

4001 Wetherburn Way

4001 Wetherburn Way, Suite B, Peachtree Corners GA 30092

OFFERING MEMORANDUM



Prepared By:

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kw
KELLERWILLIAMS
CHATTANOOGEE NORTH

4001 Wetherburn Way

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Exclusively Marketed by:



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4001 WETHERBURN WAY

01

Executive Summary

Investment Summary

Location Summary

OFFERING SUMMARY

ADDRESS	4001 Wetherburn Way, Suite B Peachtree Corners GA 30092
COUNTY	Gwinnett
MARKET	Atlanta
APN	6313G008
OWNERSHIP TYPE	Fee Simple

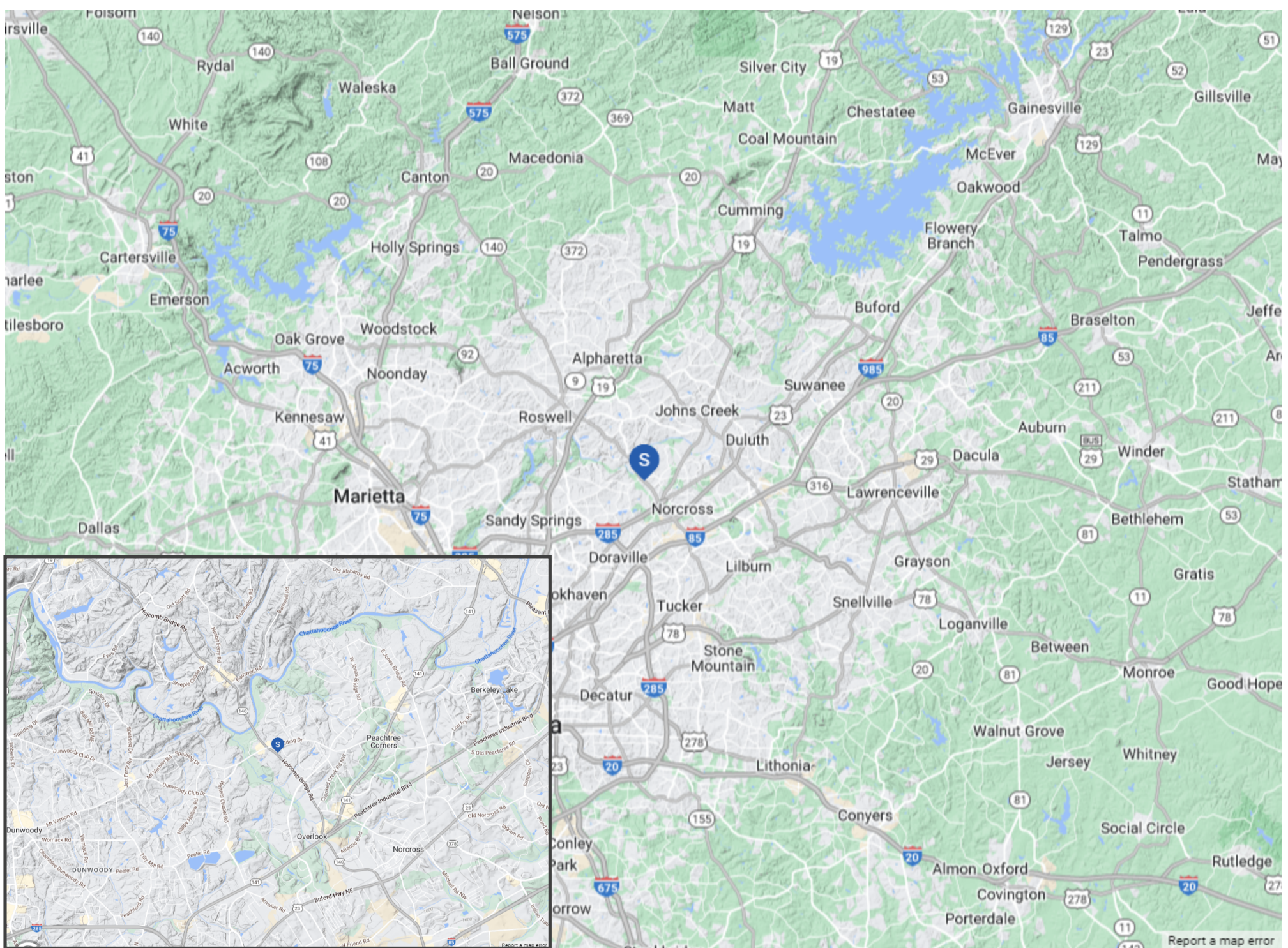
FINANCIAL SUMMARY

PRICE	\$480,000
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DEMOGRAPHICS 1 MILE 3 MILE 5 MILE

2023 Population	10,737	73,317	213,216
2023 Median HH Income	\$69,753	\$91,602	\$90,393
2023 Average HH Income	\$117,744	\$141,587	\$143,490





