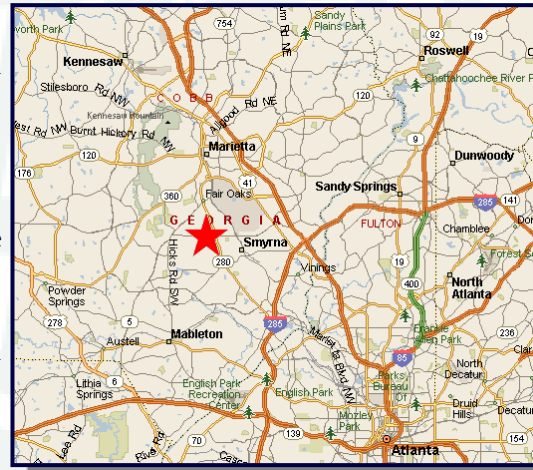


# COMMERCIAL LAND FOR-SALE

Premier Commercial Property



- Signalized Corner on Windy Hill Road.
- Over 270 Feet of Frontage on Windy Hill Rd., Offering Tremendous Exposure.
- 2015 DOT Traffic Counts - 30,700 cars/day.
- .95 Acres with All Utilities. Assemblage Possible for Larger Site.
- Cobb County Commercial Zoning: Limited Retail Commercial (LRC).
- Asking Price: \$320,000.



## Three Mile Demographics

<u>Population:</u>	
2020 Projection	94,815
2015 Estimate	88,349
2010 Census	79,190
Growth 2010 - 2015	11.57%
2015 Est. Avg. HH Income	\$61,632
SOURCE: 2016 CoStar	

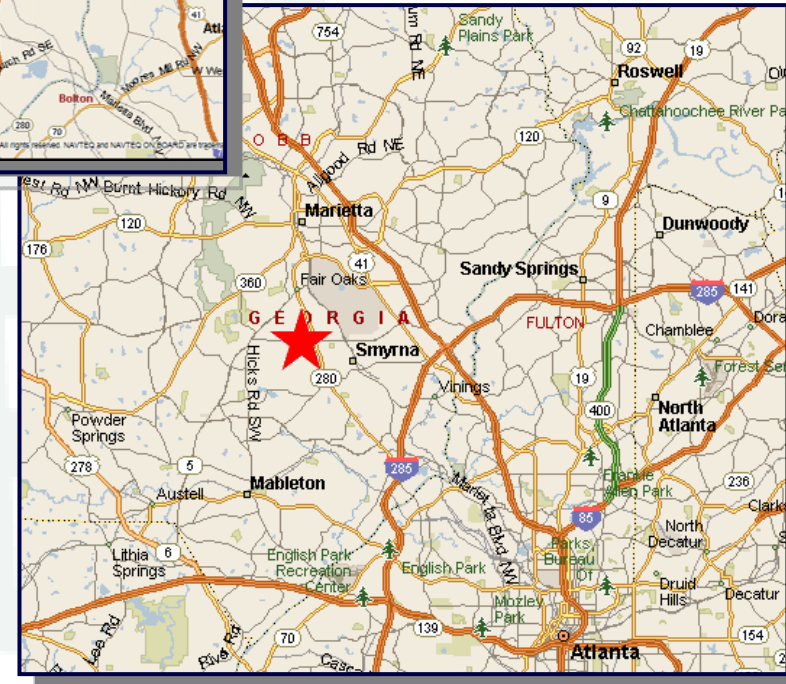
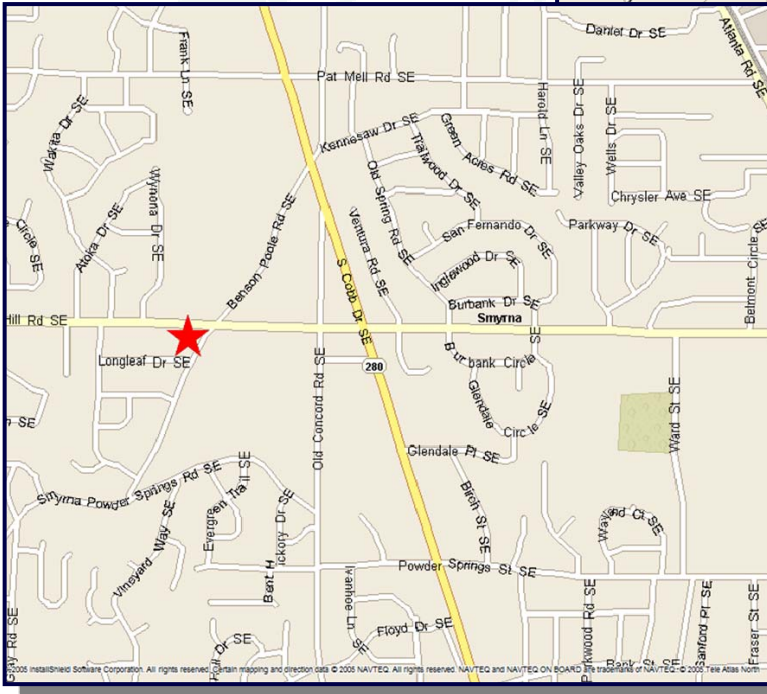
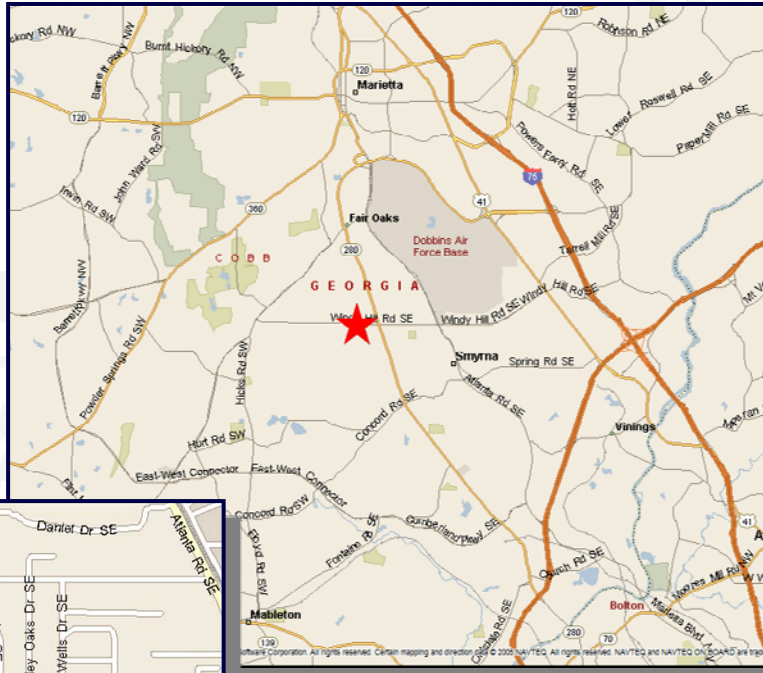


