

LAND FOR SALE

1380 Richard Sailors Parkway, Powder Springs, GA 30127



SALE PRICE: \$979,000

PRICE PER ACRE: \$233,095

LOT SIZE: 4.2 Acres

APN #: 19-0872-0-029-0 And 19-0871-006-60

ZONING: Commercial Retail Center And Quick Serve Resturant

MARKET: Metro Atlanta

SUB MARKET: West Cobb County

CROSS STREETS: Powder Springs Road And Richard Sailors Parkway

PROPERTY OVERVIEW

Prime location for retail site and quick service restaurant. Located in the newest treatise development that includes Home Depot and Publix and right above the downtown Powder Springs historic district. With 30,000 traffic count and multiple street accesses already in place this property is ideal for a variety of retail uses.

PROPERTY FEATURES

- Retail site with great visibility and traffic count
- Two street access points already in place
- Adjacent to high volume gas and convenience retailer and signalized intersection
- All utilities available
- Great access to downtown Powder Springs area

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3375 Dallas Highway, Suite 100
Marietta, GA 30064

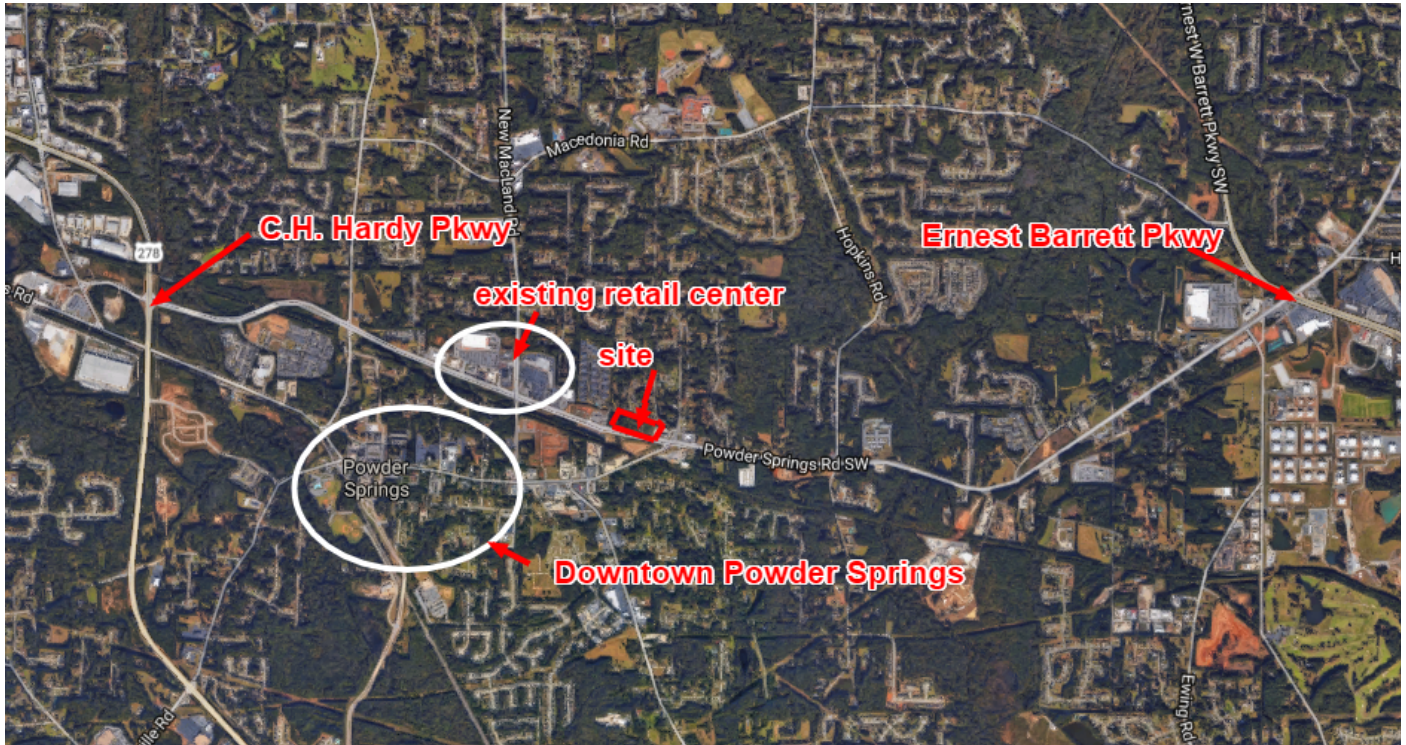
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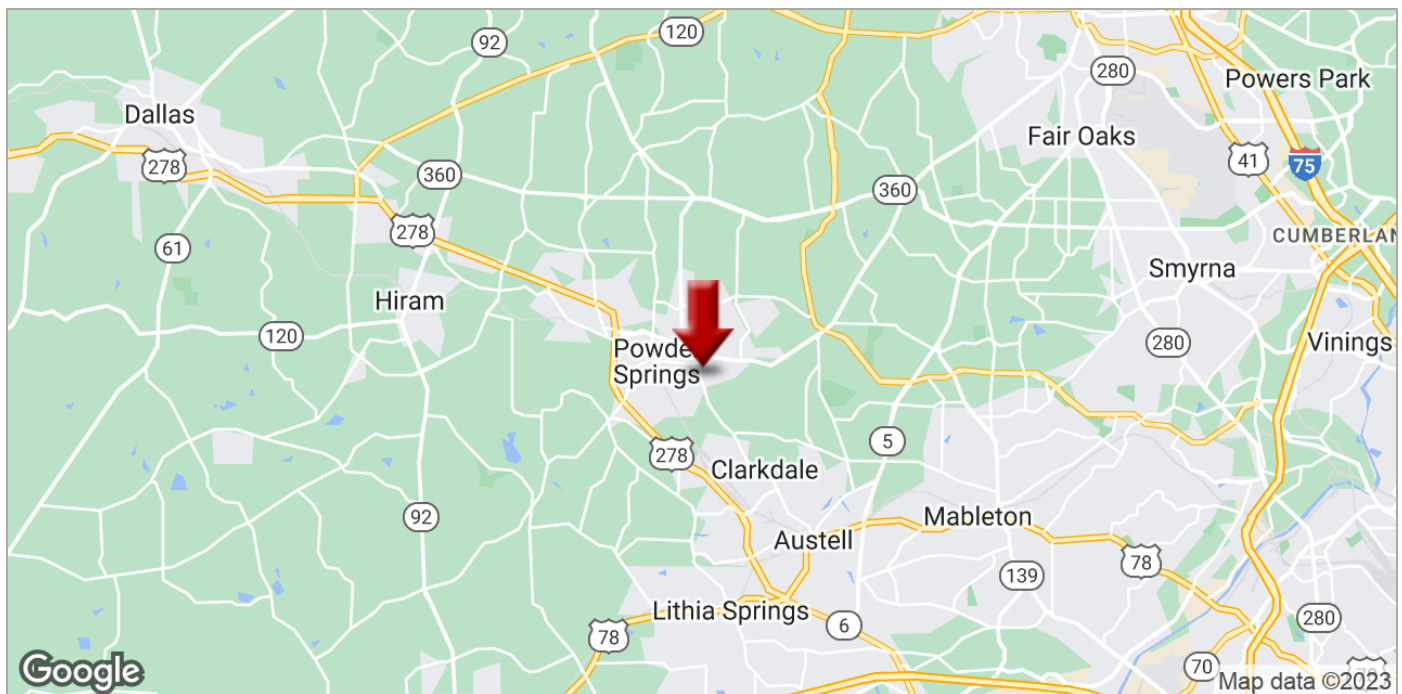
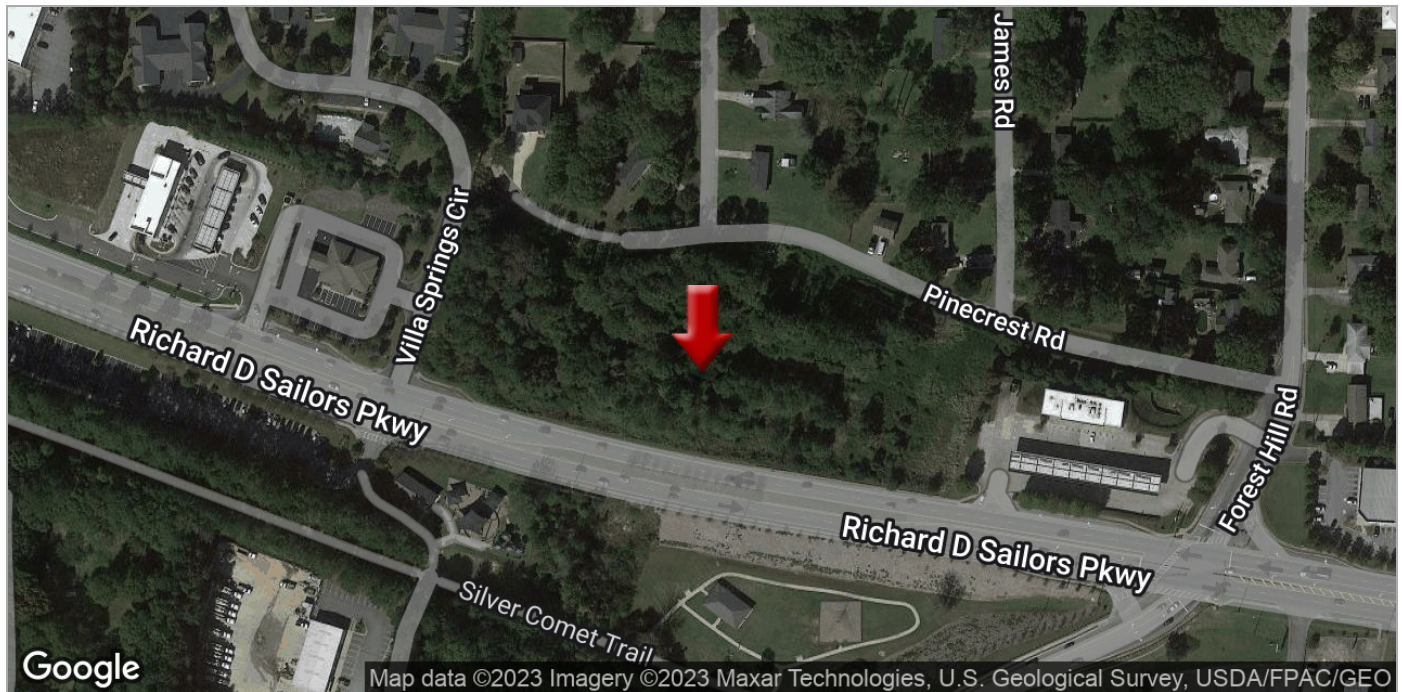
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Consumer Spending Report