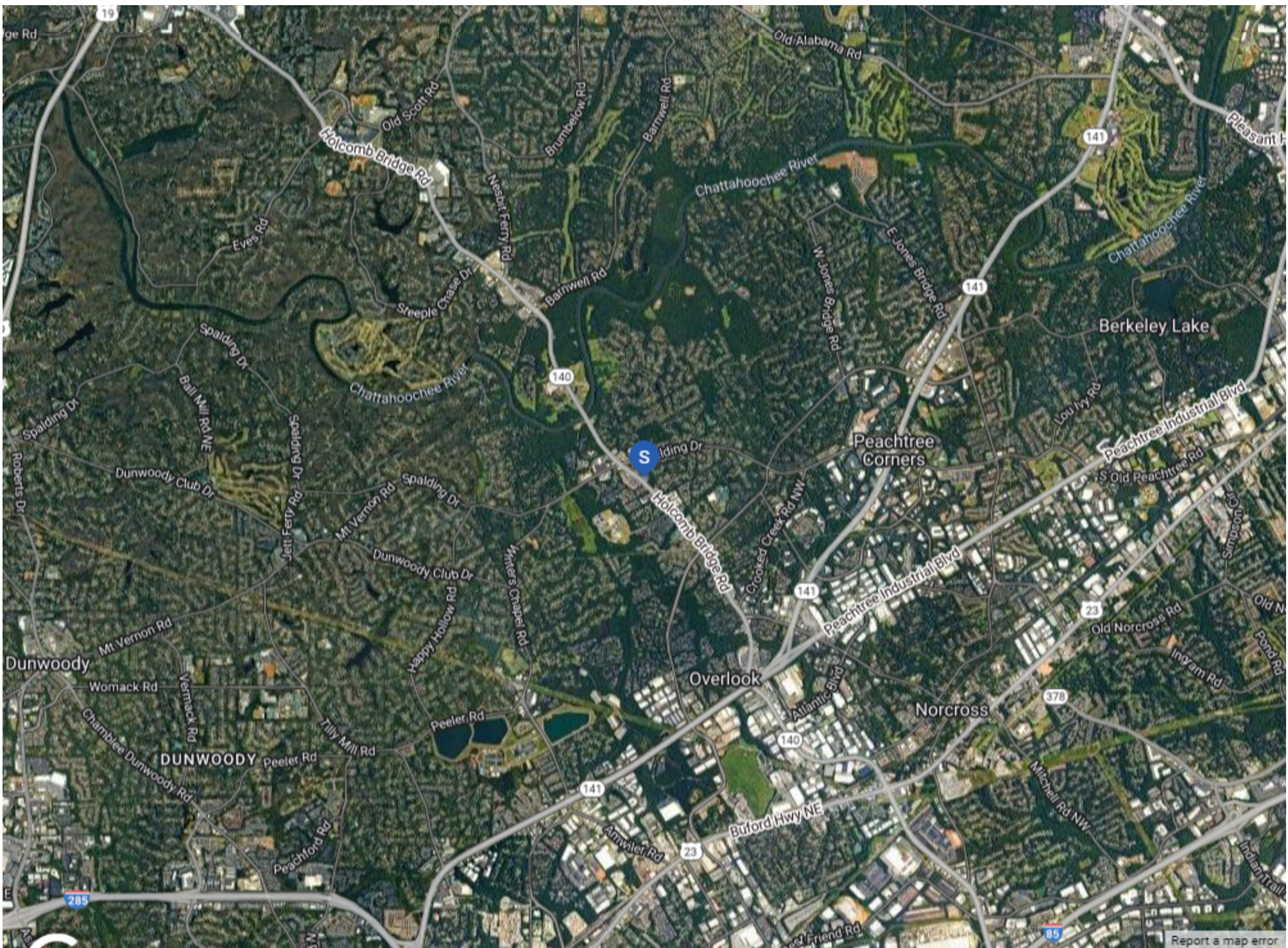
4001 WETHERBURN WAY

02

Property Description