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# COMMERCIAL LAND FOR-SALE

## Property Location



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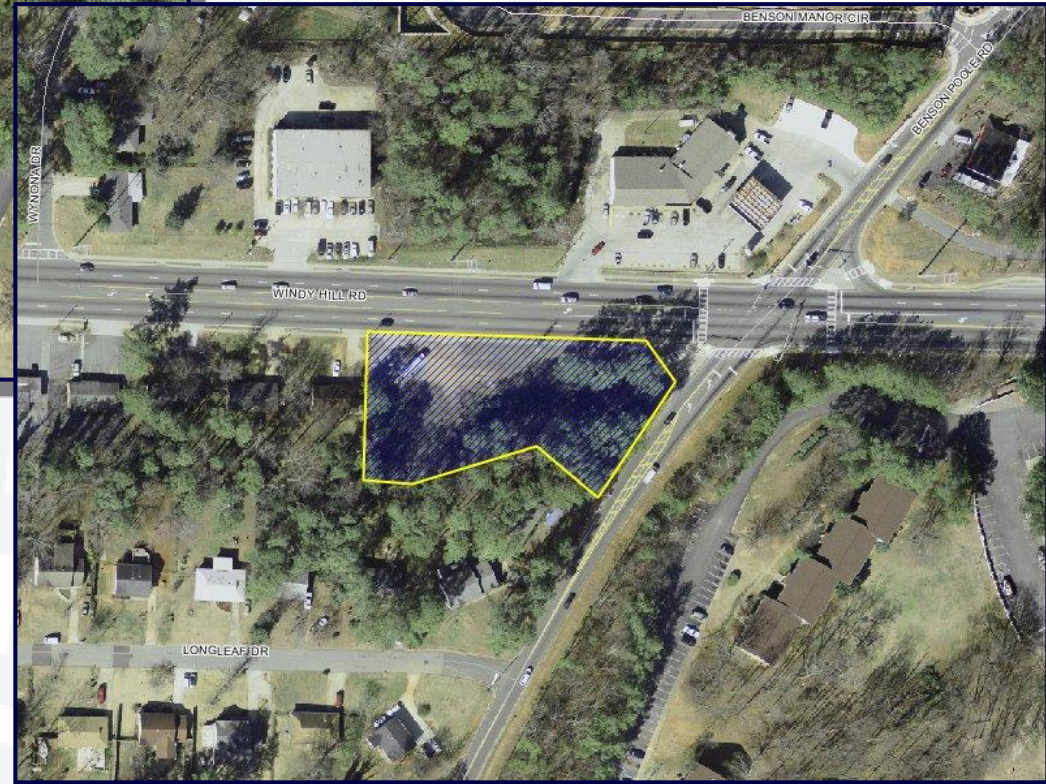
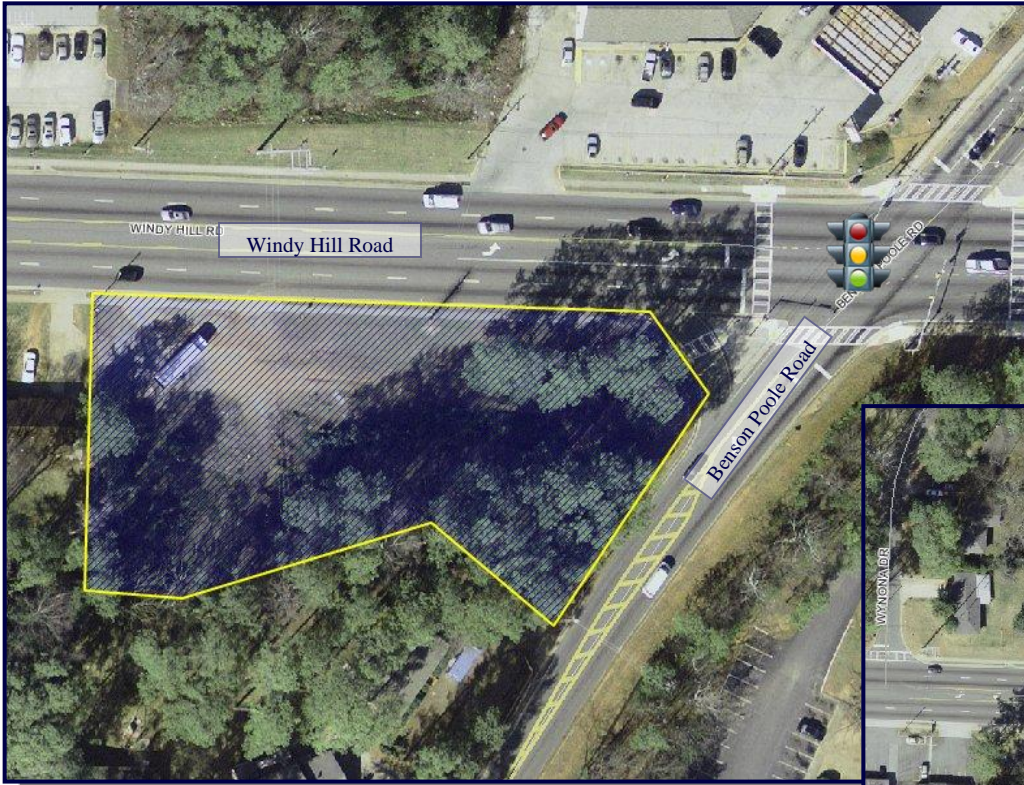






