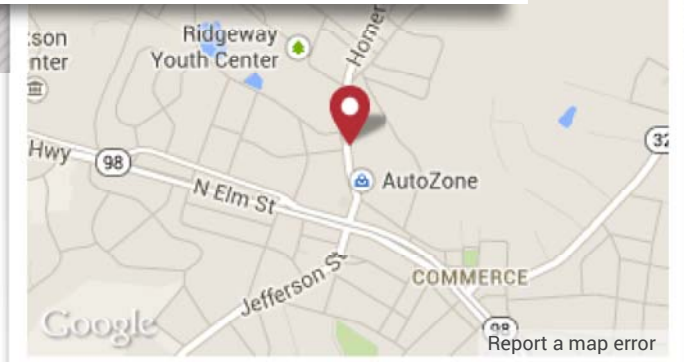


# BIG BOX OPPORTUNITY - COMMERCE

200 Homer Road | Commerce, Georgia 30529

FOR LEASE



## AVAILABLE

42,000 SF

## RATE

Call for Rates

## DEMOGRAPHICS

	3 Mile	5 Mile	10 Mile
Population	8,746	13,518	39,383
Average HH Income	\$49,086	\$50,234	\$54,101
Households	3,252	4,991	14,197

Year: 2012 | Source: Synergos Technologies, Inc.

## TRAFFIC COUNTS

Homer Road	8,360 CPD
South on Homer Road/441	11,950 CPD
North on Homer Road/441	21,080 CPD

Year: 2012 | Source: GDOT

## CONTACT

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**SRS Real Estate Partners**  
3400 Peachtree Road NE, Suite 1100 | Atlanta, GA 30326  
404.231.2232 | [SRSRE.COM](http://SRSRE.COM)

## DESCRIPTION

- Excellent big box opportunity on Homer Road in Commerce, easily accessible from Elm Street & Highway 441
- Ideal center surrounded by dense retail and residential development.
- Intersection of I-85 and 441 draws over 2.3 M people per year as shopping destination.
- Surrounded by hundreds of national outlets, discount, local stores and restaurants.
- Area retailers include CVS Pharmacy, Walgreens, Auto Zone and Farmers Home Furniture.
- Property Available immediately.

**SITE:  
42,000 SF  
Available**



# Demographic Summary Report

Demographic Data 2012 by Synergos Technologies  
Calculated using TAS Retrieval



Nov 13, 2013

Latitude: 34.208713 Longitude: -83.462343

200 Homer Road, Commerce, GA 30529		3 Mile Radius	5 Mile Radius	10 Mile Radius
Population	Current Estimated Population	8,746	13,518	39,383
	2017 Projected Population	10,193	15,583	45,160
	2010 Census Population	8,773	13,599	39,550
	2000 Census Population	7,103	10,909	31,178
	Historical Annual Growth 2000 to 2010	2.13 %	2.23 %	2.41 %
	Estimated Annual Growth 2010 to 2012	-0.12 %	-0.24 %	-0.17 %
	Projected Annual Growth 2012 to 2017	3.11 %	2.88 %	2.78 %
	Median Age	37.54	37.93	37.89
Households	Current Estimated Households	3,252	4,991	14,197
	2017 Estimated Households	3,807	5,777	16,319
	2010 Census Households	3,262	5,020	14,253
	2000 Census Households	2,782	4,171	11,539
	Historical Annual Growth 2000 to 2010	1.61 %	1.87 %	2.13 %
	Estimated Annual Growth 2010 to 2012	-0.12 %	-0.23 %	-0.16 %
	Projected Annual Growth 2012 to 2017	3.20 %	2.97 %	2.83 %
	Population per Household	2.61	2.65	2.73
Population by Race	White	80.70 %	83.99 %	87.00 %
	Black or African American	12.23 %	9.68 %	7.40 %
	Asian & Pacific Islander	1.34 %	1.21 %	1.20 %
	Other Races	5.73 %	5.12 %	4.39 %
	Non Hispanic or Latino Population	93.35 %	94.30 %	95.09 %
	Hispanic or Latino Population	6.65 %	5.70 %	4.91 %
Income	Average Household Income	\$49,086	\$50,234	\$54,101
	Median Household Income	\$43,249	\$42,532	\$43,751
	Per Capita Income	\$18,836	\$18,989	\$19,836
Education (Age 25+)	Elementary	10.83 %	9.51 %	8.57 %
	Some High School	13.68 %	15.72 %	16.75 %
	High School Graduate	42.77 %	42.20 %	38.64 %
	Some College	17.29 %	17.29 %	17.35 %
	Associates Degree Only	4.21 %	4.17 %	4.81 %
	Bachelors Degree Only	4.56 %	5.29 %	7.65 %
	Graduate Degree	6.66 %	5.82 %	6.23 %
Business	Number of Businesses	268	435	933
	Total Number of Employees (FTE)	3,683	5,806	11,341
	Employees per Business	13.75	13.35	12.16
	Residential Population per Business	32.66	31.09	42.22