Aerial Map

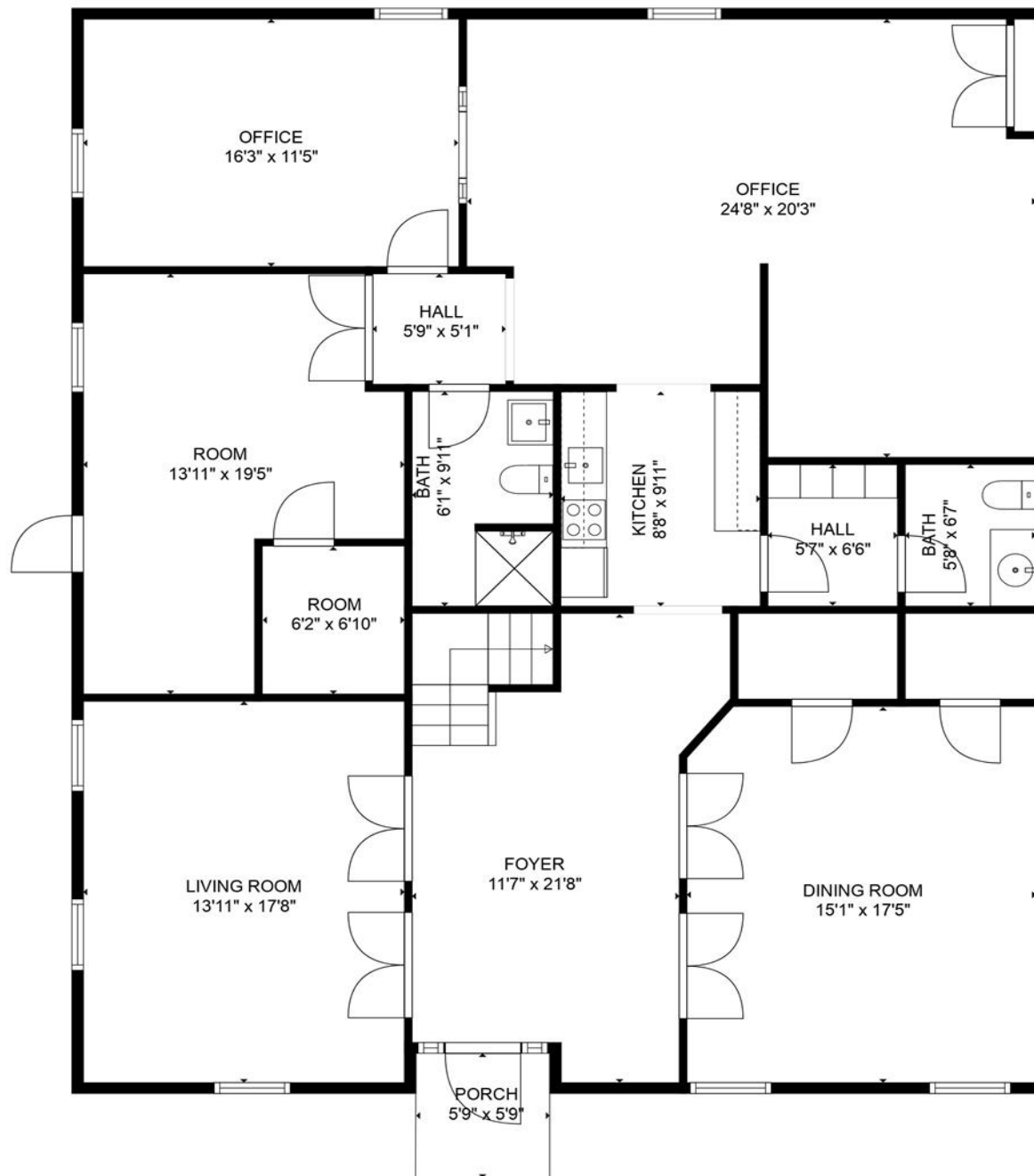
Property Images