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Property Aerials



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Property Photos



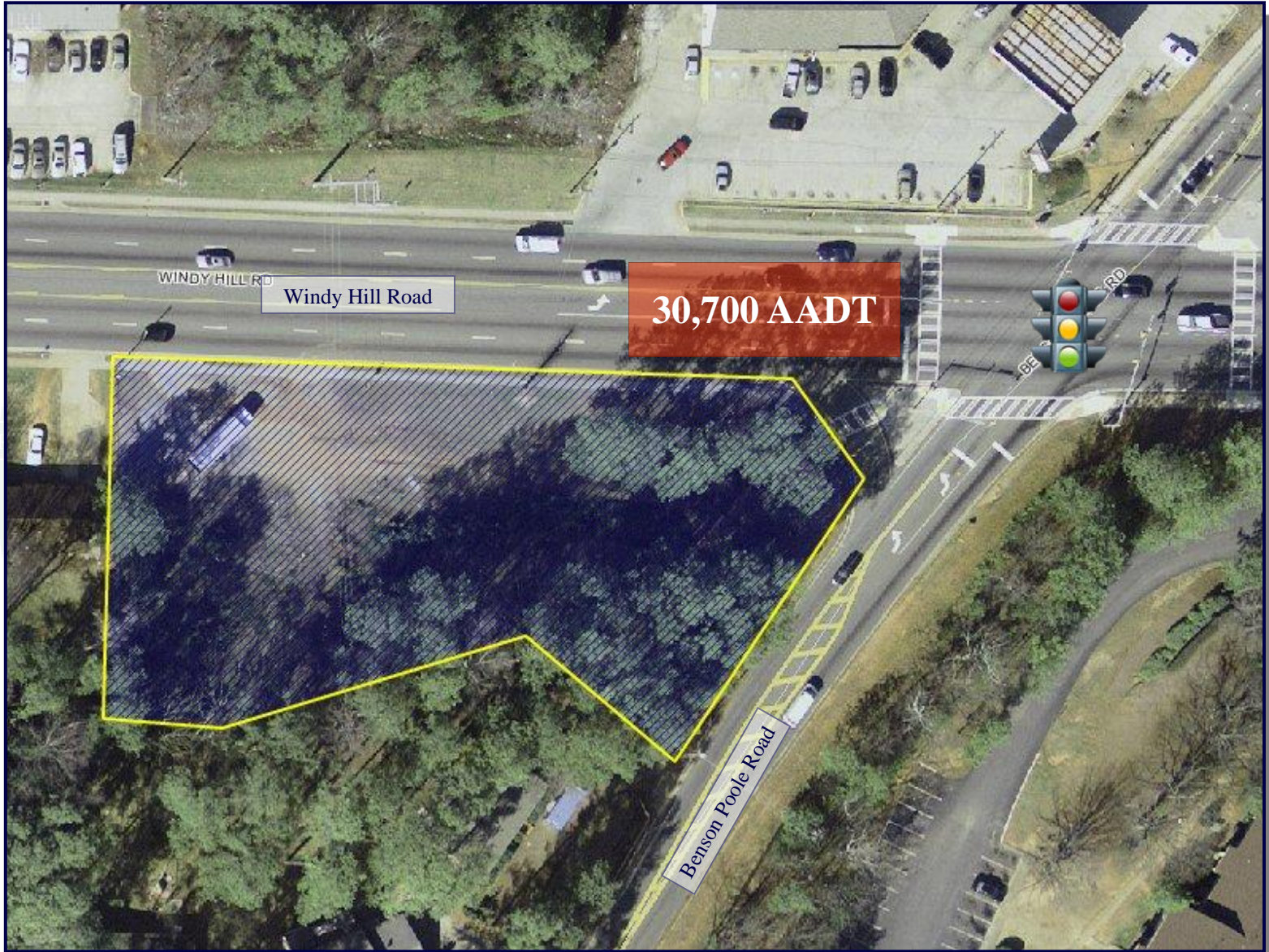
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2015 DOT Traffic Counts



