

## 1750-1760 Lee Rd - Appleton Village



Location: **Appleton Village**  
**West Metropolitan Ret Cluster**  
**Villa Rica/W Outlying Ret Submarket**  
**Douglas County**  
**Lithia Springs, GA 30122**

Building Type: **Retail/(Strip Center)**  
 Bldg Status: **Built Feb 1988**  
 Building Size: **8,800 SF**  
 Typical Floor Size: **8,800 SF**  
 Stories: **1**  
 Land Area: **1.50 AC**  
 Total Avail: **3,860 SF**  
 % Leased: **56.1%**  
 Total Spaces Avail: **3**  
 Smallest Space: **870 SF**  
 Bldg Vacant: **3860**

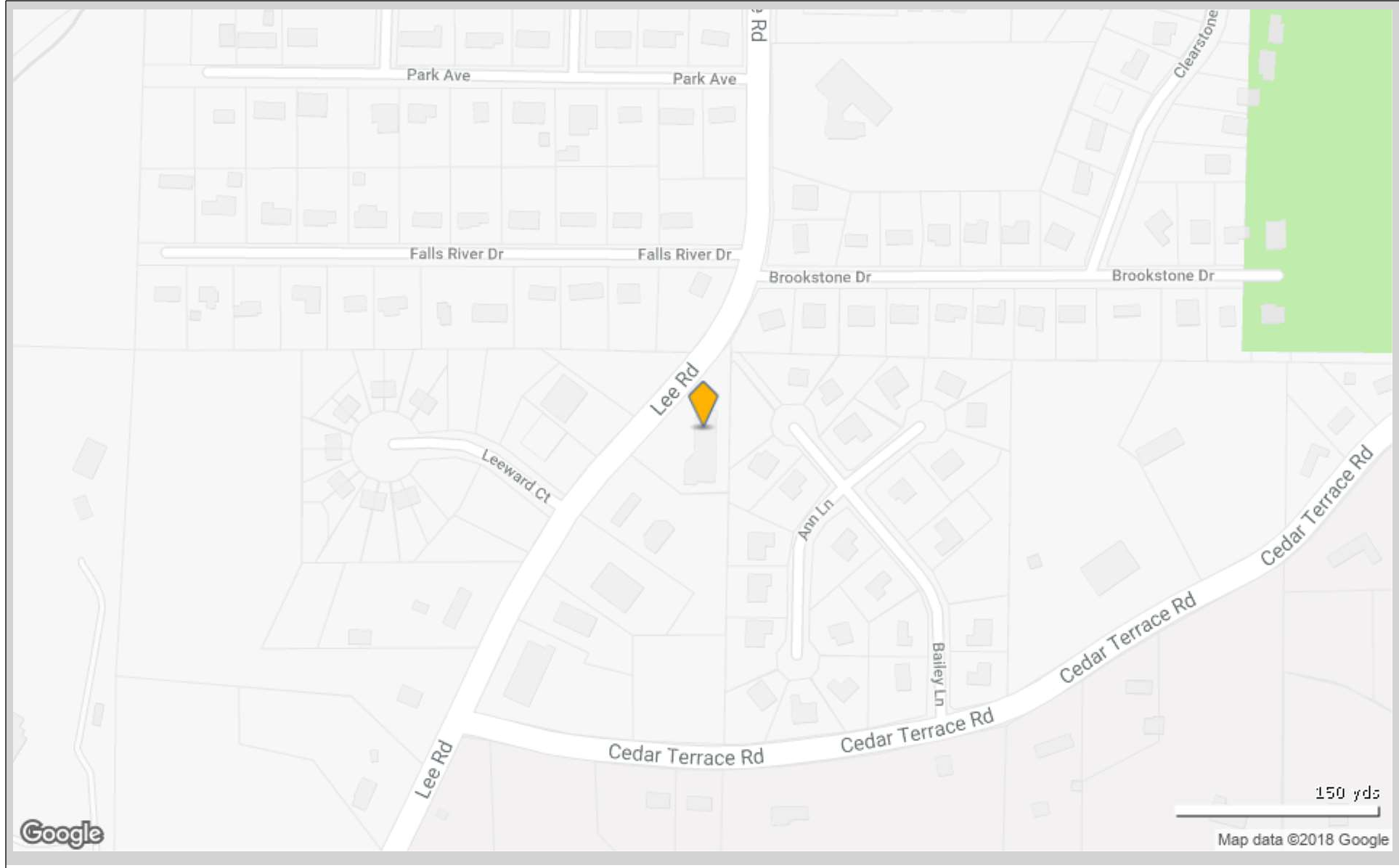
Developer: -  
 Management: -  
 Recorded Owner: **Rick Tuley Realty**  
 Expenses: **2009 Tax @ \$0.87/sf**  
 Parcel Number: **0848-18-2-0-00015**