Richard Sailors Pkwy Multi Use Site 1380 Richard D. Sailors Pky, Powder Springs, GA 30127			
Building Type: Land Total Available: 4.2 Acres			
2019 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$28,315	\$391,449	\$1,074,814
Total Apparel	\$1,755	\$24,517	\$67,214
Women's Apparel	690	9,831	26,854
Men's Apparel	362	5,092	13,968
Girl's Apparel	139	1,955	5,443
Boy's Apparel	94	1,322	3,654
Infant Apparel	80	1,077	2,965
Footwear	390	5,240	14,331
Total Entertainment & Hobbies	\$2,211	\$30,211	\$83,427
Entertainment	309	4,979	13,820
Audio & Visual Equipment/Service	1,164	15,458	42,376
Reading Materials	82	1,117	3,134
Pets, Toys, & Hobbies	656	8,659	24,097
Personal Items	2,263	29,723	82,014
Total Food and Alcohol	\$7,670	\$102,303	\$282,845
Food At Home	4,480	57,621	158,051
Food Away From Home	2,784	39,167	108,920
Alcoholic Beverages	405	5,515	15,874
Total Household	\$4,018	\$56,710	\$154,625
House Maintenance & Repair	998	12,565	32,324
Household Equip & Furnishings	1,558	22,869	63,095
Household Operations	1,137	16,088	44,563
Housing Costs	325	5,189	14,643



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**Consumer Spending Report**

