 Mile</b>
<b>2019 Population By Race</b>	<b>4,143</b>		<b>54,583</b>		<b>144,038</b>
White	1,435	34.64%	22,505	41.23%	70,923 49.24%
Black	2,470	59.62%	29,135	53.38%	64,778 44.97%
Am. Indian & Alaskan	23	0.56%	252	0.46%	792 0.55%
Asian	79	1.91%	1,242	2.28%	3,699 2.57%
Hawaiian & Pacific Island	1	0.02%	26	0.05%	92 0.06%
Other	135	3.26%	1,425	2.61%	3,755 2.61%
<b>Population by Hispanic Origin</b>	<b>4,143</b>		<b>54,583</b>		<b>144,038</b>
Non-Hispanic Origin	3,430	82.79%	47,192	86.46%	121,324 84.23%
Hispanic Origin	713	17.21%	7,392	13.54%	22,715 15.77%
<b>2019 Median Age, Male</b>	<b>32.10</b>		<b>34.00</b>		<b>34.90</b>
<b>2019 Average Age, Male</b>	<b>34.10</b>		<b>35.20</b>		<b>35.60</b>
<b>2019 Median Age, Female</b>	<b>38.20</b>		<b>39.00</b>		<b>38.30</b>
<b>2019 Average Age, Female</b>	<b>37.80</b>		<b>38.60</b>		<b>38.00</b>
<b>2019 Population by Occupation Classification</b>	<b>3,243</b>		<b>42,852</b>		<b>113,140</b>
Civilian Employed	1,890	58.28%	27,256	63.60%	73,140 64.65%
Civilian Unemployed	128	3.95%	1,422	3.32%	3,567 3.15%
Civilian Non-Labor Force	1,225	37.77%	14,173	33.07%	36,403 32.18%
Armed Forces	0	0.00%	1	0.00%	30 0.03%
<b>Households by Marital Status</b>					
Married	619		8,875		24,639
Married No Children	303		4,753		13,107
Married w/Children	316		4,122		11,532
<b>2019 Population by Education</b>	<b>2,875</b>		<b>38,543</b>		<b>102,144</b>
Some High School, No Diploma	425	14.78%	4,593	11.92%	13,008 12.73%
High School Grad (Incl Equivalency)	470	16.35%	10,055	26.09%	26,559 26.00%
Some College, No Degree	952	33.11%	11,656	30.24%	28,149 27.56%
Associate Degree	199	6.92%	2,605	6.76%	7,092 6.94%
Bachelor Degree	633	22.02%	6,602	17.13%	18,490 18.10%
Advanced Degree	196	6.82%	3,032	7.87%	8,846 8.66%



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<b>2019 Population by Occupation</b>	<b>3,526</b>		<b>49,897</b>		<b>134,074</b>	
Real Estate & Finance	132	3.74%	2,035	4.08%	5,394	4.02%
Professional & Management	854	24.22%	12,822	25.70%	36,329	27.10%
Public Administration	73	2.07%	933	1.87%	2,758	2.06%
Education & Health	366	10.38%	5,448	10.92%	14,028	10.46%
Services	314	8.91%	4,338	8.69%	12,171	9.08%
Information	64	1.82%	916	1.84%	2,525	1.88%
Sales	505	14.32%	7,530	15.09%	18,441	13.75%
Transportation	0	0.00%	159	0.32%	878	0.65%
Retail	304	8.62%	3,875	7.77%	9,445	7.04%
Wholesale	36	1.02%	545	1.09%	1,738	1.30%
Manufacturing	188	5.33%	2,089	4.19%	5,907	4.41%
Production	306	8.68%	3,003	6.02%	8,312	6.20%
Construction	128	3.63%	2,871	5.75%	7,721	5.76%
Utilities	128	3.63%	1,896	3.80%	4,428	3.30%
Agriculture & Mining	0	0.00%	7	0.01%	51	0.04%
Farming, Fishing, Forestry	0	0.00%	0	0.00%	29	0.02%
Other Services	128	3.63%	1,430	2.87%	3,919	2.92%
<b>2019 Worker Travel Time to Job</b>	<b>1,849</b>		<b>25,924</b>		<b>69,182</b>	
<30 Minutes	695	37.59%	10,571	40.78%	29,789	43.06%
30-60 Minutes	947	51.22%	12,063	46.53%	31,021	44.84%
60+ Minutes	207	11.20%	3,290	12.69%	8,372	12.10%
<b>2010 Households by HH Size</b>	<b>1,465</b>		<b>17,710</b>		<b>44,681</b>	
1-Person Households	312	21.30%	4,351	24.57%	9,815	21.97%
2-Person Households	406	27.71%	5,233	29.55%	13,509	30.23%
3-Person Households	268	18.29%	3,101	17.51%	7,956	17.81%
4-Person Households	231	15.77%	2,548	14.39%	6,834	15.30%
5-Person Households	147	10.03%	1,432	8.09%	3,619	8.10%
6-Person Households	55	3.75%	558	3.15%	1,585	3.55%
7 or more Person Households	46	3.14%	487	2.75%	1,363	3.05%
<b>2019 Average Household Size</b>	<b>2.90</b>		<b>2.70</b>		<b>2.80</b>	
<b>Households</b>						
2024 Projection	1,377		20,434		51,939	
2019 Estimate	1,353		19,488		49,470	
2010 Census	1,465		17,709		44,681	
Growth 2019 - 2024	1.77%		4.85%		4.99%	
Growth 2010 - 2019	-7.65%		10.05%		10.72%	