Parking: **44 free Surface Spaces are available; Ratio of 5.00/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 1750	870	870	870	\$13.10/mg	Vacant	1-5 yrs	Direct
P 1st / Suite 1756	1,350	1,350	1,350	\$12.00/mg	Vacant	1-5 yrs	Direct
P 1st / Suite 1760	1,640	1,640	1,640	\$12.44/mg	Vacant	Negotiable	Direct

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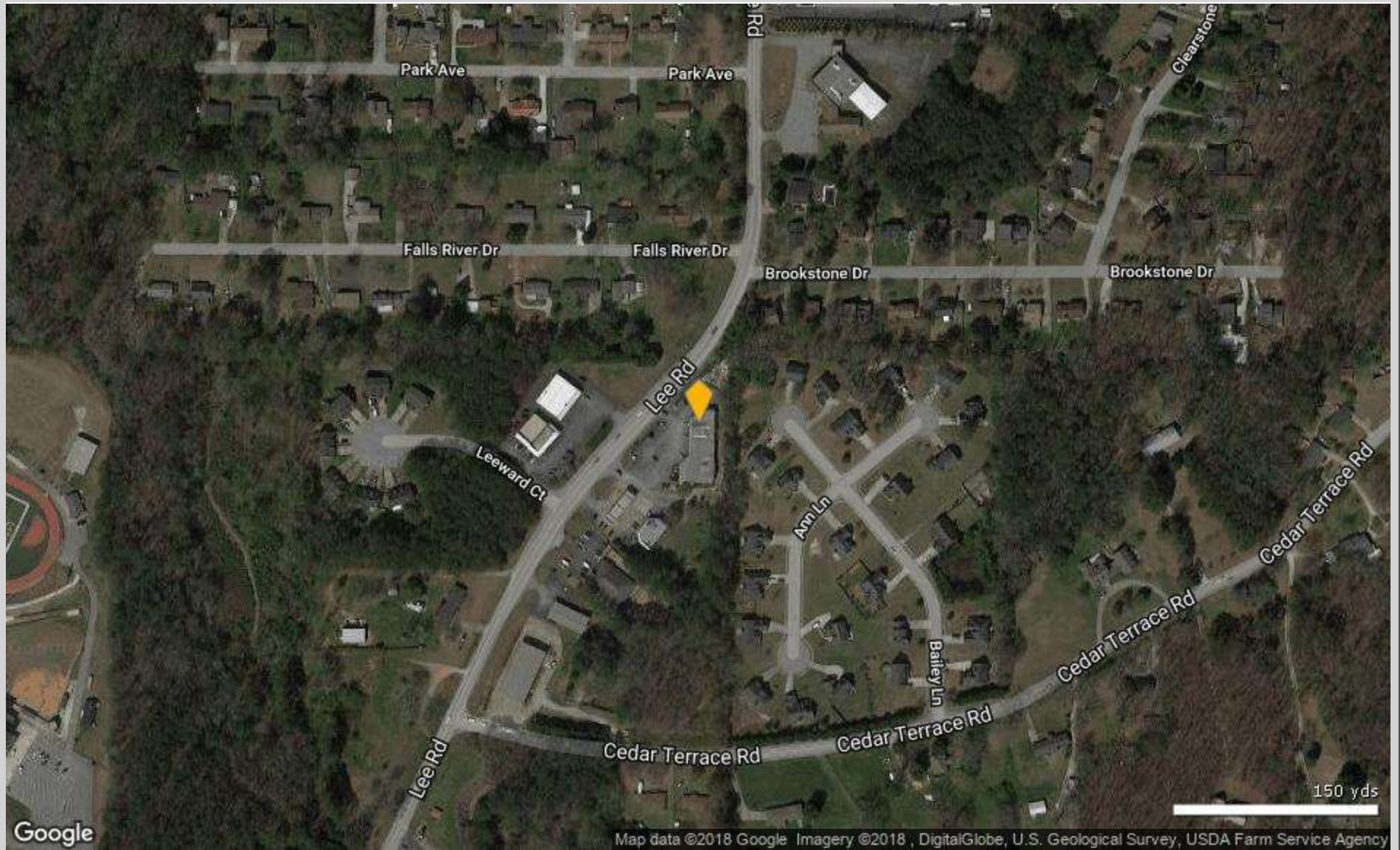
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## Appleton Village