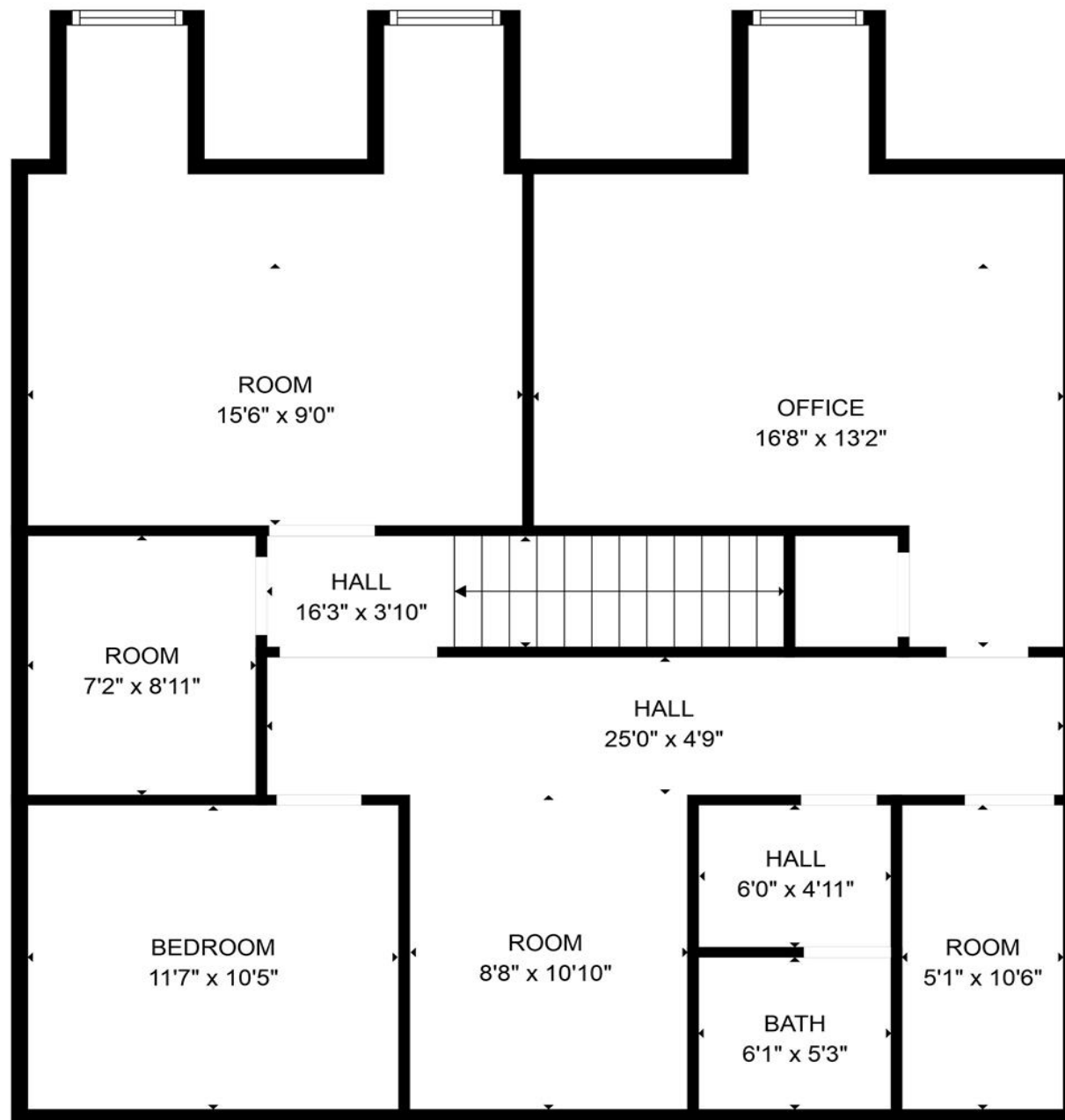
[Report a map error](#)