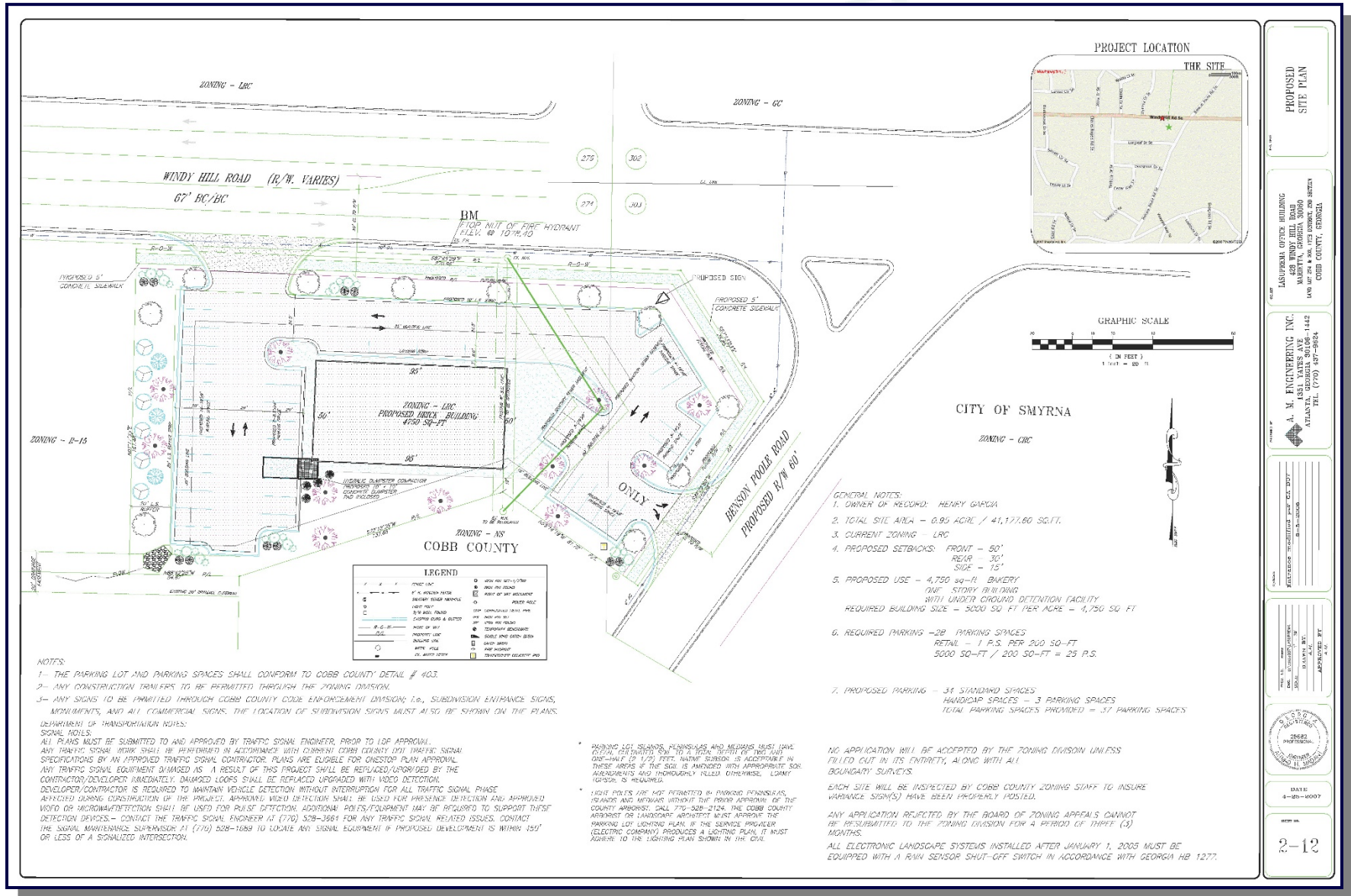
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## Preliminary Site Plan



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