1750-1760 Lee Rd, Lithia Springs, GA 30122

No Site Plan image was found for this property

**1750-1760 Lee Rd**

**Appleton Village**

**Appleton Village**

Tenant	SF Occupied	Floor(s)	Industry	# Emp	Lease Began	Lease Expiration	Phone	Contacts
Farmers Insurance Group	624	1	Insurance		06/23/2014		(770) 628-0295	
Stylistix Hair Salon	500	1	Personal Services	3			(770) 732-0070	

Total Tenants for 1750-1760 Lee Rd: **2**

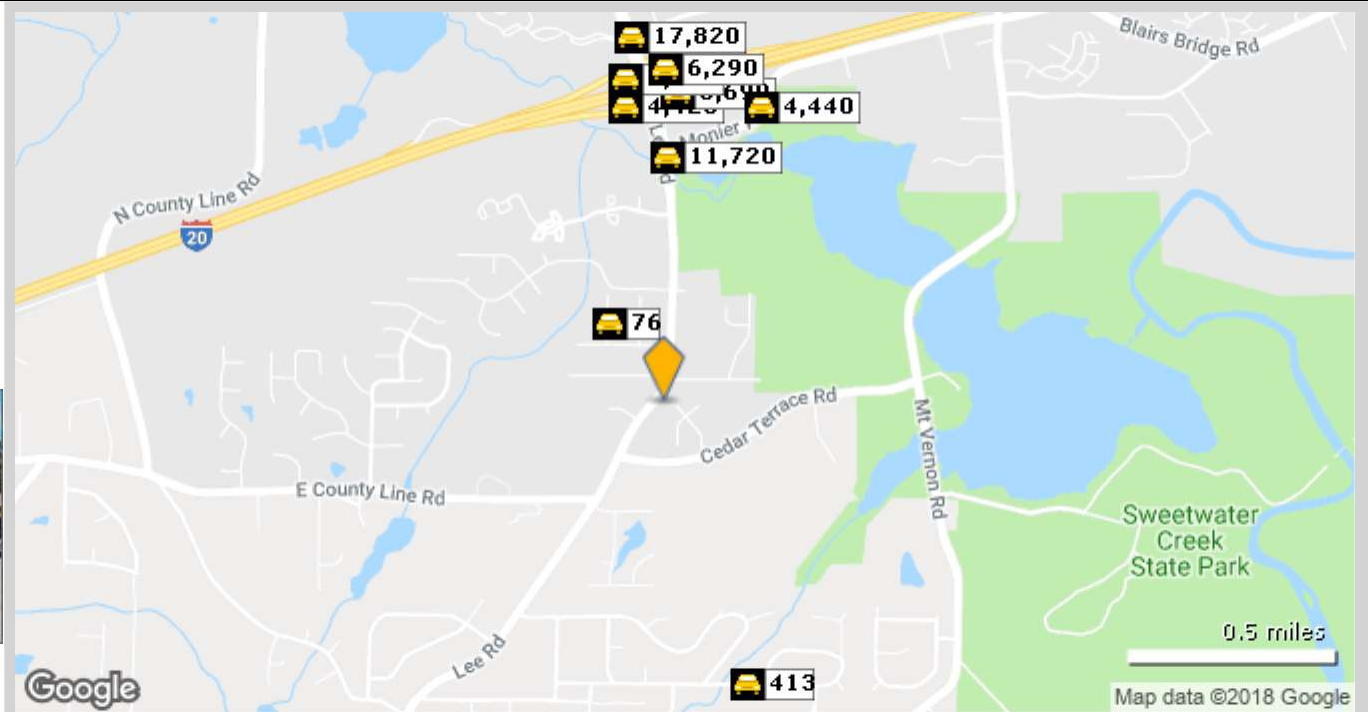
**Total Tenants for report: 2**

# Traffic Count Report

## Appleton Village

1750-1760 Lee Rd, Lithia Springs, GA 30122

Building Type: **General Retail**  
 Secondary: -  
 GLA: **8,800 SF**  
 Year Built: **1988**  
 Total Available: **3,860 SF**  
 % Leased: **56.14%**  