TOTAL: 2018 sq. ft
FLOOR 1: 2018 sq. ft
 EXCLUDED AREAS: PORCH: 33 sq. ft



TOTAL: 891 sq. ft

FLOOR 1: 891 sq. ft

EXCLUDED AREAS: ROOM: 53 sq. ft, LOW CEILING: 159 sq. ft

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

4001 WETHERBURN WAY

03

Demographics

Demographics

Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	10,235	66,052	187,860
2010 Population	9,250	66,156	195,211
2023 Population	10,737	73,317	213,216
2028 Population	10,689	74,778	215,688
2023 African American	2,753	14,170	35,074
2023 American Indian	43	537	2,051
2023 Asian	685	6,278	25,509
2023 Hispanic	2,135	14,573	51,829
2023 Other Race	981	7,473	28,995
2023 White	4,936	36,936	98,191
2023 Multiracial	1,324	7,883	23,264
2023-2028: Population: Growth Rate	-0.45 %	2.00 %	1.15 %
2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	327	1,330	3,904
\$15,000-\$24,999	285	1,614	4,577
\$25,000-\$34,999	534	2,255	6,203
\$35,000-\$49,999	387	2,561	7,846
\$50,000-\$74,999	788	4,635	12,076
\$75,000-\$99,999	516	3,174	8,937
\$100,000-\$149,999	546	4,959	13,419
\$150,000-\$199,999	372	3,193	8,300
\$200,000 or greater	641	5,619	15,977
Median HH Income	\$69,753	\$91,602	\$90,393
Average HH Income	\$117,744	\$141,587	\$143,490

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	4,289	26,913	73,408
2010 Total Households	3,642	25,511	73,358
2023 Total Households	4,397	29,339	81,240
2028 Total Households	4,407	30,209	82,628
2023 Average Household Size	2.43	2.49	2.62
2000 Owner Occupied Housing	2,194	15,451	43,308
2000 Renter Occupied Housing	2,001	10,576	27,580
2023 Owner Occupied Housing	2,416	18,161	49,688
2023 Renter Occupied Housing	1,981	11,178	31,552
2023 Vacant Housing	212	1,609	3,976
2023 Total Housing	4,609	30,948	85,216
2028 Owner Occupied Housing	2,474	18,504	50,512
2028 Renter Occupied Housing	1,933	11,705	32,115
2028 Vacant Housing	229	1,822	4,490
2028 Total Housing	4,636	32,031	87,118
2023-2028: Households: Growth Rate	0.25 %	2.95 %	1.70 %