# COMMERCIAL LAND FOR-SALE

Zoning Map



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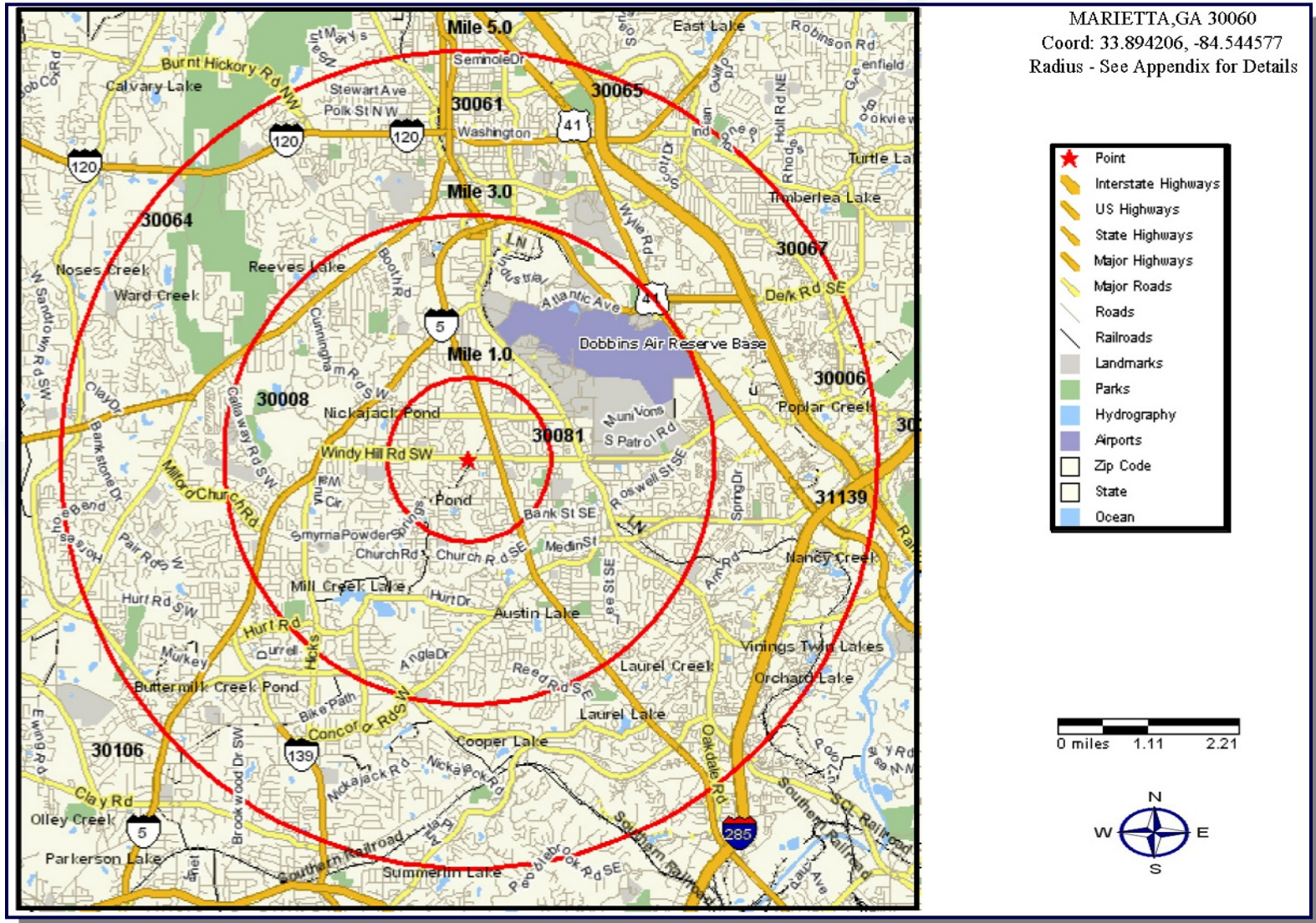