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1380 Richard D. Sailors Pky, Powder Springs, GA 30127			
2019 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
Total Transportation/Maint.	\$7,229	\$104,674	\$284,587
Vehicle Purchases	3,123	47,921	129,359
Gasoline	2,705	36,065	97,712
Vehicle Expenses	139	2,348	6,648
Transportation	368	6,087	17,321
Automotive Repair & Maintenance	894	12,253	33,546
Total Health Care	\$1,594	\$19,381	\$53,660
Medical Services	804	10,148	28,263
Prescription Drugs	639	7,299	20,090
Medical Supplies	151	1,934	5,306
Total Education/Day Care	\$1,576	\$23,930	\$66,441
Education	1,103	16,552	45,400
Fees & Admissions	473	7,378	21,041



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1380 Richard Sailors Parkway, Powder Springs, GA 30127



Daytime Employment Report

1 Mile Radius

Richard Sailors Pkwy Multi Use Site 1380 Richard D. Sailors Pky, Powder Springs, GA 30127			
Building Type: Land			
Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	260	2,141	8
Retail & Wholesale Trade	30	418	14
Hospitality & Food Service	24	408	17
Real Estate, Renting, Leasing	7	29	4
Finance & Insurance	29	117	4
Information	3	16	5
Scientific & Technology Services	20	66	3
Management of Companies	0	0	0
Health Care & Social Assistance	47	441	9
Educational Services	6	229	38
Public Administration & Sales	7	87	12
Arts, Entertainment, Recreation	3	13	4
Utilities & Waste Management	10	32	3
Construction	17	96	6
Manufacturing	5	16	3
Agriculture, Mining, Fishing	0	0	0
Other Services	52	173	3



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Demographic Detail Report

Richard Sailors Pkwy Multi Use Site												
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Building Type: Land												
Total Available: 4.2 Acres												
Radius	1 Mile				3 Mile				5 Mile			
Population												
2024 Projection	3,434				45,039				122,414			
2019 Estimate	3,428				43,010				116,244			
2010 Census	4,025				39,397				104,930			
Growth 2019 - 2024	0.18%				4.72%				5.31%			
Growth 2010 - 2019	-14.83%				9.17%				10.78%			
2019 Population by Age	3,428				43,010				116,244			
Age 0 - 4	192	5.60%			2,571	5.98%			7,047	6.06%		
Age 5 - 9	199	5.81%			2,721	6.33%			7,600	6.54%		
Age 10 - 14	223	6.51%			3,078	7.16%			8,502	7.31%		
Age 15 - 19	240	7.00%			3,265	7.59%			8,632	7.43%		
Age 20 - 24	242	7.06%			3,149	7.32%			8,017	6.90%		
Age 25 - 29	248	7.23%			3,121	7.26%			8,137	7.00%		
Age 30 - 34	202	5.89%			2,631	6.12%			7,241	6.23%		
Age 35 - 39	192	5.60%			2,651	6.16%			7,474	6.43%		
Age 40 - 44	204	5.95%			2,855	6.64%			7,836	6.74%		
Age 45 - 49	238	6.94%			3,278	7.62%			8,809	7.58%		
Age 50 - 54	248	7.23%			3,246	7.55%			8,608	7.41%		
Age 55 - 59	242	7.06%			3,014	7.01%			7,978	6.86%		
Age 60 - 64	206	6.01%			2,391	5.56%			6,415	5.52%		
Age 65 - 69	174	5.08%			1,854	4.31%			5,030	4.33%		
Age 70 - 74	139	4.05%			1,331	3.09%			3,658	3.15%		
Age 75 - 79	99	2.89%			823	1.91%			2,294	1.97%		
Age 80 - 84	69	2.01%			526	1.22%			1,469	1.26%		
Age 85+	72	2.10%			506	1.18%			1,498	1.29%		
Age 65+	553	16.13%			5,040	11.72%			13,949	12.00%		
Median Age	39.40				36.80				37.00			
Average Age	39.30				36.90				37.00			