Source: esri



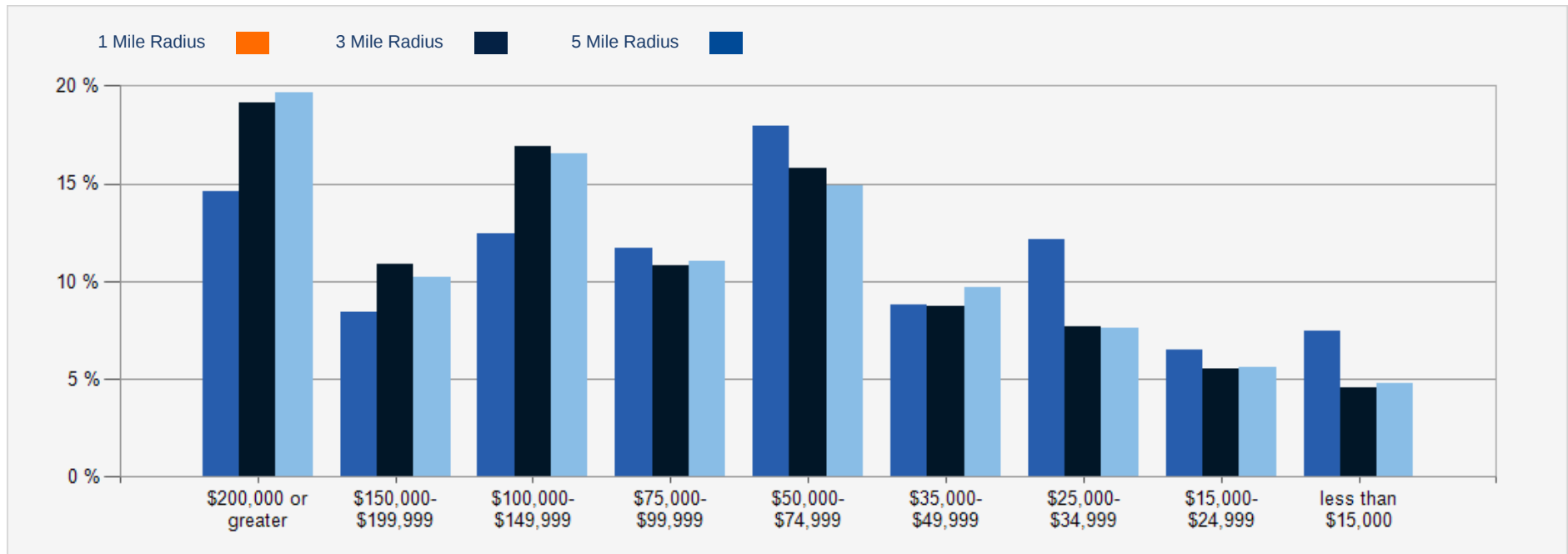
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	817	5,071	14,900
2023 Population Age 35-39	736	5,071	15,552
2023 Population Age 40-44	754	5,028	15,261
2023 Population Age 45-49	697	4,863	14,195
2023 Population Age 50-54	653	4,648	13,639
2023 Population Age 55-59	659	4,688	13,095
2023 Population Age 60-64	746	4,588	12,402
2023 Population Age 65-69	570	3,746	10,203
2023 Population Age 70-74	491	3,132	8,266
2023 Population Age 75-79	274	1,879	5,132
2023 Population Age 80-84	170	1,041	2,872
2023 Population Age 85+	113	771	2,228
2023 Population Age 18+	8,189	55,556	160,763
2023 Median Age	38	38	37

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$54,199	\$64,458	\$68,338
Average Household Income 25-34	\$76,974	\$95,698	\$101,425
Median Household Income 35-44	\$69,587	\$97,745	\$93,959
Average Household Income 35-44	\$115,047	\$140,199	\$141,560
Median Household Income 45-54	\$98,692	\$123,777	\$119,092
Average Household Income 45-54	\$153,565	\$175,181	\$174,950
Median Household Income 55-64	\$96,998	\$133,392	\$127,166
Average Household Income 55-64	\$156,319	\$187,838	\$185,840
Median Household Income 65-74	\$76,872	\$89,539	\$89,941
Average Household Income 65-74	\$114,162	\$138,355	\$142,288
Average Household Income 75+	\$77,763	\$100,912	\$111,409

