



SHUGART RD AERIAL



HOME DEPOT

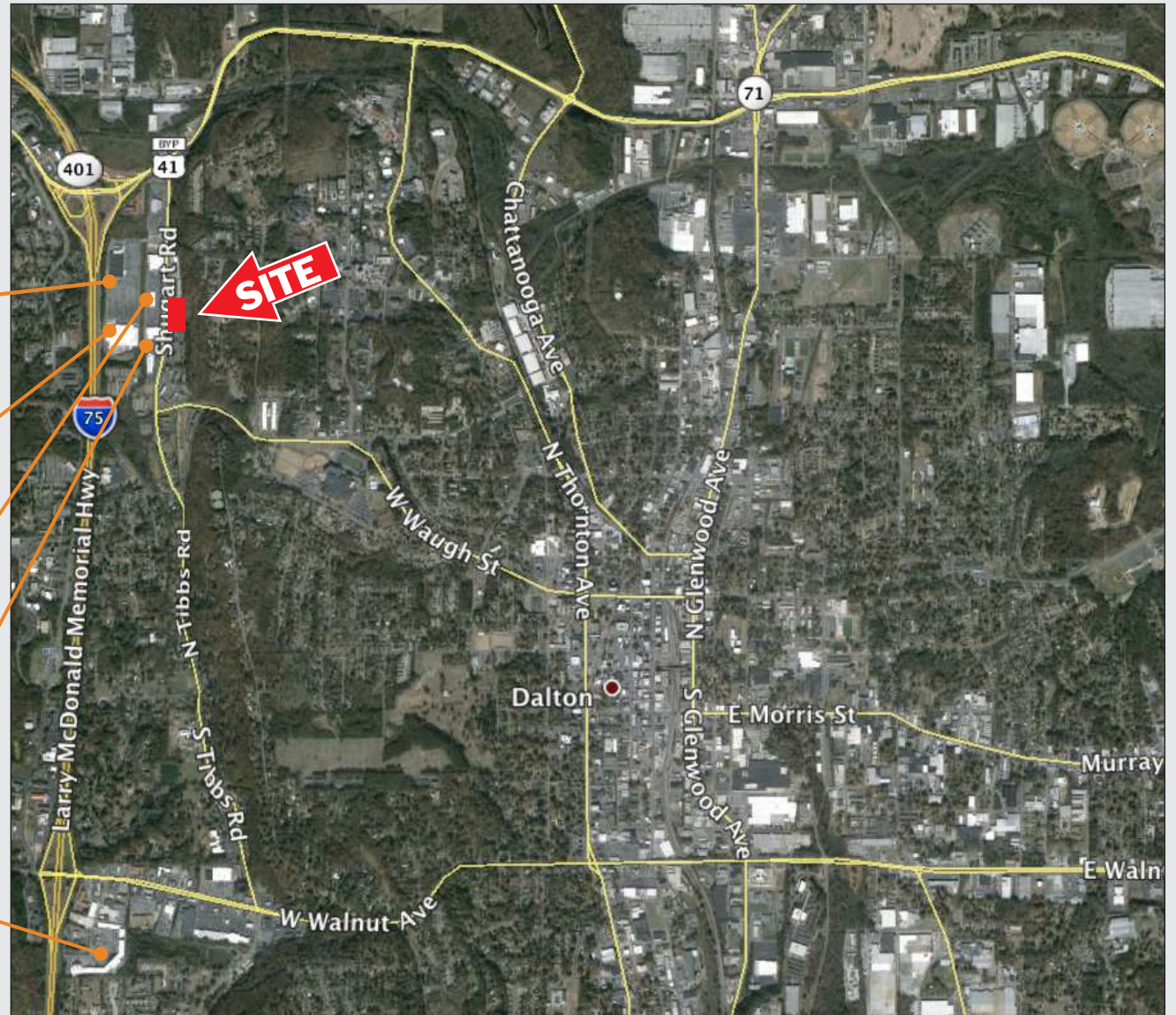
Walmart

petco

KOHL'S



TJ-maxx





SHUGART RD AERIAL



TO CHATTANOOGA, TN
(25 MILES)

TO ATLANTA, GA
(75 MILES)

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SHUGART RD SITE PLAN



VICINITY MAP
CITY OF DALTON, GA. SCALE: 1" = 1/4" MI.