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# PRIME RETAIL BUILDING SITE

2817 Powder Springs Road, Marietta, GA 30064



## Demographic Detail Report

<b>2817 AND 2851 POWDER SPRINGS</b>					
<b>2817 Powder Springs Rd, Marietta, GA 30064</b>					
<b>Radius</b>	<b>1 Mile</b>		<b>3 Mile</b>		<b>5 Mile</b>
<b>2019 Households by HH Income</b>	<b>1,354</b>		<b>19,487</b>		<b>49,470</b>
<\$25,000	357	26.37%	3,569	18.31%	8,272 16.72%
\$25,000 - \$50,000	285	21.05%	4,899	25.14%	11,118 22.47%
\$50,000 - \$75,000	276	20.38%	3,504	17.98%	9,226 18.65%
\$75,000 - \$100,000	228	16.84%	2,434	12.49%	6,826 13.80%
\$100,000 - \$125,000	122	9.01%	2,264	11.62%	5,783 11.69%
\$125,000 - \$150,000	33	2.44%	1,189	6.10%	2,878 5.82%
\$150,000 - \$200,000	14	1.03%	967	4.96%	3,164 6.40%
\$200,000+	39	2.88%	661	3.39%	2,203 4.45%
<b>2019 Avg Household Income</b>	<b>\$63,287</b>		<b>\$74,804</b>		<b>\$80,670</b>
<b>2019 Med Household Income</b>	<b>\$52,734</b>		<b>\$58,944</b>		<b>\$64,398</b>
<b>2019 Occupied Housing</b>	<b>1,353</b>		<b>19,488</b>		<b>49,471</b>
Owner Occupied	1,026	75.83%	13,807	70.85%	36,605 73.99%
Renter Occupied	327	24.17%	5,681	29.15%	12,866 26.01%
<b>2010 Housing Units</b>	<b>1,468</b>		<b>20,282</b>		<b>51,135</b>
1 Unit	1,350	91.96%	17,084	84.23%	44,537 87.10%
2 - 4 Units	8	0.54%	799	3.94%	2,046 4.00%
5 - 19 Units	65	4.43%	1,335	6.58%	3,082 6.03%
20+ Units	45	3.07%	1,064	5.25%	1,470 2.87%
<b>2019 Housing Value</b>	<b>1,027</b>		<b>13,807</b>		<b>36,605</b>
<\$100,000	238	23.17%	2,672	19.35%	5,704 15.58%
\$100,000 - \$200,000	643	62.61%	7,464	54.06%	17,993 49.15%
\$200,000 - \$300,000	115	11.20%	2,364	17.12%	7,339 20.05%
\$300,000 - \$400,000	17	1.66%	894	6.47%	3,331 9.10%
\$400,000 - \$500,000	0	0.00%	210	1.52%	1,047 2.86%
\$500,000 - \$1,000,000	14	1.36%	150	1.09%	1,020 2.79%
\$1,000,000+	0	0.00%	53	0.38%	171 0.47%
<b>2019 Median Home Value</b>	<b>\$142,846</b>		<b>\$156,692</b>		<b>\$170,018</b>
<b>2019 Housing Units by Yr Built</b>	<b>1,467</b>		<b>20,463</b>		<b>52,017</b>
Built 2010+	11	0.75%	1,809	8.84%	4,391 8.44%
Built 2000 - 2010	65	4.43%	3,555	17.37%	9,177 17.64%
Built 1990 - 1999	612	41.72%	5,610	27.42%	11,944 22.96%
Built 1980 - 1989	534	36.40%	4,226	20.65%	10,338 19.87%
Built 1970 - 1979	163	11.11%	2,515	12.29%	6,757 12.99%
Built 1960 - 1969	51	3.48%	1,670	8.16%	5,741 11.04%
Built 1950 - 1959	10	0.68%	553	2.70%	2,266 4.36%
Built <1949	21	1.43%	525	2.57%	1,403 2.70%
<b>2019 Median Year Built</b>	<b>1988</b>		<b>1990</b>		<b>1989</b>