# COMMERCIAL LAND FOR-SALE

## Trade Area Map



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# Demographic Detail Report

470-478 Windy Hill Rd SE, Marietta, GA 30060

Building Type: **Land**  
 Class: -  
 RBA: -  
 Typical Floor: -

Total Available: **0 SF**  
 % Leased: **0%**  
 Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2020 Projection	17,528	94,815	252,367
2015 Estimate	16,260	88,349	235,919
2010 Census	14,252	79,190	214,868
Growth 2015 - 2020	7.80%	7.32%	6.97%
Growth 2010 - 2015	14.09%	11.57%	9.80%
<b>2015 Population by Age</b>			
	<b>16,260</b>	<b>88,349</b>	<b>235,919</b>
Age 0 - 4	1,346 8.28%	6,733 7.62%	18,251 7.74%
Age 5 - 9	1,410 8.67%	6,914 7.83%	17,594 7.46%
Age 10 - 14	1,305 8.03%	6,355 7.19%	15,550 6.59%
Age 15 - 19	1,138 7.00%	5,562 6.30%	13,427 5.69%
Age 20 - 24	1,138 7.00%	5,560 6.29%	14,135 5.99%
Age 25 - 29	1,315 8.09%	6,560 7.43%	18,095 7.67%
Age 30 - 34	1,430 8.79%	7,495 8.48%	21,225 9.00%
Age 35 - 39	1,336 8.22%	7,404 8.38%	20,705 8.78%
Age 40 - 44	1,219 7.50%	7,049 7.98%	19,214 8.14%
Age 45 - 49	1,034 6.36%	6,138 6.95%	16,458 6.98%
Age 50 - 54	913 5.62%	5,434 6.15%	14,584 6.18%
Age 55 - 59	775 4.77%	4,670 5.29%	12,656 5.36%
Age 60 - 64	602 3.70%	3,785 4.28%	10,432 4.42%
Age 65 - 69	440 2.71%	2,963 3.35%	8,176 3.47%
Age 70 - 74	304 1.87%	2,108 2.39%	5,687 2.41%
Age 75 - 79	221 1.36%	1,486 1.68%	3,862 1.64%
Age 80 - 84	167 1.03%	1,048 1.19%	2,699 1.14%
Age 85+	167 1.03%	1,084 1.23%	3,169 1.34%
Age 65+	1,299 7.99%	8,689 9.83%	23,593 10.00%
<b>Median Age</b>	<b>31.70</b>	<b>34.30</b>	<b>34.90</b>
<b>Average Age</b>	<b>32.60</b>	<b>34.70</b>	<b>35.20</b>