 Rent/SF/Yr: **\$12.43**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Park Pl	Park Ave	0.05 S	2017	76	MPSI	.24
2	Lee Rd	Monier Ave	0.02 N	2017	11,720	MPSI	.61
3	Chestnut Log Dr	Chestnut Cir	0.05 E	2017	413	MPSI	.72
4	I- 20	Lee Rd	0.07 NE	2017	4,420	MPSI	.74
5	I- 20	Lee Rd	0.07 W	2017	5,690	MPSI	.77
6	Monier Ave	Lee Rd	0.25 SW	2017	4,440	MPSI	.77
7	I- 20	Lee Rd	0.06 E	2017	4,630	MPSI	.81
8	I- 20	Lee Rd	0.06 SW	2017	6,290	MPSI	.83
9	Lee Rd	Sweetwater Industrial Blvd	0.01 N	2017	17,820	MPSI	.91

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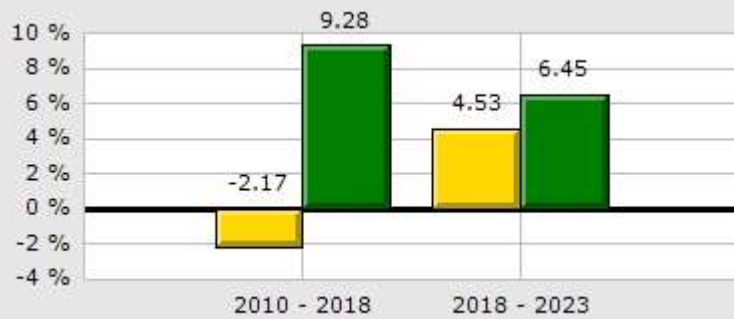
### Appleton Village

1750-1760 Lee Rd, Lithia Springs, GA 30122

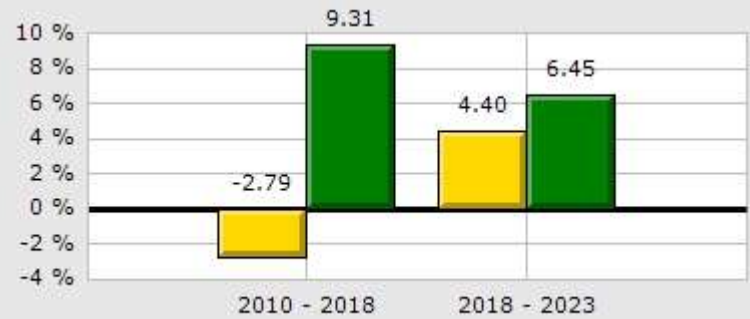
Type: **Retail/(Strip Ctr)**  
 County: **Douglas**