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Demographic Detail Report

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Radius	1 Mile		3 Mile		5 Mile
2019 Population By Race	3,428		43,010		116,244
White	1,818	53.03%	17,812	41.41%	56,063 48.23%
Black	1,478	43.12%	23,093	53.69%	54,101 46.54%
Am. Indian & Alaskan	10	0.29%	156	0.36%	493 0.42%
Asian	33	0.96%	784	1.82%	2,585 2.22%
Hawaiian & Pacific Island	0	0.00%	12	0.03%	68 0.06%
Other	88	2.57%	1,153	2.68%	2,934 2.52%
Population by Hispanic Origin	3,428		43,010		116,244
Non-Hispanic Origin	3,009	87.78%	38,418	89.32%	101,844 87.61%
Hispanic Origin	419	12.22%	4,592	10.68%	14,400 12.39%
2019 Median Age, Male	35.80		34.10		34.70
2019 Average Age, Male	37.30		35.40		35.60
2019 Median Age, Female	42.10		39.10		38.80
2019 Average Age, Female	41.00		38.30		38.20
2019 Population by Occupation Classification	2,768		33,990		91,374
Civilian Employed	1,599	57.77%	21,800	64.14%	59,548 65.17%
Civilian Unemployed	93	3.36%	1,154	3.40%	2,859 3.13%
Civilian Non-Labor Force	1,076	38.87%	11,036	32.47%	28,957 31.69%
Armed Forces	0	0.00%	0	0.00%	10 0.01%
Households by Marital Status					
Married	590		7,665		20,720
Married No Children	360		4,024		10,918
Married w/Children	230		3,641		9,802
2019 Population by Education	2,428		30,084		82,184
Some High School, No Diploma	461	18.99%	3,181	10.57%	9,523 11.59%
High School Grad (Incl Equivalency)	639	26.32%	7,692	25.57%	21,615 26.30%
Some College, No Degree	732	30.15%	9,623	31.99%	23,959 29.15%
Associate Degree	97	4.00%	1,858	6.18%	5,737 6.98%
Bachelor Degree	335	13.80%	5,230	17.38%	14,152 17.22%
Advanced Degree	164	6.75%	2,500	8.31%	7,198 8.76%



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Radius	1 Mile		3 Mile		5 Mile	
2019 Population by Occupation	2,921		40,346		109,168	
Real Estate & Finance	135	4.62%	1,631	4.04%	4,127	3.78%
Professional & Management	762	26.09%	10,761	26.67%	29,395	26.93%
Public Administration	90	3.08%	865	2.14%	2,353	2.16%
Education & Health	233	7.98%	5,122	12.70%	11,877	10.88%
Services	208	7.12%	3,666	9.09%	9,479	8.68%
Information	61	2.09%	728	1.80%	2,202	2.02%
Sales	413	14.14%	5,791	14.35%	15,769	14.44%
Transportation	3	0.10%	142	0.35%	489	0.45%
Retail	275	9.41%	2,511	6.22%	7,591	6.95%
Wholesale	37	1.27%	570	1.41%	1,645	1.51%
Manufacturing	111	3.80%	1,600	3.97%	4,749	4.35%
Production	203	6.95%	2,420	6.00%	6,672	6.11%
Construction	184	6.30%	2,014	4.99%	5,957	5.46%
Utilities	111	3.80%	1,460	3.62%	4,020	3.68%
Agriculture & Mining	0	0.00%	7	0.02%	71	0.07%
Farming, Fishing, Forestry	0	0.00%	0	0.00%	16	0.01%
Other Services	95	3.25%	1,058	2.62%	2,756	2.52%
2019 Worker Travel Time to Job	1,523		20,789		56,606	
<30 Minutes	575	37.75%	7,637	36.74%	23,504	41.52%
30-60 Minutes	804	52.79%	10,373	49.90%	26,158	46.21%
60+ Minutes	144	9.46%	2,779	13.37%	6,944	12.27%
2010 Households by HH Size	1,440		13,465		36,626	
1-Person Households	321	22.29%	2,589	19.23%	7,710	21.05%
2-Person Households	472	32.78%	4,047	30.06%	11,021	30.09%
3-Person Households	240	16.67%	2,525	18.75%	6,657	18.18%
4-Person Households	212	14.72%	2,221	16.49%	5,906	16.13%
5-Person Households	106	7.36%	1,208	8.97%	3,097	8.46%
6-Person Households	50	3.47%	496	3.68%	1,259	3.44%
7 or more Person Households	39	2.71%	379	2.81%	976	2.66%
2019 Average Household Size	2.80		2.90		2.80	
Households						
2024 Projection	1,219		15,331		42,715	
2019 Estimate	1,218		14,648		40,554	
2010 Census	1,439		13,466		36,626	
Growth 2019 - 2024	0.08%		4.66%		5.33%	
Growth 2010 - 2019	-15.36%		8.78%		10.72%	