## Demographic Detail Report

470-478 Windy Hill Rd SE, Marietta, GA 30060

Radius	1 Mile	3 Mile	5 Mile
<b>2015 Population By Race</b>	<b>16,260</b>	<b>88,349</b>	<b>235,919</b>
White	10,153 62.44%	52,914 59.89%	135,309 57.35%
Black	5,020 30.87%	29,506 33.40%	82,918 35.15%
Am. Indian & Alaskan	159 0.98%	742 0.84%	1,676 0.71%
Asian	411 2.53%	2,653 3.00%	9,717 4.12%
Hawaiian & Pacific Island	28 0.17%	109 0.12%	203 0.09%
Other	489 3.01%	2,424 2.74%	6,096 2.58%
<b>Population by Hispanic Origin</b>	<b>16,260</b>	<b>88,349</b>	<b>235,919</b>
Non-Hispanic Origin	9,156 56.31%	62,050 70.23%	187,257 79.37%
Hispanic Origin	7,104 43.69%	26,299 29.77%	48,661 20.63%
<b>2015 Median Age, Male</b>	<b>30.80</b>	<b>33.30</b>	<b>33.90</b>
<b>2015 Average Age, Male</b>	<b>31.60</b>	<b>33.70</b>	<b>34.00</b>
<b>2015 Median Age, Female</b>	<b>32.60</b>	<b>35.40</b>	<b>35.90</b>
<b>2015 Average Age, Female</b>	<b>33.60</b>	<b>35.70</b>	<b>36.30</b>
<b>2015 Population by Occupation Classification</b>	<b>11,968</b>	<b>67,229</b>	<b>181,837</b>
Civilian Employed	7,523 62.86%	43,677 64.97%	123,733 68.05%
Civilian Unemployed	1,029 8.60%	4,250 6.32%	10,156 5.59%
Civilian Non-Labor Force	3,397 28.38%	19,115 28.43%	47,461 26.10%
Armed Forces	19 0.16%	187 0.28%	487 0.27%
<b>Households by Marital Status</b>			
Married	1,979	12,435	35,112
Married No Children	858	6,311	18,664
Married w/Children	1,121	6,124	16,448
<b>2015 Population by Education</b>	<b>10,999</b>	<b>62,039</b>	<b>168,969</b>
Some High School, No Diploma	2,540 23.09%	11,495 18.53%	22,381 13.25%
High School Grad (Incl Equivalency)	3,262 29.66%	14,660 23.63%	33,246 19.68%
Some College, No Degree	2,714 24.67%	15,322 24.70%	41,969 24.84%
Associate Degree	1,078 9.80%	4,814 7.76%	12,008 7.11%
Bachelor Degree	938 8.53%	10,927 17.61%	39,860 23.59%
Advanced Degree	467 4.25%	4,821 7.77%	19,505 11.54%



## Demographic Detail Report

470-478 Windy Hill Rd SE, Marietta, GA 30060

Radius	1 Mile		3 Mile		5 Mile	
<b>2015 Population by Occupation</b>	<b>13,282</b>		<b>78,654</b>		<b>227,849</b>	
Real Estate & Finance	381	2.87%	2,980	3.79%	9,745	4.28%
Professional & Management	1,872	14.09%	19,376	24.63%	68,615	30.11%
Public Administration	112	0.84%	1,482	1.88%	4,142	1.82%
Education & Health	907	6.83%	6,587	8.37%	21,033	9.23%
Services	1,872	14.09%	8,925	11.35%	21,427	9.40%
Information	271	2.04%	1,320	1.68%	4,355	1.91%
Sales	1,864	14.03%	11,478	14.59%	31,826	13.97%
Transportation	419	3.15%	1,561	1.98%	3,541	1.55%
Retail	1,081	8.14%	5,342	6.79%	14,571	6.40%
Wholesale	349	2.63%	1,235	1.57%	3,450	1.51%
Manufacturing	592	4.46%	3,320	4.22%	8,567	3.76%
Production	1,265	9.52%	4,468	5.68%	10,966	4.81%
Construction	1,264	9.52%	5,763	7.33%	11,904	5.22%
Utilities	337	2.54%	2,024	2.57%	6,557	2.88%
Agriculture & Mining	0	0.00%	141	0.18%	410	0.18%
Farming, Fishing, Forestry	5	0.04%	100	0.13%	277	0.12%
Other Services	691	5.20%	2,552	3.24%	6,463	2.84%
<b>2015 Worker Travel Time to Job</b>	<b>7,268</b>		<b>42,048</b>		<b>118,159</b>	
<30 Minutes	3,713	51.09%	22,023	52.38%	64,382	54.49%
30-60 Minutes	2,817	38.76%	16,166	38.45%	44,308	37.50%
60+ Minutes	738	10.15%	3,859	9.18%	9,469	8.01%
<b>2010 Households by HH Size</b>	<b>4,981</b>		<b>28,862</b>		<b>87,107</b>	
1-Person Households	1,469	29.49%	8,690	30.11%	29,683	34.08%
2-Person Households	1,234	24.77%	8,418	29.17%	26,488	30.41%
3-Person Households	752	15.10%	4,351	15.08%	12,763	14.65%
4-Person Households	621	12.47%	3,448	11.95%	9,544	10.96%
5-Person Households	419	8.41%	1,932	6.69%	4,604	5.29%
6-Person Households	238	4.78%	999	3.46%	2,155	2.47%
7 or more Person Households	248	4.98%	1,024	3.55%	1,870	2.15%
<b>2015 Average Household Size</b>	<b>2.90</b>		<b>2.60</b>		<b>2.40</b>	
<b>Households</b>						
2020 Projection	6,112		34,521		102,310	
2015 Estimate	5,669		32,155		95,592	
2010 Census	4,980		28,863		87,107	
Growth 2015 - 2020	7.81%		7.36%		7.03%	
Growth 2010 - 2015	13.84%		11.41%		9.74%	