**1 Mile**  
**County**

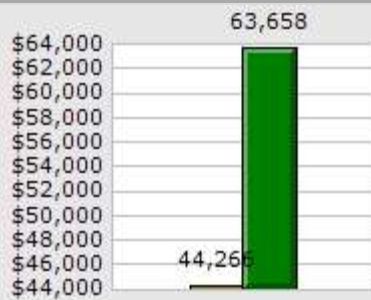
**Population Growth**



**Household Growth**



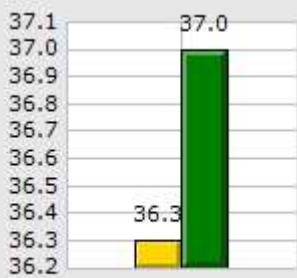
**2018 Med Household Inc**



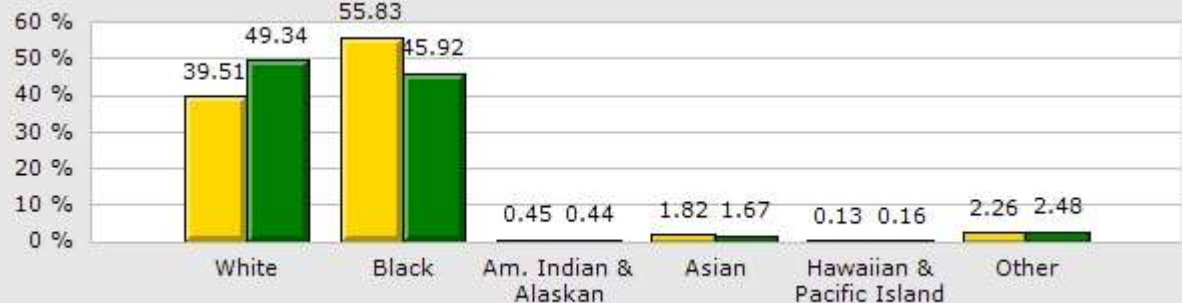
**2018 Households by Household Income**



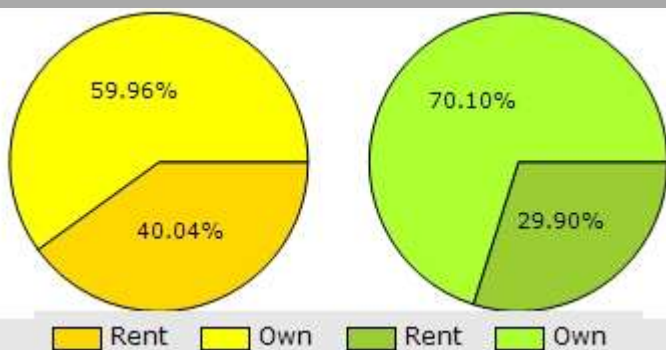
**2018 Median Age**



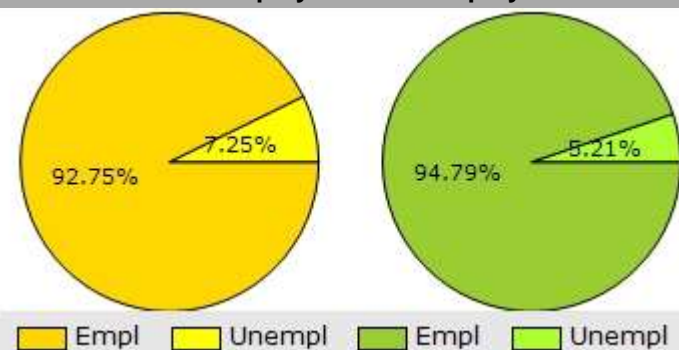
**2018 Population by Race**



**2018 Renter vs. Owner**



**2018 Employed vs. Unemployed**



**Demographic Market Comparison Report**

1 mile radius

**Appleton Village**

1750-1760 Lee Rd, Lithia Springs, GA 30122

Type: **Retail/(Strip Ctr)**  
 County: **Douglas**

	1 Mile		County	
<b>Population Growth</b>				
Growth 2010 - 2018	-2.17%		9.28%	
Growth 2018 - 2023	4.53%		6.45%	
Empl	2,240	92.75%	70,672	94.79%
Unempl	175	7.25%	3,887	5.21%
<b>2018 Population by Race</b>				
	<b>4,460</b>		<b>144,686</b>	
White	1,762	39.51%	71,381	49.34%
Black	2,490	55.83%	66,434	45.92%
Am. Indian & Alaskan	20	0.45%	631	0.44%
Asian	81	1.82%	2,414	1.67%
Hawaiian & Pacific Island	6	0.13%	235	0.16%
Other	101	2.26%	3,591	2.48%
<b>Household Growth</b>				
Growth 2010 - 2018	-2.79%		9.31%	
Growth 2018 - 2023	4.40%		6.45%	
Renter Occupied	655	40.04%	15,237	29.90%
Owner Occupied	981	59.96%	35,726	70.10%
<b>2018 Households by Household Income</b>				
	<b>1,637</b>		<b>50,963</b>	
Income <\$25K	384	23.46%	9,747	19.13%
Income \$25K - \$50K	522	31.89%	10,734	21.06%
Income \$50K - \$75K	277	16.92%	9,104	17.86%
Income \$75K - \$100K	172	10.51%	7,447	14.61%
Income \$100K - \$125K	163	9.96%	5,914	11.60%
Income \$125K - \$150K	49	2.99%	3,130	6.14%
Income \$150K - \$200K	61	3.73%	3,046	5.98%
Income \$200K+	9	0.55%	1,841	3.61%
2018 Med Household Inc	\$44,266		\$63,658	
2018 Median Age	36.30		37.00	

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# Demographic Summary Report

