



Property

Corners Plaza
2674 Austell Road
Marietta, GA 30008

Prepared by:

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Confidentiality & Disclaimer

Property | 2674 Austell Road
Marietta, GA

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Property Overview



2674 Austell Road

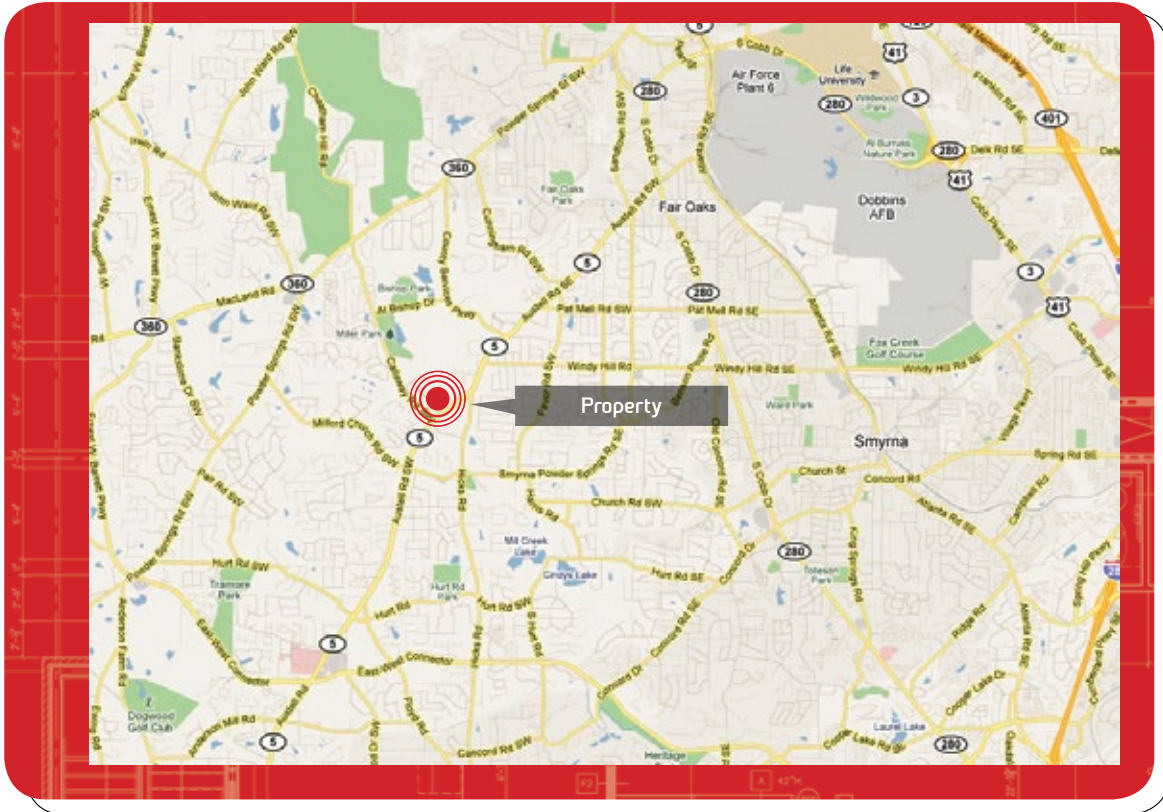
Corners Plaza is a 6,735 Square Foot retail strip center located on the heavily trafficked (38,000+ VPD) Austell Road. The great frontage of the property combined with the signage on the building creates maximum visibility for prospective retail businesses. This site boasts a population in excess of 185,000 in a 5 mile-radius and a median household income above \$65,000. This is an outstanding location for any number of retail businesses and will only get better as the demographics and traffic counts continue to increase.

The building consists of quality interior finishes paired with a brick exterior. The building is designed for efficient floorplans and a low-maintenance, professional appearance. Ample parking and easy access to the property promote each business located in the Corners Plaza.

Price	\$12.00/SF
Escalations	3% annually
Operating Expenses	estimated to be \$2.50/SF for 2010
Available Space	(1) 1,000 square foot space, (1) 1,750 square foot space
Term	3+ years
Tenant Improvements	Negotiable
Signage	On building



Location Maps





Demographic Information

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Notes

Income
Population
Households

\$77,914 Average Household Income within 3 miles of the property.

86,249 People estimated within 3 miles of the property, and a 4.30% growth increase is expected by year 2014.

66,224 Households within 5 miles of the property, and that represents an increase of 10.10% since 2000.

Radius	1 Mile		3 Mile		5 Mile	
Population						
2014 Projection	6,528		89,968		195,406	
2009 Estimate	6,019		86,249		185,325	
2000 Census	5,057		77,578		164,674	
Growth 2009 – 2014	8.50%		4.30%		5.40%	
Growth 2000 – 2009	19.00%		11.20%		12.50%	
2009 Population by Hispanic Origin	1,017		15,948		31,403	
2009 Population by Race	6,019		86,249		185,325	
White	3,040	50.51%	41,967	48.66%	100,288	54.11%
Black or African American	1,720	28.58%	30,034	34.82%	57,618	31.09%
American Indian and Alaska Native	12	0.20%	264	0.31%	640	0.35%
Asian	368	6.11%	2,906	3.37%	5,240	2.83%
Native Hawaiian and Pacific Islander	2	0.03%	57	0.07%	121	0.07%
Other Race	661	10.98%	8,630	10.01%	16,649	8.98%
Two or More Races	215	3.57%	2,390	2.77%	4,769	2.57%
Households						
2014 Projection	2,270		30,257		69,785	
2009 Estimate	2,092		29,011		66,223	
2000 Census	1,763		26,791		60,152	
Growth 2009 – 2014	8.50%		4.30%		5.40%	
Growth 2000 – 2009	18.70%		8.30%		10.10%	
Owner Occupied	1,666	79.64%	19,061	65.70%	43,394	65.53%
Renter Occupied	426	20.36%	9,950	34.30%	22,830	34.47%
2009 Households by HH Income	2,093		29,011		66,224	
Income Less Than \$15,000	88	4.20%	1,787	6.16%	4,501	6.80%
Income: \$15,000 – \$24,999	90	4.30%	1,546	5.33%	3,878	5.86%
Income: \$25,000 – \$34,999	111	5.30%	2,321	8.00%	5,216	7.88%
Income: \$35,000 – \$49,999	275	13.14%	3,803	13.11%	8,205	12.39%
Income: \$50,000 – \$74,999	606	28.95%	7,839	27.02%	16,838	25.43%
Income: \$75,000 – \$99,999	479	22.89%	5,358	18.47%	11,483	17.34%
Income: \$100,000 – \$149,999	318	15.19%	4,321	14.89%	11,151	16.84%
Income: \$150,000 – \$249,999	95	4.54%	1,624	5.60%	3,897	5.88%
Income: \$250,000 – \$499,999	24	1.15%	330	1.14%	838	1.27%
Income: \$500,000 or more	7	0.33%	82	0.28%	217	0.33%
2009 Avg Household Income	\$80,515		\$77,914		\$79,381	
2009 Med Household Income	\$68,763		\$64,752		\$65,201	
2009 Per Capita Income	\$28,816		\$26,911		\$28,871	