LAND PLANNING
ARCHITECTURE
LANDSCAPE ARCHITECTS
PAULSON MITCHELL
INCORPORATED
25-A Mall Street
Dalton, GA 30705
VOICE 706.689.1888
FAX 770.689.1894
www.paulsonmitchell.com

PAULSON MITCHELL
INCORPORATED

PROJECT:
RETAIL DEVELOPMENT
SHUGART ROAD
CITY OF DALTON
WATKINS COUNTY, GA 30720



ZONING INFORMATION

ZONING CLASSIFICATION
SUBDIVISION: CITY OF DALTON
EX. ZONING: C2 (GEN. COMMERCIAL)
PRE. ZONING: --

BUILDING SETBACKS (PROPOSED)
FRONT: 25'
SIDE: 10'
REAR: 20'

MUFGERS
FRONT: 10'
SIDE: 10'
REAR: 10'

BUILDING SUMMARY
Bldg. Footprint: 15,000 S.F.
Bldg. Building Coverage: --%

PARKING SUMMARY
RETAIL BLDG: 4.0 SPACES/1,000 S.F.
RESTAURANT BLDG: 8.0 SPACES/1,000 S.F.
STANDARD STALL DIMENSIONS: 8'-0" x 18'-0"
COMPACT STALL DIMENSIONS: 5'-0" x 9'-0"
COMPACT STALLS ALLOWED: --%

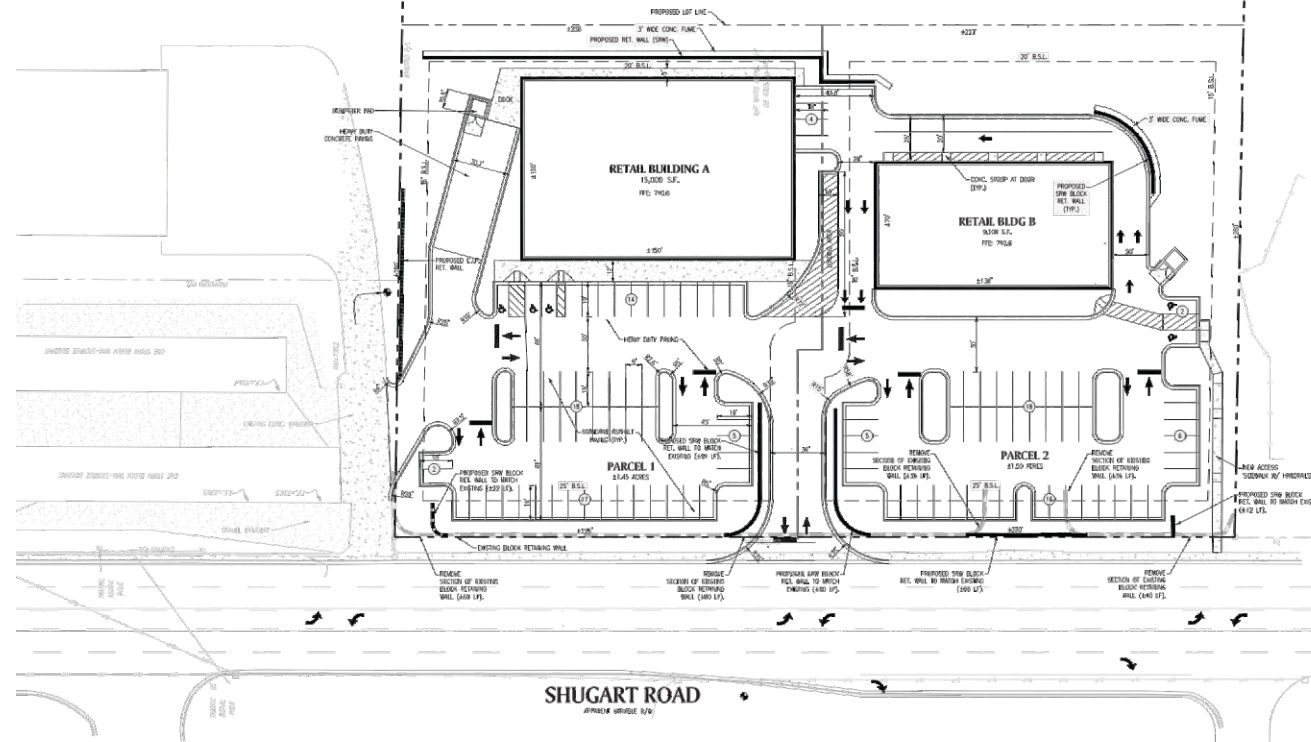
LANDSCAPE REGULATIONS
TREE HEIGHT: -- FEET/ACRE
LANDSCAPE: --

FEMA MAP
FLOOD RISK: --

DRAWING RECORD
2018142 PRELIM-17-01-12 ps7.dwg
18JAN2017

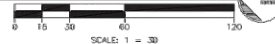
PRELIMINARY SITE PLAN

PS-7



PRELIMINARY SITE PLAN

THIS DRAWING IS FOR
PRICING PURPOSES ONLY



SCALE: 1" = 30'