## Appleton Village 1750-1760 Lee Rd, Lithia Springs, GA 30122

Building Type: **General Retail**      Total Available: **3,860 SF**  
 Secondary: -      % Leased: **56.14%**  
 GLA: **8,800 SF**      Rent/SF/Yr: **\$12.43**  
 Year Built: **1988**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2023 Projection	4,661	31,569	94,997
2018 Estimate	4,459	29,809	89,203
2010 Census	4,558	28,188	80,950
Growth 2018 - 2023	4.53%	5.90%	6.50%
Growth 2010 - 2018	-2.17%	5.75%	10.20%
<b>2018 Population by Hispanic Origin</b>	513	3,935	12,545
<b>2018 Population</b>	4,459	29,809	89,203
White	1,762 39.52%	13,085 43.90%	35,516 39.81%
Black	2,490 55.84%	15,279 51.26%	49,526 55.52%
Am. Indian & Alaskan	21 0.47%	152 0.51%	516 0.58%
Asian	81 1.82%	491 1.65%	1,289 1.45%
Hawaiian & Pacific Island	6 0.13%	57 0.19%	143 0.16%
Other	101 2.27%	744 2.50%	2,212 2.48%
U.S. Armed Forces	10	32	42
<b>Households</b>			
2023 Projection	1,708	11,782	34,237
2018 Estimate	1,636	11,128	32,159
2010 Census	1,683	10,536	29,252
Growth 2018 - 2023	4.40%	5.88%	6.46%
Growth 2010 - 2018	-2.79%	5.62%	9.94%
Owner Occupied	981 59.96%	6,580 59.13%	19,977 62.12%
Renter Occupied	655 40.04%	4,548 40.87%	12,182 37.88%
<b>2018 Households by HH Income</b>	1,637	11,128	32,159
Income: <\$25,000	384 23.46%	2,481 22.30%	7,294 22.68%
Income: \$25,000 - \$50,000	522 31.89%	2,882 25.90%	7,713 23.98%
Income: \$50,000 - \$75,000	277 16.92%	1,968 17.69%	5,928 18.43%
Income: \$75,000 - \$100,000	172 10.51%	1,488 13.37%	4,558 14.17%
Income: \$100,000 - \$125,000	163 9.96%	1,075 9.66%	3,204 9.96%
Income: \$125,000 - \$150,000	49 2.99%	433 3.89%	1,352 4.20%
Income: \$150,000 - \$200,000	61 3.73%	535 4.81%	1,376 4.28%
Income: \$200,000+	9 0.55%	266 2.39%	734 2.28%
<b>2018 Avg Household Income</b>	\$58,859	\$68,177	\$67,664
<b>2018 Med Household Income</b>	\$44,266	\$53,004	\$54,368