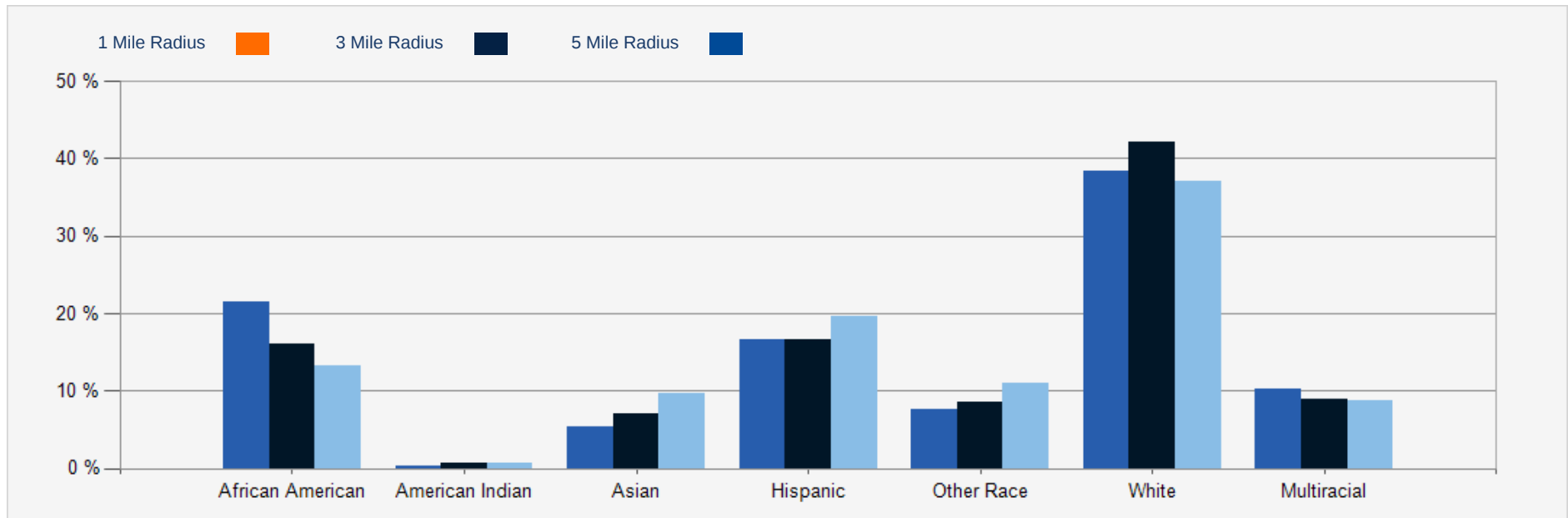
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	824	5,346	14,854
2028 Population Age 35-39	761	5,221	15,275
2028 Population Age 40-44	663	5,002	14,863
2028 Population Age 45-49	783	5,039	14,694
2028 Population Age 50-54	618	4,585	13,443
2028 Population Age 55-59	625	4,413	12,698
2028 Population Age 60-64	651	4,340	11,705
2028 Population Age 65-69	574	3,916	10,694
2028 Population Age 70-74	475	3,185	8,759
2028 Population Age 75-79	368	2,554	6,628
2028 Population Age 80-84	216	1,422	3,883
2028 Population Age 85+	147	1,021	2,841
2028 Population Age 18+	8,220	57,336	164,578
2028 Median Age	39	38	38

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$61,516	\$76,184	\$80,828
Average Household Income 25-34	\$92,260	\$110,715	\$118,878
Median Household Income 35-44	\$82,151	\$110,780	\$108,822
Average Household Income 35-44	\$133,356	\$159,703	\$162,382
Median Household Income 45-54	\$111,187	\$134,341	\$128,129
Average Household Income 45-54	\$169,653	\$190,744	\$188,718
Median Household Income 55-64	\$119,969	\$152,580	\$148,880
Average Household Income 55-64	\$180,454	\$208,826	\$208,661
Median Household Income 65-74	\$86,268	\$107,405	\$107,429
Average Household Income 65-74	\$134,819	\$164,491	\$167,573
Average Household Income 75+	\$90,099	\$124,251	\$136,395