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Demographic Detail Report

Richard Sailors Pkwy Multi Use Site					
1380 Richard D. Sailors Pky, Powder Springs, GA 30127					
Radius	1 Mile	3 Mile	5 Mile		
2019 Households by HH Income	1,218	14,648	40,554		
<\$25,000	265 21.76%	2,230 15.22%	6,571 16.20%		
\$25,000 - \$50,000	311 25.53%	3,157 21.55%	8,913 21.98%		
\$50,000 - \$75,000	284 23.32%	2,846 19.43%	7,454 18.38%		
\$75,000 - \$100,000	142 11.66%	2,246 15.33%	5,933 14.63%		
\$100,000 - \$125,000	139 11.41%	1,840 12.56%	4,701 11.59%		
\$125,000 - \$150,000	31 2.55%	915 6.25%	2,548 6.28%		
\$150,000 - \$200,000	35 2.87%	931 6.36%	2,611 6.44%		
\$200,000+	11 0.90%	483 3.30%	1,823 4.50%		
2019 Avg Household Income	\$61,608	\$80,007	\$81,810		
2019 Med Household Income	\$52,260	\$66,619	\$66,246		
2019 Occupied Housing	1,218	14,648	40,554		
Owner Occupied	975 80.05%	12,004 81.95%	30,584 75.42%		
Renter Occupied	243 19.95%	2,644 18.05%	9,970 24.58%		
2010 Housing Units	1,343	15,389	41,746		
1 Unit	1,307 97.32%	14,709 95.58%	37,003 88.64%		
2 - 4 Units	36 2.68%	232 1.51%	1,346 3.22%		
5 - 19 Units	0 0.00%	285 1.85%	2,049 4.91%		
20+ Units	0 0.00%	163 1.06%	1,348 3.23%		
2019 Housing Value	974	12,005	30,586		
<\$100,000	265 27.21%	1,915 15.95%	4,995 16.33%		
\$100,000 - \$200,000	610 62.63%	6,624 55.18%	15,367 50.24%		
\$200,000 - \$300,000	45 4.62%	2,074 17.28%	6,147 20.10%		
\$300,000 - \$400,000	0 0.00%	889 7.41%	2,589 8.46%		
\$400,000 - \$500,000	0 0.00%	283 2.36%	817 2.67%		
\$500,000 - \$1,000,000	54 5.54%	168 1.40%	511 1.67%		
\$1,000,000+	0 0.00%	52 0.43%	160 0.52%		
2019 Median Home Value	\$136,393	\$161,707	\$167,013		
2019 Housing Units by Yr Built	1,347	15,495	42,518		
Built 2010+	0 0.00%	1,316 8.49%	3,694 8.69%		
Built 2000 - 2010	91 6.76%	2,985 19.26%	8,933 21.01%		
Built 1990 - 1999	286 21.23%	4,397 28.38%	11,165 26.26%		
Built 1980 - 1989	403 29.92%	3,338 21.54%	8,048 18.93%		
Built 1970 - 1979	289 21.46%	1,664 10.74%	4,885 11.49%		
Built 1960 - 1969	255 18.93%	991 6.40%	3,259 7.66%		
Built 1950 - 1959	20 1.48%	354 2.28%	1,350 3.18%		
Built <1949	3 0.22%	450 2.90%	1,184 2.78%		
2019 Median Year Built	1982	1991	1991		