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 Year Built: **1988**



Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
<b>Total Businesses</b>	<b>107</b>	<b>4,934</b>	<b>46</b>
Retail & Wholesale Trade	15	117	8
Hospitality & Food Service	2	34	17
Real Estate, Renting, Leasing	8	29	4
Finance & Insurance	8	29	4
Information	1	5	5
Scientific & Technology Services	5	19	4
Management of Companies	0	0	0
Health Care & Social Assistance	12	109	9
Educational Services	3	285	95
Public Administration & Sales	0	0	0
Arts, Entertainment, Recreation	3	24	8
Utilities & Waste Management	8	54	7
Construction	25	121	5
Manufacturing	4	4,078	1,020
Agriculture, Mining, Fishing	0	0	0
Other Services	13	30	2

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# Consumer Spending Report

## Appleton Village

1750-1760 Lee Rd, Lithia Springs, GA 30122

Building Type: **General Retail**

Secondary: -

GLA: **8,800 SF**

Year Built: **1988**

Total Available: **3,860 SF**

% Leased: **56.14%**

Rent/SF/Yr: **\$12.43**



2018 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
<b>Total Specified Consumer Spending</b>	<b>\$36,131</b>	<b>\$260,212</b>	<b>\$754,408</b>
<b>Total Apparel</b>	<b>\$2,348</b>	<b>\$16,570</b>	<b>\$49,141</b>
Women's Apparel	902	6,422	19,063
Men's Apparel	474	3,386	9,931
Girl's Apparel	200	1,404	4,209
Boy's Apparel	136	965	2,885
Infant Apparel	115	797	2,370
Footwear	522	3,597	10,683
<b>Total Entertainment &amp; Hobbies</b>	<b>\$2,925</b>	<b>\$20,608</b>	<b>\$59,187</b>
Entertainment	557	3,655	10,137
Audio & Visual Equipment/Service	1,526	10,739	31,194
Reading Materials	84	656	1,871
Pets, Toys, & Hobbies	758	5,558	15,985
Personal Items	2,788	19,953	57,839
<b>Total Food and Alcohol</b>	<b>\$9,705</b>	<b>\$69,406</b>	<b>\$202,468</b>
Food At Home	5,695	39,454	115,865
Food Away From Home	3,520	26,199	75,961
Alcoholic Beverages	490	3,753	10,642
<b>Total Household</b>	<b>\$4,775</b>	<b>\$35,201</b>	<b>\$103,843</b>
House Maintenance & Repair	981	6,761	20,517
Household Equip & Furnishings	2,041	14,865	43,579
Household Operations	1,367	10,401	30,480
Housing Costs	386	3,174	9,267

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## Consumer Spending Report

### Appleton Village

1750-1760 Lee Rd, Lithia Springs, GA 30122

2018 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
<b>Total Transportation/Maint.</b>	<b>\$9,957</b>	<b>\$71,368</b>	<b>\$202,762</b>
Vehicle Purchases	4,511	32,655	90,718
Gasoline	3,608	25,069	72,363
Vehicle Expenses	155	1,171	3,815
Transportation	500	3,938	11,637
Automotive Repair & Maintenance	1,183	8,534	24,229
<b>Total Health Care</b>	<b>\$1,726</b>	<b>\$12,260</b>	<b>\$35,372</b>
Medical Services	876	6,376	18,455
Prescription Drugs	676	4,628	13,269
Medical Supplies	175	1,255	3,648
<b>Total Education/Day Care</b>	<b>\$1,908</b>	<b>\$14,846</b>	<b>\$43,796</b>
Education	1,351	10,261	30,453
Fees & Admissions	557	4,585	13,343