SITE ANALYSIS	
RETAIL BLDG A	15,000 S.F.
RETAIL BLDG B	15,000 S.F.
TOTAL BUILDING AREA	30,000 S.F.
RETAIL BLDG A - PARKING REQUIRED	40 SPACES (4.0/1000)
RETAIL BLDG A - PARKING PROVIDED	40 SPACES (4.0/1000)
RETAIL BLDG B - PARKING REQUIRED	40 SPACES (4.0/1000)
RETAIL BLDG B - PARKING PROVIDED	40 SPACES (4.0/1000)
TOTAL PARKING PROVIDED	80 SPACES (8.0/1000)
RETAIL LAND AREA - PARCEL 1	± 1.40 ACRES
RETAIL LAND AREA - PARCEL 2	± 1.50 ACRES
TOTAL LAND AREA	± 2.90 ACRES

PRELIMINARY SITE PLAN DISCLAIMER:

"SITE PLAN OR BASED ON CLIENT PROVIDED INFORMATION POSSIBLY INCLUDING BUT NOT LIMITED TO THE FOLLOWING: THE MAPS, SURVEYS, OR INFORMATION, SCHEMATIC/DESIGN, ARCHITECTURAL, ENGINEERING, ENVIRONMENTAL, TOPOGRAPHIC, SOILS/GEOTECHNICAL, AS-BUILT PLAN, SCHEMATIC/DESIGN, AND SURVEY, AND/OR PREVIOUS CONSTRUCTION PLANS BY THE CLIENT, ALL ZONING INFORMATION, AND/OR IN THE JURISDICTION OF THE CITY HAS BEEN RESEARCHED BUT NOT VERIFIED BY THE ARCHITECT."

"SITE PLAN BOUNDARY AND EXISTING CONDITIONS ARE ONLY AS ACCURATE AS THE INFORMATION PROVIDED."

SHUGART RD MARKET



Nestled in the foothills of the Blue Ridge Mountains, Dalton is known as Carpet Capital of the world. Dalton and Whitfield County, Georgia, is a regional magnet for **manufacturing**, **Education** and **recreational activities**. The city is located along I-75 in northwest Georgia 25 miles south east of Chattanooga, TN and 80 miles north of Atlanta, GA.

ECONOMY

Today Dalton is unrivaled in its production of carpet. Almost 90% of the functional carpet produced world-wide is made within a **25-mile radius** of this north Georgia city. Dalton can also claim an enviable position in the very profitable tourism industry in the state of Georgia. With the exception of the Atlanta hub, the Northwest Mountain area receives the **most tourism dollars in the state of Georgia**. Over 1.3 million labor force is located within 60 miles; Dalton is the **second largest manufacturing community per capita in Georgia**; it is located less than 30 miles to the brand new Chattanooga Volkswagen plant; the Carbondale Business Park is located at I-75 exit 326. Major city employers include Shaw Industries, Mohawk, Beaulieu, Whitfield County Schools, Hamilton Medical Center, Dalton Public Schools, Tandus, J & J Industries, and Windstream Communications.

TRANSPORTATION

Located in Northwest Georgia, Dalton is split by two major links; US Highway 41, which connects Atlanta & Chattanooga, and Interstate 75, which runs from Miami through Atlanta, Dalton, Chattanooga, and Cincinnati to Sault St. Marie. The two primary airports used by the community are **Lovell Field in Chattanooga**, and **Hartsfield in Atlanta**. Each is easily accessible by automobile or shuttle express.

EDUCATION

Georgia public school enrollments continue to grow, giving the state the **12th fastest-growing student population in the nation**, according to the Georgia Professional Standards Commission.

HEALTHCARE

Dalton's Hamilton Health Care System, a 282-bed hospital, has twice been named one of the **Top 100 Hospitals in the United States** by HCIA and Mercer Consulting. The Level II trauma center provides outstanding immediate care.