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Demographic Trend Report

1 Mile Radius

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1380 Richard D. Sailors Pky, Powder Springs, GA 30127							
Building Type: Land							
Total Available: 4.2 Acres							
Description		2010		2019		2024	
Population		4,025		3,428		3,434	
Age 0 - 4		240	5.96%	192	5.60%	212	6.17%
Age 5 - 9		264	6.56%	199	5.81%	200	5.82%
Age 10 - 14		298	7.40%	223	6.51%	203	5.91%
Age 15 - 19		333	8.27%	240	7.00%	218	6.35%
Age 20 - 24		238	5.91%	242	7.06%	230	6.70%
Age 25 - 29		193	4.80%	248	7.23%	238	6.93%
Age 30 - 34		191	4.75%	202	5.89%	227	6.61%
Age 35 - 39		289	7.18%	192	5.60%	208	6.06%
Age 40 - 44		290	7.20%	204	5.95%	196	5.71%
Age 45 - 49		328	8.15%	238	6.94%	207	6.03%
Age 50 - 54		323	8.02%	248	7.23%	223	6.49%
Age 55 - 59		235	5.84%	242	7.06%	229	6.67%
Age 60 - 64		221	5.49%	206	6.01%	216	6.29%
Age 65 - 69		164	4.07%	174	5.08%	189	5.50%
Age 70 - 74		156	3.88%	139	4.05%	156	4.54%
Age 75 - 79		116	2.88%	99	2.89%	117	3.41%
Age 80 - 84		74	1.84%	69	2.01%	79	2.30%
Age 85+		71	1.76%	72	2.10%	88	2.56%
Age 15+		3,222	80.05%	2,815	82.12%	2,821	82.15%
Age 20+		2,889	71.78%	2,575	75.12%	2,603	75.80%
Age 65+		581	14.43%	553	16.13%	629	18.32%
Median Age		39		39		40	
Average Age		38.30		39.30		40.10	
Population By Race		4,025		3,428		3,434	
White		2,301	57.17%	1,818	53.03%	1,756	51.14%
Black		1,589	39.48%	1,478	43.12%	1,537	44.76%
Am. Indian & Alaskan		12	0.30%	10	0.29%	10	0.29%
Asian		32	0.80%	33	0.96%	37	1.08%
Hawaiian & Pacific Islander		0	0.00%	0	0.00%	0	0.00%
Other		87	2.16%	88	2.57%	93	2.71%



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1380 Richard Sailors Parkway, Powder Springs, GA 30127



Demographic Trend Report

1 Mile Radius

Richard Sailors Pkwy Multi Use Site 1380 Richard D. Sailors Pky, Powder Springs, GA 30127			
Description	2010	2019	2024
Population by Race (Hispanic)	474	419	439
White	391 82.49%	340 81.15%	357 81.32%
Black	60 12.66%	58 13.84%	59 13.44%
Am. Indian & Alaskan	7 1.48%	6 1.43%	6 1.37%
Asian	4 0.84%	4 0.95%	6 1.37%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other	12 2.53%	11 2.63%	11 2.51%
Household by Household Income	1,439	1,218	1,218
<\$25,000	286 19.87%	265 21.76%	265 21.76%
\$25,000 - \$50,000	349 24.25%	311 25.53%	318 26.11%
\$50,000 - \$75,000	322 22.38%	284 23.32%	282 23.15%
\$75,000 - \$100,000	238 16.54%	142 11.66%	130 10.67%
\$100,000 - \$125,000	80 5.56%	139 11.41%	150 12.32%
\$125,000 - \$150,000	119 8.27%	31 2.55%	26 2.13%
\$150,000 - \$200,000	41 2.85%	35 2.87%	35 2.87%
\$200,000+	4 0.28%	11 0.90%	12 0.99%
Average Household Income	\$63,927	\$61,608	\$61,553
Median Household Income	\$55,029	\$52,260	\$51,781