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6/10/2016



# Demographic Detail Report

470-478 Windy Hill Rd SE, Marietta, GA 30060

Radius	1 Mile	3 Mile	5 Mile
<b>2015 Households by HH Income</b>	<b>5,669</b>	<b>32,154</b>	<b>95,591</b>
<\$25,000	1,880 33.16%	8,343 25.95%	21,230 22.21%
\$25,000 - \$50,000	1,985 35.01%	9,707 30.19%	26,811 28.05%
\$50,000 - \$75,000	1,064 18.77%	5,672 17.64%	17,323 18.12%
\$75,000 - \$100,000	360 6.35%	3,042 9.46%	9,868 10.32%
\$100,000 - \$125,000	210 3.70%	2,001 6.22%	7,035 7.36%
\$125,000 - \$150,000	82 1.45%	1,127 3.51%	4,518 4.73%
\$150,000 - \$200,000	62 1.09%	1,349 4.20%	4,517 4.73%
\$200,000+	26 0.46%	913 2.84%	4,289 4.49%
<b>2015 Avg Household Income</b>	<b>\$43,856</b>	<b>\$61,632</b>	<b>\$70,491</b>
<b>2015 Med Household Income</b>	<b>\$35,812</b>	<b>\$44,445</b>	<b>\$49,737</b>
<b>2015 Occupied Housing</b>	<b>5,669</b>	<b>32,155</b>	<b>95,592</b>
Owner Occupied	2,345 41.37%	17,370 54.02%	46,701 48.85%
Renter Occupied	3,324 58.63%	14,785 45.98%	48,891 51.15%
<b>2010 Housing Units</b>	<b>6,022</b>	<b>33,497</b>	<b>100,892</b>
1 Unit	3,202 53.17%	21,360 63.77%	56,552 56.05%
2 - 4 Units	707 11.74%	3,080 9.19%	7,006 6.94%
5 - 19 Units	1,492 24.78%	6,917 20.65%	25,973 25.74%
20+ Units	621 10.31%	2,140 6.39%	11,361 11.26%
<b>2015 Housing Value</b>	<b>2,345</b>	<b>17,370</b>	<b>46,701</b>
<\$100,000	974 41.54%	5,967 34.35%	12,497 26.76%
\$100,000 - \$200,000	1,208 51.51%	7,460 42.95%	17,318 37.08%
\$200,000 - \$300,000	138 5.88%	2,405 13.85%	8,355 17.89%
\$300,000 - \$400,000	21 0.90%	741 4.27%	4,132 8.85%
\$400,000 - \$500,000	0 0.00%	508 2.92%	2,341 5.01%
\$500,000 - \$1,000,000	4 0.17%	276 1.59%	1,854 3.97%
\$1,000,000+	0 0.00%	13 0.07%	204 0.44%
<b>2015 Median Home Value</b>	<b>\$116,432</b>	<b>\$136,434</b>	<b>\$162,671</b>
<b>2015 Housing Units by Yr Built</b>	<b>6,105</b>	<b>34,540</b>	<b>102,665</b>
Built 2010+	347 5.68%	1,892 5.48%	5,672 5.52%
Built 2000 - 2010	484 7.93%	3,436 9.95%	14,078 13.71%
Built 1990 - 1999	349 5.72%	4,677 13.54%	17,104 16.66%
Built 1980 - 1989	958 15.69%	7,173 20.77%	25,592 24.93%
Built 1970 - 1979	1,436 23.52%	6,238 18.06%	17,638 17.18%
Built 1960 - 1969	1,327 21.74%	5,882 17.03%	11,511 11.21%
Built 1950 - 1959	965 15.81%	3,849 11.14%	7,248 7.06%
Built <1949	239 3.91%	1,393 4.03%	3,822 3.72%
<b>2015 Median Year Built</b>	<b>1973</b>	<b>1979</b>	<b>1983</b>



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