SHUGART RD DEMOGRAPHICS

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MILE

Population by Age	2013		2018	
	Number	Percent	Number	Percent
0 - 4	5,356	8.4%	5,562	8.3%
5 - 9	5,142	8.0%	5,174	7.7%
10 - 14	5,016	7.8%	5,186	7.7%
15 - 19	4,608	7.2%	4,789	7.2%
20 - 24	4,681	7.3%	4,414	6.6%
25 - 34	9,055	14.1%	9,492	14.2%
35 - 44	8,479	13.2%	8,701	13.0%
45 - 54	7,906	12.3%	7,934	11.9%
55 - 64	6,347	9.9%	6,867	10.3%
65 - 74	4,247	6.6%	5,068	7.6%
75 - 84	2,342	3.7%	2,682	4.0%
85+	945	1.5%	1,083	1.6%

Race and Ethnicity	2013		2018	
	Number	Percent	Number	Percent
White Alone	44,485	69.4%	44,320	66.2%
Black Alone	3,564	5.6%	4,571	6.8%
American Indian Alone	462	0.7%	526	0.8%
Asian Alone	1,106	1.7%	1,243	1.9%
Pacific Islander Alone	42	0.1%	51	0.1%
Some Other Race Alone	12,529	19.5%	14,057	21.0%
Two or More Races	1,936	3.0%	2,186	3.3%
Hispanic Origin (Any Race)	26,669	41.6%	30,352	45.3%

Summary	2013	2018
Population	64,123	66,954
Households	21,693	22,580
Families	15,430	15,964
Average Household Size	2.91	2.92
Owner Occupied Housing Units	12,328	12,967
Renter Occupied Housing Units	9,365	9,614
Median Age	33.0	33.8

Trends: 2013 - 2018 Annual Rate	State	National
Population	0.94%	0.71%
Households	0.99%	0.74%
Families	0.84%	0.63%
Owner HHs	1.17%	0.94%
Median Household Income	3.32%	3.03%

Households by Income	2013		2018	
	Number	Percent	Number	Percent
<\$15,000	3,606	16.6%	3,694	16.4%
\$15,000 - \$24,999	3,889	17.9%	3,201	14.2%
\$25,000 - \$34,999	2,730	12.6%	2,777	12.3%
\$35,000 - \$49,999	3,357	15.5%	3,111	13.8%
\$50,000 - \$74,999	3,690	17.0%	3,098	13.7%
\$75,000 - \$99,999	1,742	8.0%	2,812	12.5%
\$100,000 - \$149,999	1,731	8.0%	2,681	11.9%
\$150,000 - \$199,999	543	2.5%	757	3.4%
\$200,000+	404	1.9%	449	2.0%

Median Household Income	\$37,065	\$41,620
Average Household Income	\$52,895	\$61,075
Per Capita Income	\$18,072	\$20,770



SHUGART RD DEMOGRAPHICS

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MILE

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5 - 9	5,142	8.0%	5,174	7.7%
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45 - 54	7,906	12.3%	7,934	11.9%
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75 - 84	2,342	3.7%	2,682	4.0%
85+	945	1.5%	1,083	1.6%

Race and Ethnicity	2013		2018	
	Number	Percent	Number	Percent
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Black Alone	3,564	5.6%	4,571	6.8%
American Indian Alone	462	0.7%	526	0.8%
Asian Alone	1,106	1.7%	1,243	1.9%
Pacific Islander Alone	42	0.1%	51	0.1%
Some Other Race Alone	12,529	19.5%	14,057	21.0%
Two or More Races	1,936	3.0%	2,186	3.3%
Hispanic Origin (Any Race)	26,669	41.6%	30,352	45.3%

Summary	2013	2018
Population	109,996	114,196
Households	37,639	38,933
Families	27,807	28,591
Average Household Size	2.90	2.91
Owner Occupied Housing Units	23,928	24,957
Renter Occupied Housing Units	13,711	13,975
Median Age	34.5	35.3

Trends: 2013 - 2018 Annual Rate	State	National
Population	0.94%	0.71%
Households	0.99%	0.74%
Families	0.84%	0.63%
Owner HHs	1.17%	0.94%
Median Household Income	3.32%	3.03%

Households by Income	2013		2018	
	Number	Percent	Number	Percent
<\$15,000	5,660	15.0%	5,692	14.6%
\$15,000 - \$24,999	6,164	16.4%	4,997	12.8%
\$25,000 - \$34,999	5,019	13.3%	4,995	12.8%
\$35,000 - \$49,999	6,108	16.2%	5,631	14.5%
\$50,000 - \$74,999	6,954	18.5%	5,823	15.0%
\$75,000 - \$99,999	3,111	8.3%	5,091	13.1%
\$100,000 - \$149,999	3,005	8.0%	4,631	11.9%
\$150,000 - \$199,999	949	2.5%	1,294	3.3%
\$200,000+	669	1.8%	779	2.0%

Median Household Income	\$38,775	\$43,979
Average Household Income	\$53,906	\$62,468
Per Capita Income	\$18,515	\$21,360