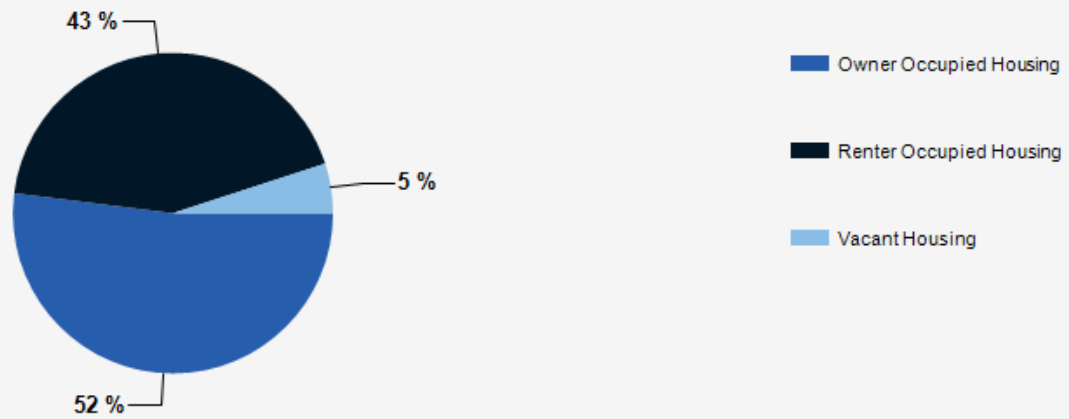
2023 Household Income



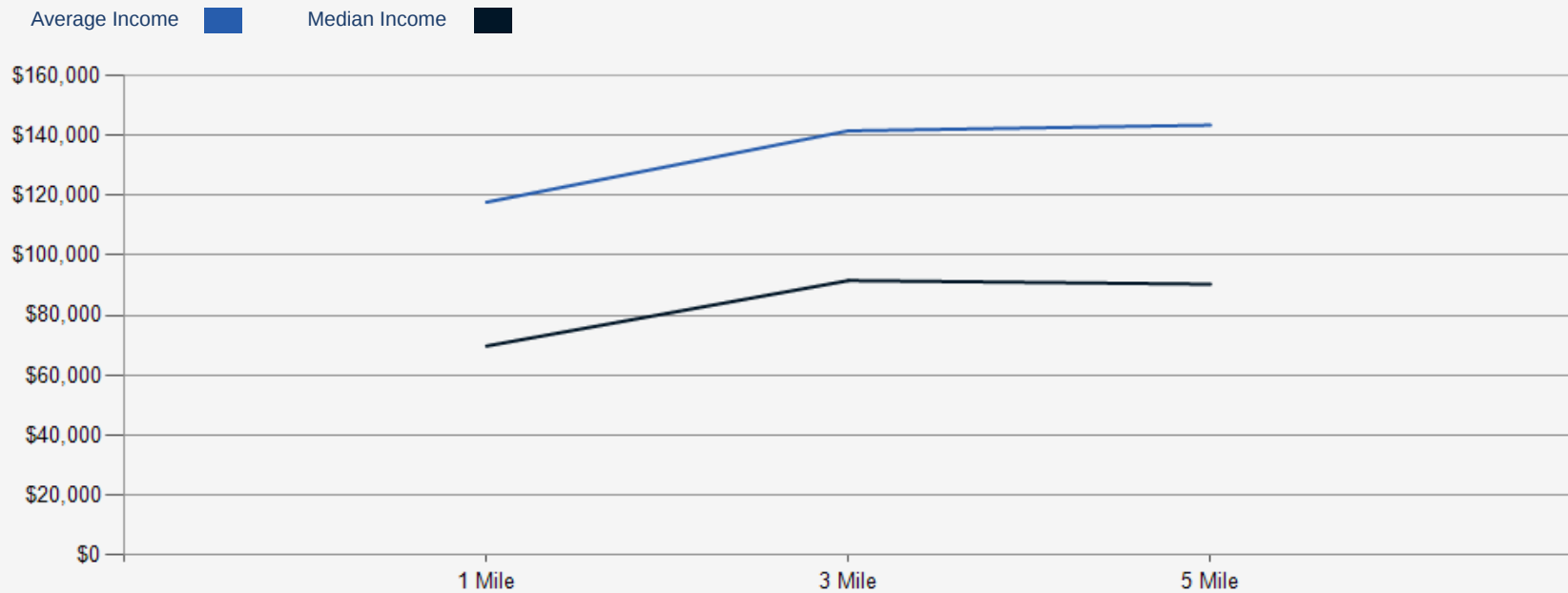
2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



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