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# PRIME RETAIL BUILDING SITE

2817 Powder Springs Road, Marietta, GA 30064



## Demographic Trend Report

1 Mile Radius

2817 AND 2851 POWDER SPRINGS				
2817 Powder Springs Rd, Marietta, GA 30064				
Building Type: Land				
Total Available: 5.58 Acres				
				
Description	2010	2019	2024	
Population	4,429	4,143	4,226	
Age 0 - 4	314 7.09%	258 6.23%	282 6.67%	
Age 5 - 9	337 7.61%	274 6.61%	269 6.37%	
Age 10 - 14	366 8.26%	304 7.34%	277 6.55%	
Age 15 - 19	400 9.03%	321 7.75%	294 6.96%	
Age 20 - 24	271 6.12%	311 7.51%	305 7.22%	
Age 25 - 29	257 5.80%	316 7.63%	307 7.26%	
Age 30 - 34	275 6.21%	272 6.57%	294 6.96%	
Age 35 - 39	331 7.47%	264 6.37%	275 6.51%	
Age 40 - 44	355 8.02%	271 6.54%	265 6.27%	
Age 45 - 49	395 8.92%	307 7.41%	274 6.48%	
Age 50 - 54	331 7.47%	306 7.39%	286 6.77%	
Age 55 - 59	241 5.44%	282 6.81%	283 6.70%	
Age 60 - 64	164 3.70%	218 5.26%	251 5.94%	
Age 65 - 69	118 2.66%	162 3.91%	201 4.76%	
Age 70 - 74	82 1.85%	111 2.68%	146 3.45%	
Age 75 - 79	67 1.51%	67 1.62%	96 2.27%	
Age 80 - 84	51 1.15%	44 1.06%	58 1.37%	
Age 85+	73 1.65%	56 1.35%	62 1.47%	
Age 15+	3,411 77.02%	3,308 79.85%	3,397 80.38%	
Age 20+	3,011 67.98%	2,987 72.10%	3,103 73.43%	
Age 65+	391 8.83%	440 10.62%	563 13.32%	
Median Age	35	35	37	
Average Age	34.40	36.10	37.30	
Population By Race	4,429	4,143	4,226	
White	1,663 37.55%	1,435 34.64%	1,414 33.46%	
Black	2,540 57.35%	2,470 59.62%	2,559 60.55%	
Am. Indian & Alaskan	24 0.54%	23 0.56%	25 0.59%	
Asian	75 1.69%	79 1.91%	83 1.96%	
Hawaiian & Pacific Islander	1 0.02%	1 0.02%	1 0.02%	
Other	123 2.78%	135 3.26%	144 3.41%	



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## Demographic Trend Report

1 Mile Radius

<b>2817 AND 2851 POWDER SPRINGS</b>				
<b>2817 Powder Springs Rd, Marietta, GA 30064</b>				
<b>Description</b>	<b>2010</b>	<b>2019</b>	<b>2024</b>	
<b>Population by Race (Hispanic)</b>	<b>705</b>	<b>713</b>	<b>758</b>	
White	567 80.43%	566 79.38%	600	79.16%
Black	91 12.91%	97 13.60%	102	13.46%
Am. Indian & Alaskan	19 2.70%	19 2.66%	21	2.77%
Asian	3 0.43%	3 0.42%	3	0.40%
Hawaiian & Pacific Islander	1 0.14%	1 0.14%	1	0.13%
Other	24 3.40%	27 3.79%	31	4.09%
<b>Household by Household Income</b>	<b>1,464</b>	<b>1,354</b>	<b>1,374</b>	
<\$25,000	388 26.50%	357 26.37%	356	25.91%
\$25,000 - \$50,000	433 29.58%	285 21.05%	274	19.94%
\$50,000 - \$75,000	245 16.73%	276 20.38%	288	20.96%
\$75,000 - \$100,000	112 7.65%	228 16.84%	248	18.05%
\$100,000 - \$125,000	169 11.54%	122 9.01%	119	8.66%
\$125,000 - \$150,000	68 4.64%	33 2.44%	34	2.47%
\$150,000 - \$200,000	40 2.73%	14 1.03%	13	0.95%
\$200,000+	9 0.61%	39 2.88%	42	3.06%
<b>Average Household Income</b>	<b>\$58,055</b>	<b>\$63,287</b>	<b>\$64,240</b>	
<b>Median Household Income</b>	<b>\$45,110</b>	<b>\$52,734</b>	<b>\$54,318</b>	



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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 counsel 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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