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Jim DeVille

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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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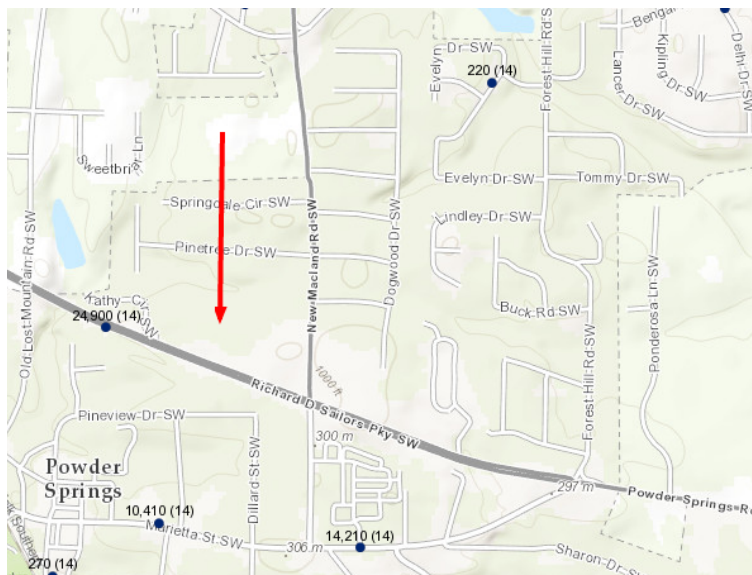
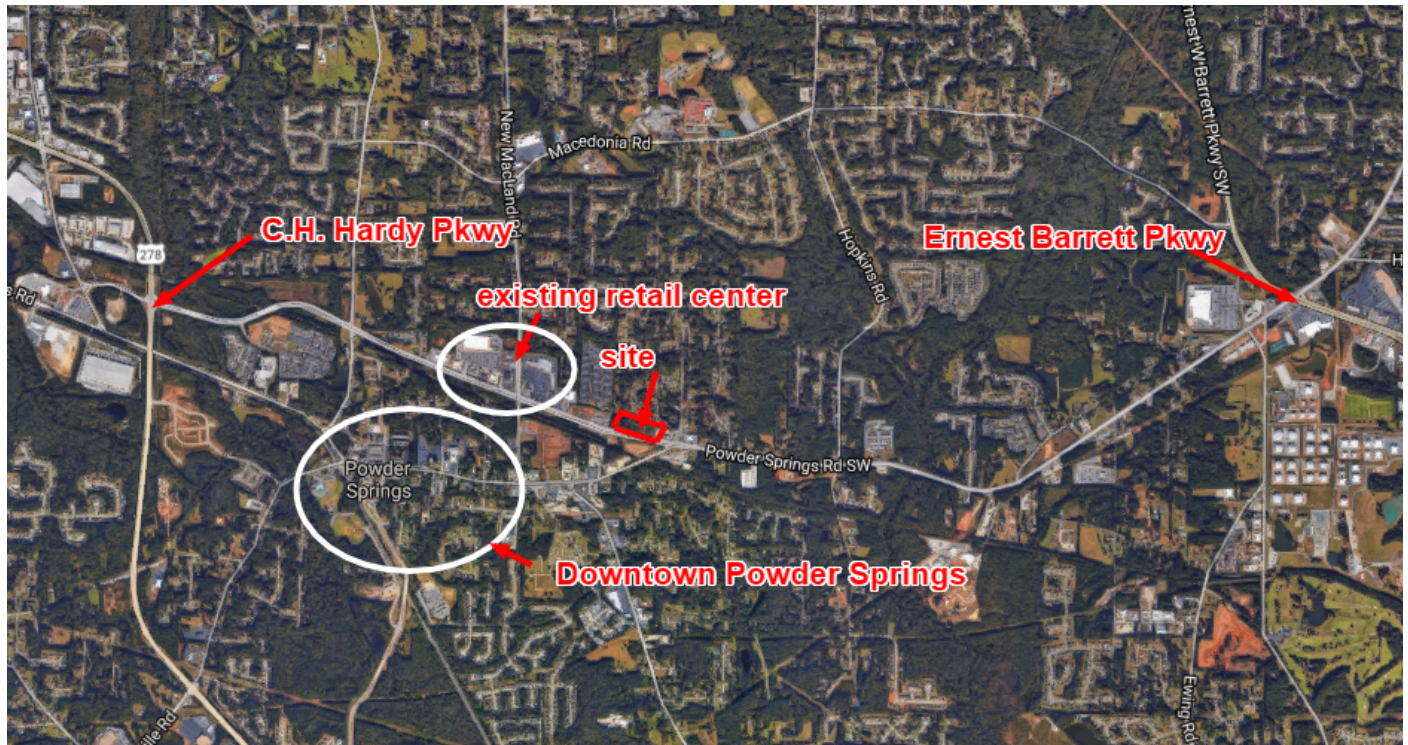
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LAND FOR SALE



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